Planning Commission Meeting Agenda

April 14, 2026
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: http://livestream.hanford.city/

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.

PUBLIC HEARING:

A. Community Development: **Continued from March 24, 2026**
Tentative Tract 949: A request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211 unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district. **Planned Unit Development No. 47-25:** A request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. **Mitigated Negative Declaration No. 2026-12 (SCH #2026030252):** 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 south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) APN 011-010-010.

B. Community Development: Conditional Use Permit No. 0064-26: a request to allow a mobile vending vehicle (food truck) to operate at Superior Dairy in the MX-D Downtown Mixed Use zone district. The project is located at 325 N. Douty St. (APN 010-276-001).

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 the 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. 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 $1,100.00 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.

CITY OF HANFORD PLANNING COMMISSION

STAFF REPORT
Tuesday, April 14, 2026

Continued from March 24, 2026

PROJECT:

Tentative Tract 949: A request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211 unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

Planned Unit Development No. 47-25: A request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision.

Mitigated Negative Declaration No. 2026-12 (SCH #2026030252): 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 south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) APN 011-010-010.

PLANNER: Gabrielle Myers, Principal Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2026-12 (SCH #2026030252) for the project.
2. Adopt Resolution No. 2026-02, approving Tentative Tract 949.
3. Adopt Resolution No. 2026-03, approving Planned Unit Development No. 47-25.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2026-12 (SCH #2026030252) for the project.
2. I move to adopt Resolution No. 2026-02, approving Tentative Tract 949.
3. I move to adopt Resolution No. 2026-03, approving Planned Unit Development No. 47-25.

PROJECT DESCRIPTION

Tentative Tract 949 is a request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211-unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

See Tentative Tract 949 – **Attachment 1.**

Planned Unit Development No. 47-25 is a request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. Requested deviations are as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Elevations and a 0.66-acre open space area are proposed to off-set the requested deviations. The approved elevations are attached – **Attachment 2.**

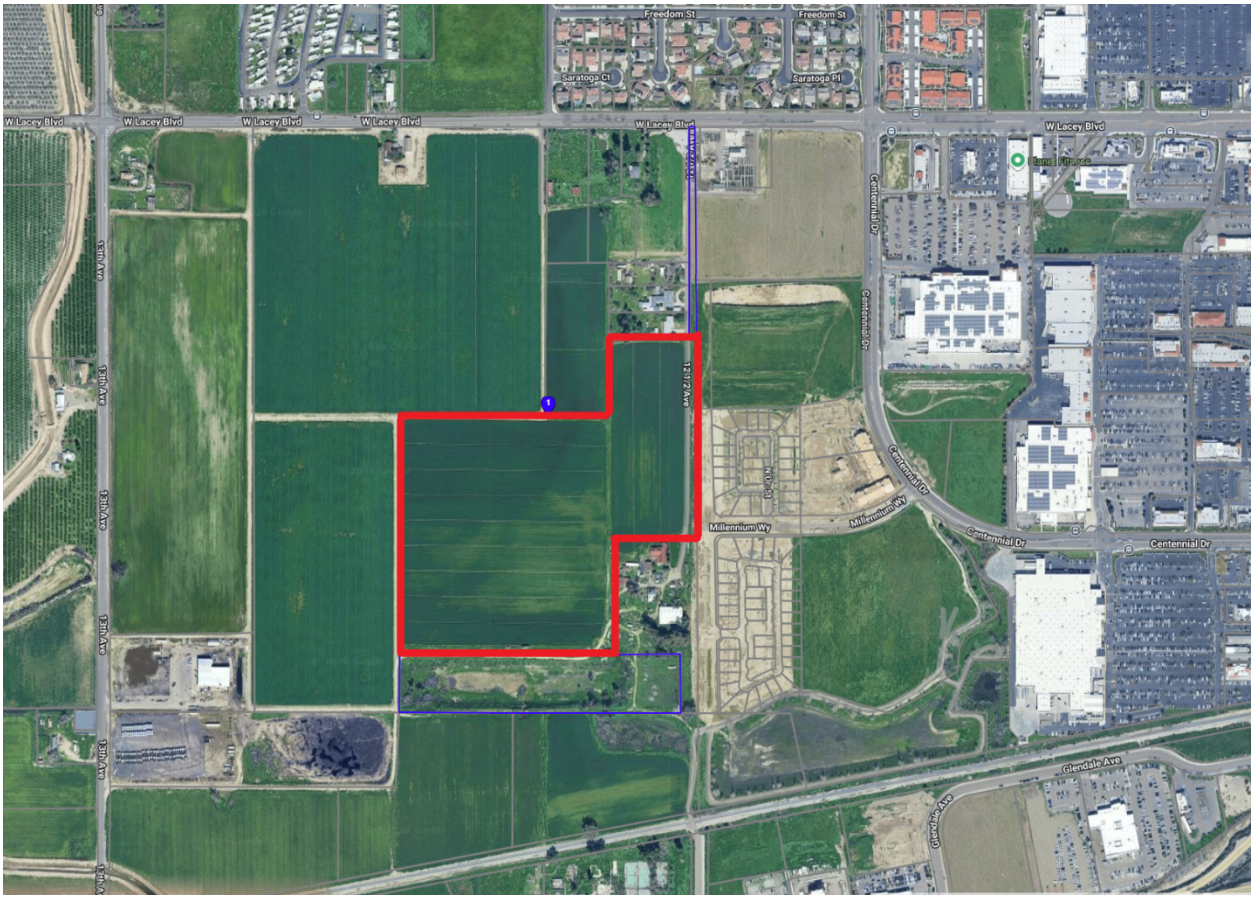
BACKGROUND INFORMATION

Project Location

The project is located south of Lacey Boulevard, west of 12 ½ Avenue (APN 011-010-010).

*Note: The site was subject to a parcel map waiver, which adjusted the lot lines of the subject property. The new lot lines are approximated and shown in red. Parcel Map Waiver No. 27-25 is attached – **Attachment 3.***

Figure 1: Project Location



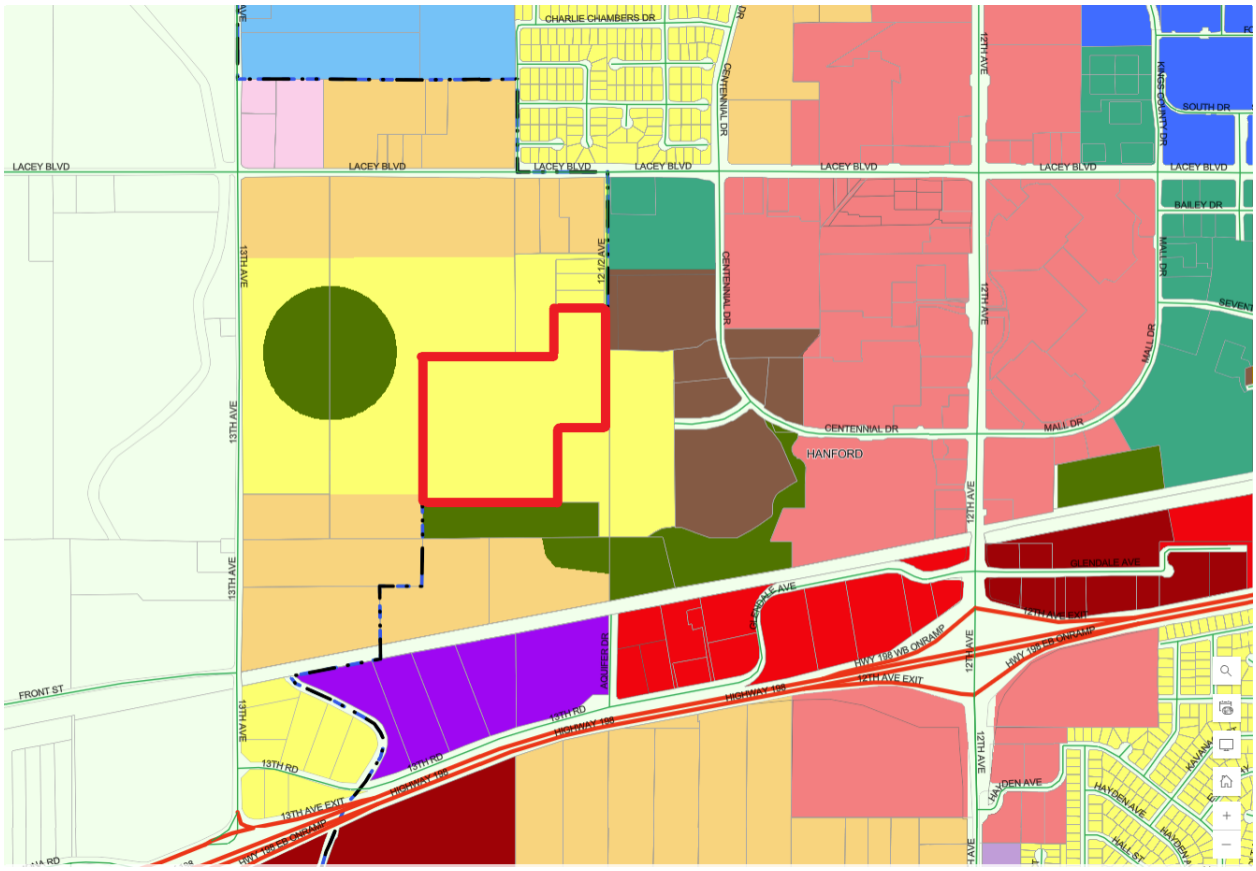
Existing Land Use

The lot is mostly vacant, with an existing house that is proposed to be demolished as part of the Project.

General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential.

Figure 2: General Plan Designation



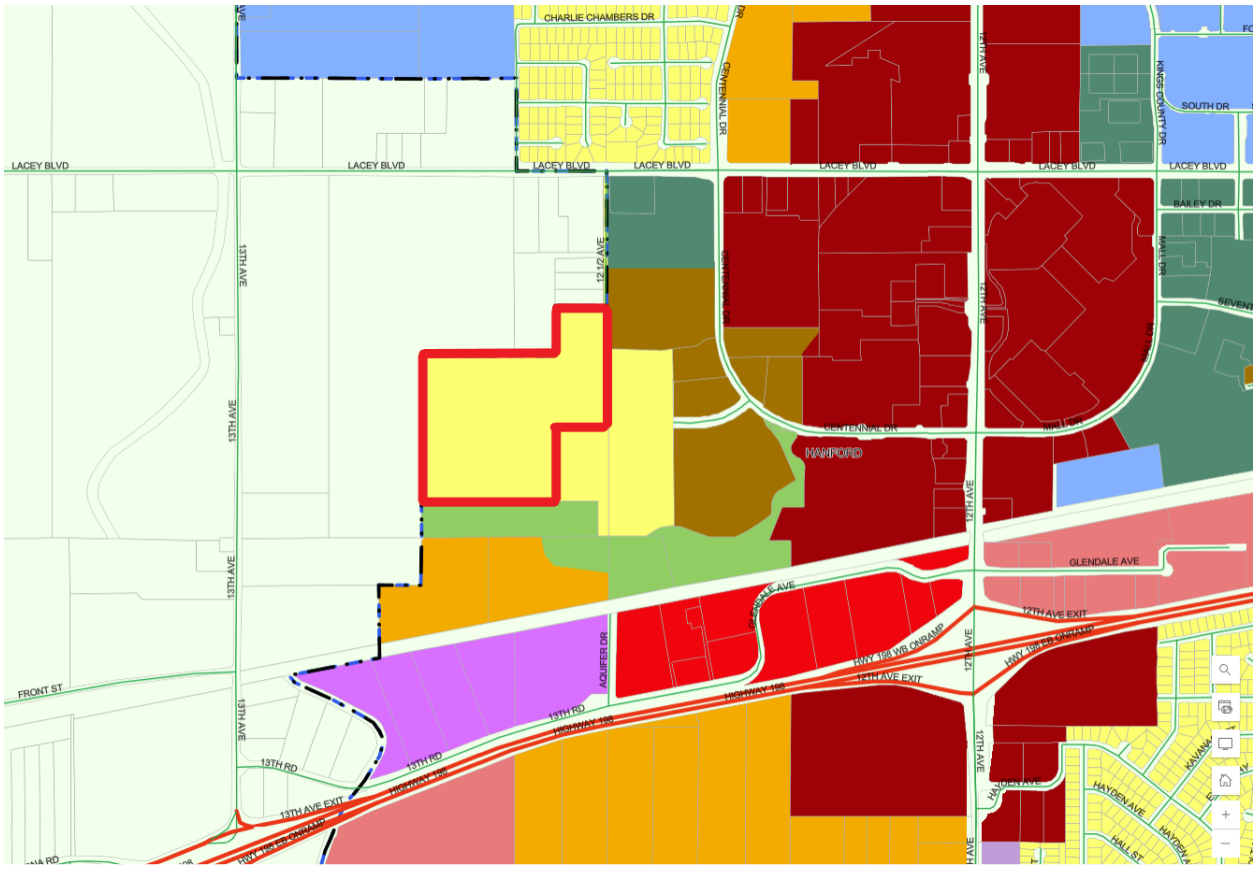
Low-Density Residential Designation

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre. According to Land Use Policy L31, the purpose of the Low-Density Residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Typical uses in the Low-Density Residential land use designation include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood, according to Policy L32.

Zoning

The project site is zoned R-L-5 Low-Density Residential.

Figure 3: Zoning



Adjacent Land Use and Zoning

	Land Use	Zoning	General Plan Designation
North:	Vacant and large lot single-family	County AL-10	Low- and Medium-Density Residential
South:	Basin	CO	Conservation Open Space
East:	Single-Family Residential Tract (the Enclave)	R-L-5; RH	Low- and High-Density Residential
West:	Agriculture and Vacant	County AL-10	Low- and Medium-Density Residential; Floating Future Open Space

PROJECT EVALUATION

Tentative Tract 949 and Planned Unit Development No. 47-25

Tentative Tract 949 is a request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211-unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

See Tentative Tract 949 – **Attachment 1.**

Planned Unit Development No. 47-25 is a request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. Requested deviations are as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

APN(s): 011-010-010

Total Area: 30.0 acres

Number of Dwelling Units: 211 single-family residential dwelling units

Units per acre: 6.82 units per gross acre

Potential population increase: 3.08 persons per household x 211 households = 650 persons

Conformance with the R-L-5 Low-Density Residential Zoning

Tentative Tract 949 with Planned Unit Development overlay No. 47-25 is analyzed below for consistency with Section 17.10 for the R-L-5 Low-Density Residential zone district standards.

17.10.020 Permitted Uses

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted, as prescribed in the land use table in Section 17.08.020.

Per Government Code Section 65852.21, multifamily dwellings proposed for any single-family zone district comprised of no more than two residential units shall be a by-right permitted use and considered ministerially if the requirements of that statute are satisfied. Multifamily dwellings of three or four units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).

Analysis: The project proposes developing a single-family residential tract with a 0.66-acre open space parcel. Both single-family residential and a park are permitted in the R-L-5 Low-Density Residential zone district.

Residential Zone 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	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
41	Park or playground	P	P	P	P	P	

17.10.030 Lot Area

In the R-L-5 Low-Density Residential zone district, the minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.10.100, which allows lot area between 3,600 square feet and 4,999 square feet.

Smallest	Largest	Required in R-L-5
3,255 sq. ft.	8,808 sq. ft.	5,000 sq. ft., except as modified by Section 17.10.100

Analysis: The minimum lot size provided in Tentative Tract 949 is 3,255 square feet, below the 5,000 square foot lot requirement. The applicant proposes to deviate from the standards of the R-L-5 Low-Density Residential zone district to allow lot sizes a minimum of 3,255 square feet through Planned Unit Development 47-25.

17.10.040 Lot Dimensions

A. Lot Frontage

In the R-L-5 Low-Density Residential zone district, the minimum lot frontage shall be 40 feet.

Analysis: There is a minimum of 40 feet of lot frontage provided for all lots within the subdivision.

B. Average Lot Width

In the R-L-5 Low-Density Residential zone district, there shall be a minimum lot width of 50 feet for interior lots and 60 feet for corner lots, except where the provisions of Section 17.10.100 are utilized, where lots widths may be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

Analysis: The interior lots within the subdivision are a minimum of 40 feet. The corner lots within the subdivision are 45 feet. The applicant proposes to deviate from the standards of the R-L-5 Low-Density Residential zone district to allow average lot widths a minimum of 40 feet for interior lots and 45 feet for corner lots through Planned Unit Development No. 47-25.

Lot Depth

In the R-L-5 Low-Density Residential zone district, the lot depth shall be a minimum of 90 feet, except where the provisions of Section 17.10.100 are utilized, depth can be a minimum of 70 feet.

Analysis: Lots within the subdivision range, with approximately 77 lots having the required 90-foot-lot-depth and the remainder having a minimum lot depth of 81.5 feet. The applicant proposes to deviate from the standards of the R-L-5 Low-Density Residential zone district to allow lot depths with a minimum of 81.5 feet through Planned Unit Development No. 47-25.

17.10.050 Dwelling Units Per Lot

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

Analysis: The subdivision proposes the division of lots for single-family residential development.

17.10.060 Coverage

In the R-L-5 Low-Density Residential zone district, the maximum coverage of a lot shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Analysis: See the setback, accessory structure, and parking sections for evaluation.

17.10.070 Building Setback Areas

In the R-L-5 Low-Density Residential zone district:

Front

C. The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports and other non-livable building space.

Analysis: The applicant proposes the single-family residences to be developed be setback 10 feet from the front property line to livable space and 18-feet to the garage. The applicant proposes to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to deviate from the required front setback for livable (10’ minimum) and garage space (18’ minimum) through Planned Unit Development No. 47-25.

Rear

D. The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high. The applicant proposes 10-foot rear-yard setbacks for the two-story residences proposed in the subdivision. The applicant proposes to deviate from the required rear-yard setback, in order to achieve a 10-foot rear yard setback for the subdivision through Planned Unit Development No. 47-25.

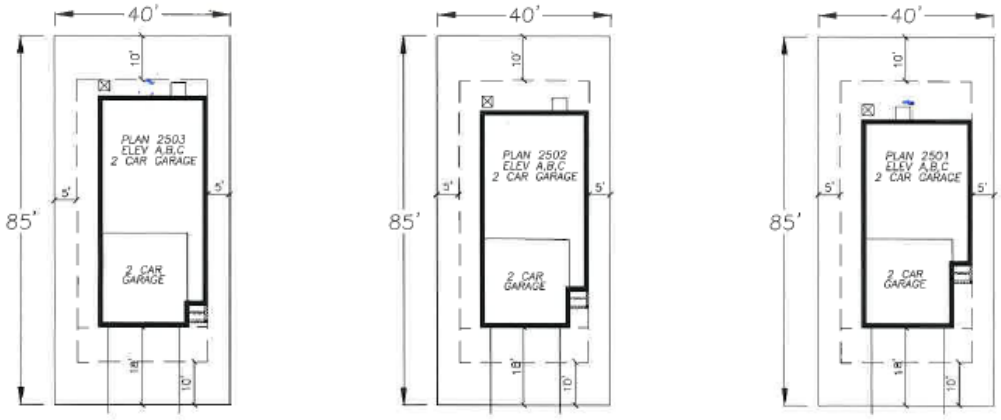
Side

F. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line. Where there is a landscape easement with a wall or fence on the street side of the lot, the side setback area shall be measured from the easement area instead of the side lot line.

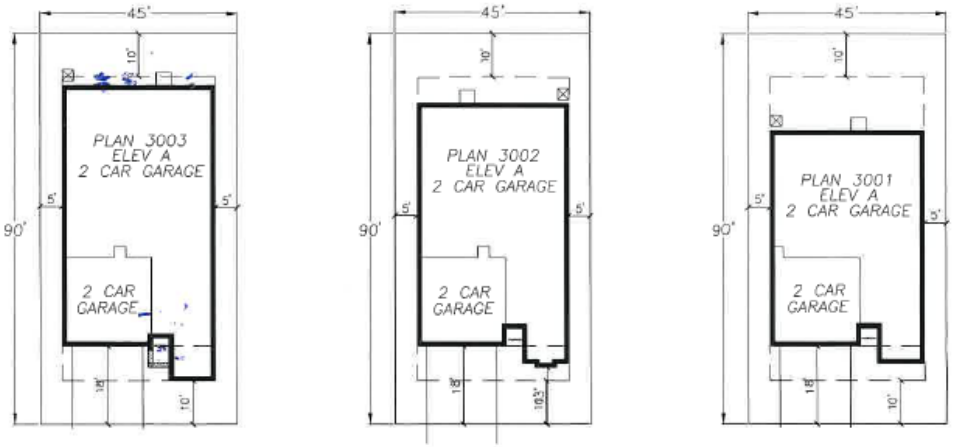
Analysis: The applicant provides a five-foot interior side setback and 10-foot street-side setback throughout the subdivision, consistent with the requirements of the R-L-5 Low-Density Residential zone district.

Setbacks are shown for each plan type in **Attachment 2, Floorplans and Elevations.**

CELESTIAL TYPICAL LOT PLANS



TREASURES TYPICAL LOT PLANS



17.10.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code.

Analysis: Structures will be separated by 10 feet, as required, except where a closer distance is permitted by building code.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low-Density Residential zone district shall be 35 feet. The subdivision proposes one- and two-story residences for the subdivision. The two-story plate line height proposed is approximately 20.5 feet.

17.10.100 Lot Area Less Than 5,000 square feet

Notwithstanding Section 17.10.030, lots in the R-L-5 Low-Density Residential zone may have a lot area of between 3,600 and 4,999 square feet if the below standards are met.

1. Not more than 150 lots less than 5,000 square feet may be approved per tentative subdivision map.

2. Streets shall be constructed to public street standards.

3. All structures shall be constructed on site.

4. Each subdivision with small lots shall have at least three different small lot floor plans with two available elevation designs for each floor plan.

5. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

6. The frontage of the main structure shall include the primary entrance and at least one window.

7. Required covered parking spaces shall be in garages. Carports are prohibited.

8. The width of the garage shall not be greater than 50% of the width of the structure.

9. Main structures shall include a covered front porch at least four feet deep or an uncovered front courtyard at least five feet wide and five feet deep that is surrounded on four sides by the main structure or a wall or fence between three and four feet high.

10. In order to create a diverse residential streetscape, there shall be a minimum two-foot-setback stagger between adjacent lots.

11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be 70 feet.

2. The minimum lot width shall be 40 feet for interior lots and 45 feet for corner lots.

3. The minimum front building setback area shall be 12 feet for livable space and 18 feet for garages.

4. The minimum rear yard building setback area shall be 10 feet for the first story and 15 feet for upper stories.

5. The minimum interior side yard building setback area shall be five feet.

6. The minimum corner side yard building setback area shall be 10 feet.

7. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

8. The maximum building height shall be 35 feet.

9. Lots shall provide for a usable open space area of a minimum 300 square feet. The open space shall be a minimum 15 feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

Analysis: As required, lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in Section 17.10.100 may be approved through the planned unit development process. The applicant seeks a planned unit development for the subdivision.

17.10.110 Driveways

The width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed 50% of the front building setback area.

Analysis: The minimum lot frontage for the subdivision is 40 feet. With a standard 16-foot-wide driveway, the paved surface will be exactly 40%.

17.10.120Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum 120 square feet.

B. The walls shall be at least three feet from rear and side lot lines.

C. The roof eaves shall be at least two feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of 10 feet.

E. The plate line height shall be a maximum seven feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of 10 feet.

Analysis: Accessory structures are not proposed through the subdivision or planned unit development, but could be constructed by home buyers in the future, provided the conditions above could be satisfied. Accessory structure setback information appears as a condition of approval for the subdivision.

17.10.130 Other Setback Standards.

A. Mechanical equipment shall be located a minimum of three feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.

   Analysis: Mechanical equipment setbacks (such as HVAC units) will be verified and enforced upon building permit application.

B. Garages or carports opening onto an alley shall be set back 25 feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

   Analysis: The subdivision does not propose alleyways. Therefore, this provision does not apply.

C. Above or below ground swimming pools shall be set back five feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.

   Analysis: Swimming pools are not proposed through the subdivision or planned unit development, but could be constructed by home buyers in the future, provided the conditions above could be satisfied. Swimming pool setback information appears as a condition of approval for the subdivision.

D. Decks, balconies, and other types of platforms with a floor height over two feet high shall be set back five feet from the rear and interior side lot lines and 10 feet from the street side lot line.

   Analysis: Decks, balconies, and other types of platforms are not proposed through the subdivision, but could be constructed by home buyers in the future, provided the setbacks could be accommodated. Platform setback information appears as a condition of approval for the subdivision.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back 20 feet from the street side lot line.

Analysis: Garages within the subdivision are proposed to be accessed from the front property line throughout the subdivision. Relinquished accesses are required for the street-side lots, therefore, this provision does not apply.

17.10.140 Off-Street Parking

Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways.

Analysis: Two-car garages are proposed for all residences within the subdivision. Uncovered parking will be provided in the driveway of each site.

As a condition of approval, the following shall apply:

1. No recreation vehicle, including, without limitation, camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

2. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

3. No recreational vehicle or trailer shall be used as a residence.

4. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

5. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

6. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

17.10.150 Usable Open Space

In the R-L-5 Low-Density Residential zone district each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Analysis: Due to the reduced rear-yard setback (10 feet), the applicant proposes to accommodate the 400 square feet in the rear of each lot with a minimum 10-foot-wide dimension. 400 square feet of open space can be accommodated on all lots (40' x 10' = 400 sq. ft.). The applicant proposes to deviate from the standards of the R-L-5 Low-Density Residential zone district, to provide open space that is a minimum of 10 feet, where 15 feet is typically required through Planned Unit Development No. 47-25.

17.10.160. Landscaping.

In the R-L-5 Low-Density Residential zone district, the following landscape standards shall apply:

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

Analysis: Landscaping permits will be required for the single-family lots. The above requirements are conditions of approval of the project and will be verified during the permitting process.

17.10.170. Screening, Fences, and Walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

Analysis: As a condition of approval of the subdivision, wall placement shall be observed and will be verified where a building permit is required.

17.10.180. Signs.

Signs placed in the R-L-5 zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

Analysis: Signage for the single-family residences are generally limited to temporary signs (political signs), and subject to the requirements of Chapter 17.56.

17.10.190. General Provisions and Standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Conclusion: All requirements of the R-L-5 Low-Density Residential zone district are satisfied in the proposed subdivision, except where deviations are permitted through the planned unit development, or will be satisfied by conditions of approval for future building permits.

Requested deviations are summarized as follows:

Section	Requirement	Deviation Requested

§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Density

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre.

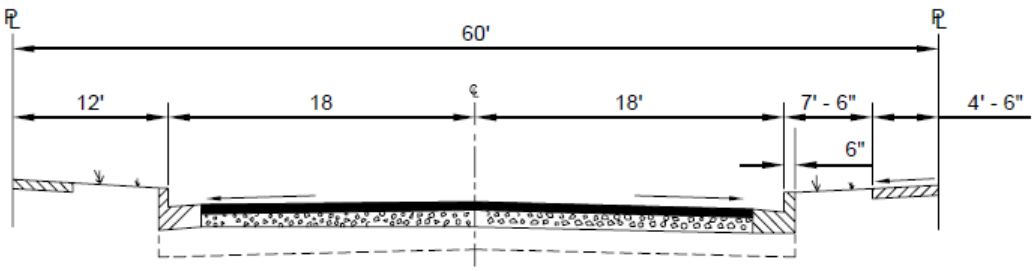
Analysis: The density provided for Tentative Tract 949 is 6.74 units per gross acre, which is within the allowable density range for Low-Density Residential.

Subdivisions Improvements

Street Improvements

Street improvements will include the following:

- Construction of all streets within the subdivision as residential streets, in conformance with City Standard ST-32.

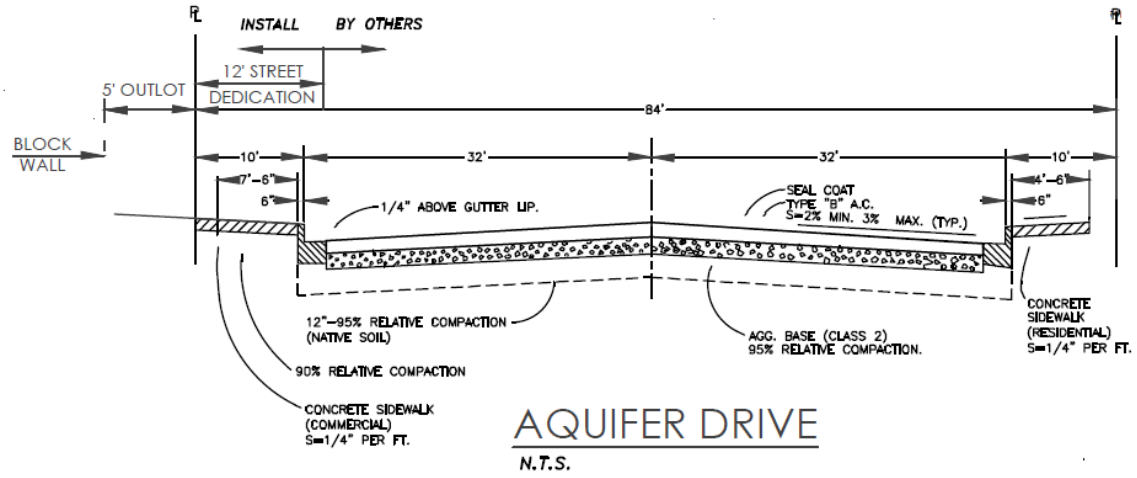


NOT TO SCALE
PER CITY STD ST-23

2
TTM1

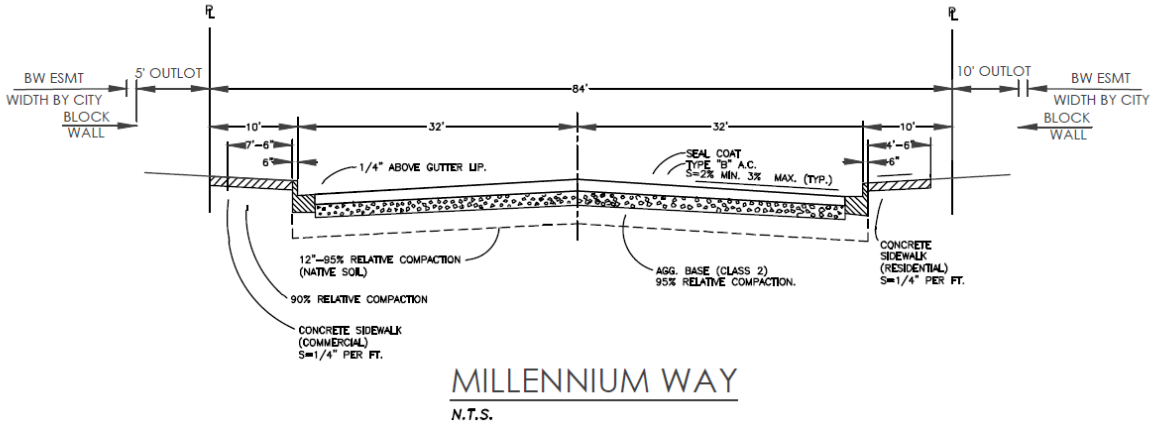
SECTION 2 - TYPICAL RESIDENTIAL SECTION

- Construction of Aquifer Drive as a Major Collector Street with an 84-foot ultimate right-of-way. All improvements will be constructed in conformance with City Standards ST-17 and ST-23 and the City's Active Transportation Plan (ATP). Including:
    - A four-and-a-half-foot detached sidewalk constructed on the development frontage
    - Class II bike lanes
    - Street improvements including the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, and pavement reconstruction of existing roadway (if necessary)
    - A 14-foot-wide painted median along the project frontage to allow for a protected southbound left turn lane at Millennium Drive, and all street signing and striping
    - A timber barricade, per City Standard Detail GE-59, at the southern terminus of Aquifer Drive, where the right-of-way dedication ends
    - Construction of a full southbound half-width (30') of the Aquifer Drive travel lane and a 12-foot northbound travel lane with a four-foot paved shoulder and a four-foot unpaved shoulder between the northern boundary of Tract 915-1 and the north boundary of the Millennium development. All street striping and signage shall be installed, as well as a timber barricade at the end of the northbound travel lane, per City Standard Detail GE-56.



- Development of Millennium Way as a Major Collector Street, starting from the west boundary of the subdivision and connecting to Aquifer Drive. All improvements will be constructed in conformance with City Standards ST-17 and ST-23, and the City's ATP, including:

    - Street improvements, including the installation of concrete curb and gutter, detached sidewalk, landscaping, decorative masonry block wall, street lights, street paving and all street signing, striping, a timber barricade at the south end of street, and transition paving, as required.
    - Installation of curb, gutter, and sidewalk along the Millennium Way frontage for Parcel 011-010-011.
    - Development of a four-and-a-half-foot detached sidewalk along the development frontage
    - Installation of a timber barricade at the west terminus of Millennium Way, per City Standard Detail GE-59
    - Installation of Class II bike lanes for both westbound and eastbound lanes of Millennium Way.



- Installation of street lights throughout the subdivision, in conformance with City Standard GE-56 and Southern California Edison requirements, located as designated by the City Engineer.

Backup Parkway Improvements

The developer will design and construct the following improvements along the development frontages of Millennium Way and Aquifer Drive, for lots backing onto said streets:

a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, pilasters shall be introduced at step locations and /or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both Utilities and Engineering Department and Community Development Department.

b. A 4 1/2 foot wide detached sidewalk along the development frontages of Millennium Way and Aquifer Drive.

c. Landscaping and irrigation system improvements shall be constructed along the development frontages of Millennium Way and Aquifer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the Utilities and Engineering Department, Parks & Recreation, and Community Development Department.

All species of trees and plants will be selected from a list approved by the City's Parks and Recreation Commission.

All new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage will be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted to concrete pads.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

The developer will install a 12-inch sanitary sewer main in Millennium Way. The design of the sanitary sewer system is required to include a connection to the existing sewer lift station located at the northeast corner of Aquifer Drive and Millennium Way.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions are required to be made to provide service for future areas of development located adjacent to the subdivision.

All storm drainage from the proposed development is required to connect to an existing 36-inch storm drain pipe located in Aquifer Drive that connects to the existing storm basin on the east side of Aquifer Drive.

That developer is required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System

The developer's engineer will provide a Water System Master Plan, complete with calculations for the entire subdivision, prior to recording a subdivision final map for the development. Provisions are required to be made to provide service for future areas of development located adjacent to the subdivision.

The developer is required to install an 12" water main in Millennium Way that extends from the west project boundary and connects to the existing 24" water main in Aquifer Drive.

The developer is required to install an 8" water main within all residential streets.

The developer is required to abandon an existing 6-inch water service manifold at the intersection of Aquifer Drive and Millennium Way provided to service APN: 011-010-011.

The developer is required to provide a 1-inch water service to APN: 011-010-011 along the Millennium Way property frontage.

All existing water wells located within the proposed development will be abandoned, in conformance with State of California Department of Health standards.

Easements and Dedications

All easements are required to be designated on the subdivision final map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the City's Utilities and Engineering Department.

Temporary turnaround easements are required where roads dead end due to development phasing or other circumstances that trigger a need for a temporary turnaround.

All proposed landscape/public utility easements, located as shown on the tentative subdivision map, are required to be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement are required to meet or exceed the following minimum widths:

a.) Millennium Way– Five feet
b.) Aquifer Drive – Five feet
c.) All residential streets – Six feet

Restricted Access

Establishment of a one-foot reservation strip at the end or sides of all streets abutting undeveloped property, to be indicated on the subdivision final map. All access is required to be restricted from lots at the property lines backing onto Millennium Way and Aquifer Drive and at locations where an abutting Outlot exists, and shall be indicated on the subdivision final map.

Assessment District

The developer will enter into an agreement with the City for the formation of a Community Facilities District (CFD) for the maintenance of street lighting, decorative block fencing, landscaping and irrigation located in all Outlots, streets, striping and signage and storm drain collection system located as shown on the tentative subdivision map. Prior to funds from the CFD being obtained, the developer shall be responsible for the maintenance of all items mentioned in this section.

Neighborhood Park

Goal O9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

In accordance with the General Plan, open space shall be provided at a ratio of 3.5 acres per 1,000 residents. Using the assumption that the average household is 3.08 persons (based on current census data for Hanford), the projected number of residents for the subdivision is 650 persons, a minimum of 5.25 acres of park space is required for the subdivision.

Calculation:

3.5 acres of park space required per 1,000 residents

211 units (3.08 persons/household) = 649.88

649.88 persons/1000 = 0.64988

.64988 x 3.5 acres = **2.27458 acres of open space required**

A 2.27-acre park is required within the development, based on the number of units, however following discussion with Parks and Community Services Director, Bradley Albert, a park is not preferred in the subdivision. Instead, the Parks and Community Facilities Director would prefer a larger park to serve the surrounding area *(location to be determined).* Park space will be addressed through the payment of park impact fees.

Supporting General Plan Policy appears below:

1.14.3 Learning Center Planning Area

The Learning Center Planning Area is primarily located east of 13th Avenue, north of the Union Pacific Railroad tracks, west Centennial Avenue, and south of Fargo Avenue. The College of the Sequoias, Pioneer Union Elementary School, and Sierra Pacific High School form the triad of educational facilities that form the core of the Learning Center Planning Area. In addition, a site for a middle school has been reserved at the southeast corner of the intersection of Centennial Drive and Grangeville Road. Medium density residential land uses are proposed along Grangeville Road and West Lacey Boulevard.

Policy L166 Westside Urban/Agricultural Fringe

Utilize the 13th Avenue right of way as a land use buffer between urban and agricultural uses.

Policy L167 Learning Center Higher Density Residential Uses

Support the development of higher density residential uses in close proximity to Lacey Boulevard and Grangeville Boulevard with a transition to lower density, single-family residential uses.

Policy L168 Learning Center Neighborhood Commercial Centers

Encourage two new neighborhood commercial centers to serve residences of the Learning Center Planning Area at the intersection of Grangeville Boulevard and Centennial Avenue and at the intersection of Lacey Boulevard and 13th Avenue.

Policy L169 Learning Center Neighborhood Parks

Develop two neighborhood parks within the Learning Center Planning Area with flexible locations within a five to ten minute walk of most residents in the Learning Center Planning Area, one south of Lacey Boulevard and the other north of Grangeville Boulevard.

Policy L170 Learning Center Middle School

Plan for a new middle school on the east side of Centennial Avenue, south of Grangeville Boulevard, per the land trust use limitations placed on the 80-acre property on the south side of Grangeville Boulevard between 12th and 13th Avenues.

Planned Unit Development No. 47-25

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;

✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

- To permit variations to the standard local street cross-sections;

- To permit private streets and gated neighborhoods

- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

As described in the previous section, the proposed subdivision seeks a planned unit development overlay, in order to deviate as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

The planned unit development seeks to satisfy Goal L8 the General Plan to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

FINDINGS FOR APPROVAL

Tentative Tract Map 949:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. Various requirements of the R-L-5 Low-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0047-25 for lot area, lot dimensions, building setbacks, and usable open space dimensions, as set forth below:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
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§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
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	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

2. Design Finding:

   ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. Various requirements of the R-L-5 Low-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0047-25

for lot area, lot dimensions, building setbacks, and usable open space dimensions, as set forth below:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
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	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 949. The submitted floorplans demonstrate the ability for the proposed residences to be situated on the proposed lots. All parcels have adequate street frontage on a public street and buildable lot configurations.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan, prescribes a density range between two and 10 units per gross acre, with an expected average of four units per gross acre for the Low-Density Residential land use designation. The project has a density of 6.82 dwelling units per gross acre, which is within the allowable range prescribed by the General Plan.

5. Environmental Finding:

   ANALYSIS: That a in accordance with the California Environmental Quality Act (CEQA), 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. 2026-12 (SCH# 2026030252) has been prepared, attached as **Attachment 4.**

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for the project to the interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision 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. All easements are required to be designated on the subdivision final map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the City's Utilities and Engineering Department. Temporary turnaround easements are required where roads dead end due to development phasing or other circumstances that trigger a need for a temporary turnaround. All proposed landscape/public utility easements, located as shown on the tentative subdivision map, are required to be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement are required to meet or exceed the following minimum widths:

a.) Millennium Way– Five feet
b.) Aquifer Drive – Five feet
c.) All residential streets – Six feet

Planned Unit Development No. 0047-24:

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the PUD is in accordance with the purpose of this title;

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to a 30.9-acre development site.

Design – the Planned Unit Development will allow the development of a 211 single-family development, proposed under Tentative Tract 949. The design has been evaluated in accordance with the requirements of the R-L-5 Low-Density Residential zone district and is consistent with the requirements, except where modified through this PUD.

2. That the PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

Purpose: That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;

3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

   Analysis:

   Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

   - ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
   - ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
   - ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;

   Design: The Planned Unit Development will allow the development of a 211 single-family development, proposed under Tentative Tract 949. The design has been evaluated in accordance with the requirements of the R-L-5 Low-Density Residential zone district and is consistent with the requirements, except where modified through this PUD.

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

   Analysis: A traffic impact analysis was conducted for the initial study, which demonstrated that the location and design of the proposed development will not generate more traffic than the streets in the vicinity can handle without congestion, with the application of Engineering Conditions of Approval, conditioning the right-of-way development.

5. That the PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;

   Analysis: The PUD's population density is within the allowable range prescribed for the Low-Density Residential land use designation. The site area, dimensions, site coverage, yard spaces, height of structures, distances between structures, parking, and landscaping were evaluated for conformance with the R-L-5 Low-Density Residential zone district regulations.

   Deviations were requested, as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
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	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

The deviations proposed will allow the development, as proposed in Tentative Tract 949 and will produce an environment of stable and desirable character, achieving goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

   Analysis: The subdivision is considered a small-lot subdivision that will contribute to a combination of different dwelling types and architectural appearance in the area.

   Surrounding and planned land uses include neighboring large-lot single-family residences, a planned unit development subdivision with similar setbacks (the Enclave to the east of the development), and proximal multi-family housing.

   The deviations proposed will allow the development, as proposed in Tentative Tract 949, which achieves goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

ENVIRONMENTAL ASSESSMENT

That an initial study/environmental assessment 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. 2026-12 (SCH # 2026030252) has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2026-12, and mitigation measures required of development are attached as **Attachment 4.**

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies and published on OPR's CEQANet website on March 3, 2026. The State Agency Review period concluded on April 3, 2026.

Responses were received from:

1. Department of Toxic Substances and Contamination – **Attachment 5.**
   In response to DTSC's request for soil sampling, the ISMND was revised in order to include the additional mitigation measure. Therefore, a FINAL MND, has been prepared and attached in place of the ISMND (Attachment 4).

2. Department of Conservation – **Attachment 6.**

Responses to comments are addressed in **Attachment 7.**

PUBLIC COMMENTS

Notice of the public hearing and notice of the intent to adopt a mitigated negative declaration was noticed in the Hanford Sentinel on February 25, 2026 and mailed to property owners within 300 feet of the project site on February 25, 2026. One call was received from a neighboring property owner with questions about the project. Public comments were not provided by the inquirer.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2026-12 (SCH #2026030252) for the project.

1. Adopt Resolution No. 2026-02, approving Tentative Tract 949.

2. Adopt Resolution No. 2026-03, approving Planned Unit Development No. 47-25.

RESOLUTION 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT 949, A REQUEST BY N & M CAPITAL, LLC, TO SUBDIVIDE A 30.9-ACRE SITE INTO A 211 UNIT SINGLE-FAMILY SUBDIVISION WITH A 0.66-ACRE OPEN SPACE SITE WITH A PLANNED UNIT DEVELOPMENT OVERLAY IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT.

THE PROJECT IS LOCATED THE PROJECT IS LOCATED SOUTH OF LACEY BOULEVARD, WEST OF 12 ½ AVENUE (AQUIFER DRIVE) APN 011-010-010.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 14, 2026, by motion of Commissioner , and seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 949, **Exhibit A**, a request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211 unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district. in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the project is the project is located south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) (APN 011-010-010); and

WHEREAS, all notices related to conducting public hearings were prepared and published in compliance with State Government Code; and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2026-12 (SCH #2026030252) and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation and Monitoring Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2026-12 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED, that the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and

Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. Various requirements of the R-L-5 Low-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0047-25 for lot area, lot dimensions, building setbacks, and usable open space dimensions, as set forth below:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. Various requirements of the R-L-5 Low-Density Residential zone district are satisfied, except where expressly modified through Planned Unit Development No. 0047-25 for lot area, lot dimensions, building setbacks, and usable open space dimensions, as set forth below:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except	Minimum lot size of 3,255 sq. ft.

	as prescribed in Section 17.12.100.	
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 949. The submitted floorplans demonstrate the ability for the proposed residences to be situated on the proposed lots. All parcels have adequate street frontage on a public street and buildable lot configurations.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan, prescribes a density range between two and 10 units per gross acre, with an expected average of four units per gross acre for the Low-Density Residential land use designation. The project has a density of 6.82 dwelling units per gross acre, which is within the allowable range prescribed by the General Plan.

5. Environmental Finding:

   ANALYSIS: That a in accordance with the California Environmental Quality Act (CEQA), 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. 2026-12 (SCH# 2026030252) has been prepared, attached as **Attachment 4.**

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for the project to the interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval and the mitigation monitoring and reporting program.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision 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. All easements are required to be designated on the subdivision final map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the City's Utilities and Engineering Department. Temporary turnaround easements are required where roads dead end due to development phasing or other circumstances that trigger a need for a temporary turnaround. All proposed landscape/public utility easements, located as shown on the tentative subdivision map, are required to be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement are required to meet or exceed the following minimum widths:

   a.) Millennium Way– Five feet
   b.) Aquifer Drive – Five feet
   c.) All residential streets – Six feet

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby approves Tentative Tract 949, subject to the conditions of approval, attached as **Exhibit C,** and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision 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 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 **14th** day of **April 2026.**

_____

Jason Waters, Deputy City Manager
Secretary of the Planning Commission

Exhibit A
Tentative Tract 949

TENTATIVE SUBDIVISION MAP
MILLENNIUM ESTATES
HANFORD, CALIFORNIA

BEING A SURVEY OF THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA. JANUARY, 2026

NE 1/4 NW 1/4 SEC. 34-18/21

N

W E

S

1"=60'-0"

TRINITY RANCHES LLC
12773 LACEY BLVD
HANFORD, CA 93230-9233
DOC 1211559 KCR
APN :011-010-002-00

RICHARDSON L L ESTATE
APN :011-010-006-000

ROBERT JENKISON
DOC 2111560 KCR
APN 011-010-009

PARCEL 4
PM 5-31 KCR

KARAYAN FAMILY TRUST
APN :011-010-010-000
CONTAINING 38.89 ac±

NOT-A-PART
KARAYAN FAMILY TRUST
PARCEL 3
DOC NO. 1507426 KCR
APN :011-010-011-000

ADJUSTED PARCEL 2
LLA PMW0027-25
2601163 & 2601164

NOT-A-PART
(E)STORMWATER BASIN

KARAYAN FAMILY TRUST
APN :011-010-046-000

MILLENNIUM WAY

STREET 'A' · STREET 'B' · STREET 'C' · STREET 'D' · STREET 'E' · STREET 'F' · STREET 'G' · STREET 'H'

OUTLOT 'A' 398 SF · OUTLOT 'B' 3978 SF · OUTLOT 'C' 1035 SF · OUTLOT 'D' 6323 SF · OUTLOT 'E' 864 SF · OUTLOT 'F' 421 SF · OUTLOT 'G' 3,192 SF · OUTLOT-'H' AREA=0.66 ACRES

AQUIFER DRIVE

FOUND 3/4" IP TAGGED LS 4160 N76° 12' 04"E 0.38' FROM CALCULATED POSITION

FOUND 3/4" IP NO TAG COURSE: N03° 31' 41"E 0.21' FROM CALCULATED POSITION

PVC VENT PIPE

PAROL EVIDENCE FROM MR. WILLIAM WINTERBERG CONFIRMED IRRIGATION LINE IS CAPPED AND TERMINATED AT LAST VALVE

BURIED IRRIGATION LINE

FOUND 1/2" REBAR TAGGED LS4375

FOUND 1/2" REBAR TAGGED LS4375

N89°56'44"W 961.23'
(N89°56'41"E 961.23')

APPROXIMATE C/L OF EASEMENT TO SCE

NEW SL TYP.

IRR. VALVE

IRRIGATION STAND PIPE

DIRT ROAD

EXISTING FENCE

RELINQUISH ACCESS RIGHTS

1' RELINQUISH ACCESS RIGHTS AND BLOCK WALL ESMT

POSSIBLE LOCATION OF SOUTH DITCH PER DEED

END OF (E)10"SEWER

END OF (E)36"STORM

EASEMENT TO SOUTHERN CALIFORNIA GAS

OVERHEAD ELECTRICAL LINE

(E)SL

(E)WATER

(E)SDMH 12"INV=217.50 (W) 36"INV=217.50(E,N,S)

(E)SSMH 12"INV=209.56 INSTALL NEW 36" SD

REMOVE (E)SDMH 12"INV=219.32

N89°52'47"W 375.00'
(N89°52'47"W 375.00')

N89°52'47"W 296.04'
(N89°52'47"W 296.00)

N90°00'00"W 957.11'

E. LINE SE 1/4 NW 1/4 SEC. 34-18/21

S. LINE SE 1/4 NW 1/4 SEC. 34-18/21

CTR 1/4 SEC. 34-18/21 FD 1/P IN CONC.TAG ILL PER 18-91

(78.96') 78.96'

{N89°52'47"W 1332.08'} BASIS OF BEARINGS

FOUND 1/2" REBAR TAGGED LS4375

FOUND 1/2" REBAR TAGGED LS4375 N36° 12' 59"E 0.27' FROM CALCULATED POSITION

FOUND 1/2" REBAR TAGGED LS4375

FOUND 1/2" REBAR TAGGED LS4375

FOUND 1/2" REBAR TAGGED LS4375

PROJECT INFO

NORTH AND SOUTH WEST CORNER OF AQUIFER DRIVE AND MILLENNIUM WAY
APN: 011-010-010
TOTAL AREA:30.90 AC
EXIST US: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE :3,255 SQ FT
MAX. LOT SIZE: 8,808 SQ FT
SINGLE FAMILY UNITS: 211
DENSITY: 6.82 UNITS/ AC
OPEN SPACE: 0.66 AC
45' x 90': 77 LOTS
40' WIDE: 134 LOTS

OWNER

KARAYAN FAMILY TRUST
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

DEVELOPER

N&M CAPITAL, LLC
GREG NUNLEY (559) 799-6993
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

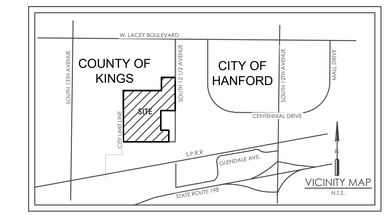
SETBACKS

10' FRONT LIVABLE SPACE 18' FRONT GARAGE
10' REAR ONE/TWO STORY
5' SIDE INTERIOR LOT
10' SIDE CORNER LOTS

NOTE:

ALL OUTLOTS TO BE DEDICATED TO THE CITY OF HANFORD AND ANNEXED INTO A CFD DISTRICT.

VICINITY MAP



PLOTTABLE EXCEPTIONS:

FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO.15862-7204880 DATED FEBRUARY 07, 2025

(X) RIGHT OF WAY FOR PUBLIC ROADS, DITCHES OR CANALS HERETOFORE DEDICATED, CONVEYED AND/OR DECLARED AND AS THE SAME MAY BE LOCATED OVER AND ACROSS SAID PROPERTY.

(Y) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1930 AS BOOK 446 AT PAGE 387, INSTRUMENT NO. 1427 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(X) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1952 AS BOOK 527 AT PAGE 240, INSTRUMENT NO. 5554 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(Y) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1953 AS BOOK 570 AT PAGE 154, INSTRUMENT NO. 10004 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

(Y) A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER, ALONG AND ACROSS THE EASTERLY 20 FEET OF THE SOUTHERLY 935 FEET OF THE NORTHERLY 975 FEET AND THE EASTERLY 25 FEET OF THE SOUTHERLY 745 FEET OF THE NORTHERLY 1720 FEET OF THE NORTHWEST QUARTER AS CONVEYED BY RIGHT OF WAY EXECUTED BY EVELYN ANN SULLIVAN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LUCILLE NASICO, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND RECORDED MAY 18, 1966 IN BOOK 890 AT PAGE 313 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 7410.

(Y) AN EASEMENT FOR TWENTY FOOT ROADWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS. IN FAVOR OF: WILLIAM L. WINTERBERG

(Y) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS.
A DOCUMENT RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 0601641 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED FEBRUARY 08, 2006 AS INSTRUMENT NO. 0604136 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811735 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AS HIS SOLE AND SEPARATE PROPERTY, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811736 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

SURVEYOR'S CERTIFICATE

PER FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 4009- 729419 DATED OCTOBER 12, 2025 TO FIRST AMERICAN TITLE AND N&M CAPITAL LLC AND EACH OF THEIR SUCCESSORS AND/OR ASSIGNS.

LICENSED LAND SURVEYOR · REGISTERED PROFESSIONAL ENGINEER · STATE OF CALIFORNIA · L.S. 8004

LEGAL DESCRIPTION:

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

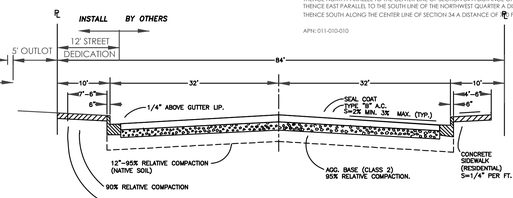
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

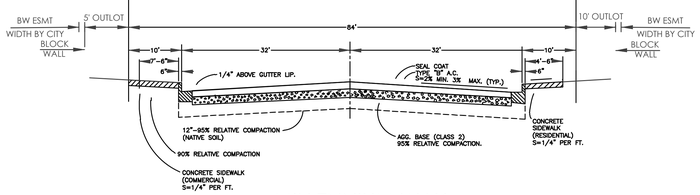
BEGINNING AT THE CENTER OF SAID SECTION 34,
THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 78.96 FEET,
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 265 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 296.04 FEET;
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 323 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 375 FEET;
THENCE SOUTH ALONG THE CENTER LINE OF SECTION 34 A DISTANCE OF 588 FEET TO THE POINT OF BEGINNING.

APN: 011-010-010

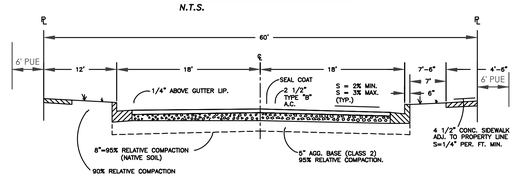
INSTALL BY OTHERS



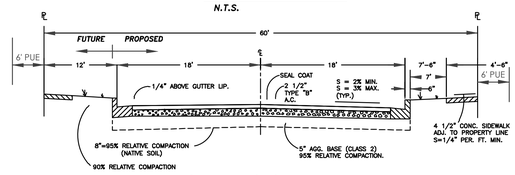
AQUIFER DRIVE
N.T.S.



MILLENNIUM WAY
N.T.S.



STREETS 'B' - "H"
N.T.S.



STREET 'A'
N.T.S.

SHEET

DRAWN BY: BN
DATE: DECEMBER, 2025
SCALE: 1"=60'-0"

REVISIONS		
MARK	DATE	
1		
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA. 93292
(559) 713-6139
owengineering09@gmail.com

TENTATIVE SUBDIVISION MAP

MILLENNIUM ESTATES
HANFORD CALIFORNIA

SITE

JOB NUMBER:

Exhibit B
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Millenium Estates Project. The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the Project.

The first column of the Table identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the Lead Agency to ensure that individual mitigation measures have been monitored.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Biological Resources				
BIO – 1 To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March 1 through September 15.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-2 If the Project must be constructed between March 1 and September 15, a qualified biologist shall conduct six pre-construction surveys within ¼ of the Project across a minimum of two survey periods as outlined in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (SHTAC 2000).	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-3 Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
BIO-4 Should construction activity be necessary within the designated buffer around an active Swainson's hawk nest, a qualified biologist shall monitor the nest daily for one week, and thereafter once a week, for the duration of the activity or until the nest is no longer active, whichever comes first. Should construction activity within the buffer change such that a higher level of disturbance will be generated, monitoring shall occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer shall be altered or suspended until the biologist determines that there is no more potential to compromise success of the nest.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-5 If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-6 If construction must occur between February 1 and	Project Applicant/	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
August 31, a qualified biologist shall conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area shall encompass the site and surrounding lands within 500 feet for nesting raptors and 250 feet for other nesting birds.	Developer			
BIO-7 Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-8 If feasible, demolition and removal of the mature trees will occur outside of the period between April 15 and September 30. This is the time frame within which colony-nesting bats in the vicinity generally assemble, give birth, nurse their young, and ultimately disperse.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
BIO-9 Within 10 days prior to the removal of the site's trees, a qualified biologist shall survey them for roosting bats. The biologist shall look for individuals, guano, and staining, and shall listen for bat vocalizations. If necessary, the biologist shall wait for nighttime emergence of bats from roost sites.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-10 Should any active maternity roosts be discovered, the biologist shall identify a suitable construction-free buffer around the maternity roost. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the nursery is no longer active.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-11 If a non-breeding bat colony is found in tree cavities, the individuals shall be humanely evicted, under the direction of a qualified biologist, to ensure that bats are not physically harmed by removal of the trees.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Cultural Resources				
CUL – 1 Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Hanford, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).	Project Applicant/ Developer	Prior to and during construction	City of Hanford	
CUL-2 In order to ensure that the proposed project does not impact buried human remains during construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the	Project Applicant/ Developer	Prior to and during construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
issuance of any grading permit, the project proponent shall provide the City of Hanford with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Kings County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.				
Hazards and Hazardous Materials				
HAZ-1 Soil sampling, per California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural properties (August 7, 2008)*[1] shall be conducted to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of arsenic is present, further analysis and sampling	Project Applicant	Prior to issuance of grading permit	City of Hanford	

[1] California Department of Toxic Substances Control. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf . Accessed April 2026.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs approved thresholds.[2] If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits.				
Tribal Resources				
CUL-3 A burial treatment plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Project Applicant	Prior to any ground disturbing activities	City of Hanford	

[2] California Department of Toxic Substances Control. Human and Ecological Risk Office. June 2020, revised May 2022. https://dtsc.ca.gov/wp-content/uploads/sites/31/2025/04/HHRA-Note-3-Revised-April-2025.pdf Accessed April 2026.

Exhibit C
Conditions of Approval

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS
SITE PLAN NUMBER: TSM0016-25; PUD 47-25
CONTACT: Gabrielle Myers, Principal Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: Planned Unit Development Overlay 47-25

Tentative Tract 949 is a request to subdivide a 30.9-acre site into a 211-unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

Planned Unit Development No. 47-25 is a request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. Requested deviations are as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Elevations and a 0.66-acre open space area are proposed to off-set the requested deviations.



1. **That 2.27 acres of park space are required for the subdivision, based on the below calculation, park space is requested to be accommodated through the provision of impact fees, for the future development of a regional park to serve the area.**

Calculation:

3.5 acres of park space required per 1,000 residents

211 units (3.08 persons/household) = 649.88

649.88 persons/1000 = 0.64988

.64988 x 3.5 acres = **2.27458 acres of open space required**

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That the site be developed according to the approved site plan, titled TSM0016-25 and PUD0047-25 with minor modifications to be approved by the Community Development Department.

4. 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.

5. 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.

Draft Conditions of Approval

Right-to-Farm:

☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.

☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:

☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a

condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Form template attached

Dwelling Units per Lot (Section 17.10.050)

☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Building Setback Area (Section 17.10.070)

☒ That no structure shall be placed within a building setback area.

☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space, except as modified by PUD 47-25.

☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet, except as modified by PUD 47-25.

☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high, except as modified by PUD 47-25.

☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Section	Requirement	Deviation Requested
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet

Distance between Structures (Section 17.10.080)

☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Accessory Structures (17.10.120)

☒ That accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum 120 square feet.

B. The walls shall be at least three feet from rear and side lot lines.

C. The roof eaves shall be at least two feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of 10 feet.

E. The plate line height shall be a maximum seven feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of 10 feet.

Other Setback Standards (17.10.130)

☒ That mechanical equipment shall be located a minimum of three feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.

☒ That above or below ground swimming pools shall be set back five feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.

☒ That decks, balconies, and other types of platforms with a floor height over two feet high shall be set back five feet from the rear and interior side lot lines and 10 feet from the street side lot line.

Off-Street Parking Section 17.10.140

☒ That the single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways.

☒ That no recreation vehicle, including, without limitation, camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

☒ That all recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

☒ That no recreational vehicle or trailer shall be used as a residence.

☒ That all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

☒ That repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

☒ That garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

Usable Open Space (Section 17.10.150)

☒ That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide, except as modified by PUD 47-25.

Section	Requirement	Deviation Requested
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Landscaping (Section 17.10.160)

☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the font lot line street curb.

☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

☒ That each lot owner within Tentative Tract 949 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC 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 no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ 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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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.

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO :

CITY OF HANFORD
315 N. DOUTY STREET
HANFORD, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE AND ACKNOWLEDGMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE CITY OF HANFORD

NOTICE IS HEREBY GIVEN pursuant to City of Hanford Municipal Code Section 16.40.110, that the City Council of the City of Hanford has adopted policies which establish agriculture and agricultural facilities and operations as priority uses on productive agricultural lands within Kings County or the City of Hanford, and residents and other occupants of property should be prepared to accept inconveniences or discomfort from normal, usual, and customary agricultural operations, facilities, and practices.

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

PROJECT APPLICATION NO.: _____

LEGAL DESCRIPTION OF PROPERTY: Real property in the City of Hanford, County of Kings, State of California, described as follows:

[insert legal description]

The above described property is recognized to be in the vicinity of, or adjacent to, land designated and utilized for agricultural uses, facilities, and operations, and may be subject to inconveniences or discomforts arising from the pursuit of those agricultural operation, including, but not limited to, land preparation, cultivation, growing and harvesting of crops, raising of livestock, dairy production, processing of agricultural commodities, viticulture, apiculture, horticulture, aquaculture, poultry, and other agricultural operations.

THE UNDERSIGNED HEREBY ACKNOWLEDGES AND UNDERSTANDS, on its own behalf and on behalf of its successors-in-interest, the agricultural land use protection and right to farm policies of the City of Hanford and will PROVIDE A COPY OF THIS NOTICE to the subsequent owner of the above described property. Such policies include:

1. City of Hanford General Plan Policy L6, which states, "Recognize and protect the right of agricultural uses within the growth boundary to exist and continue to operate in proximity to new development on the fringes of the City."

2. City of Hanford Municipal Code Section 16.40.110.B.:

> "[T]here is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county; and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited

to, equipment and animal noise; farming activities conducted on a 24-hour-a-day, seven days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations."

3. City of Hanford Municipal Code Section 16.40.110.C., which indicates:

> "No lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences."

Every subsequent owner of the above referenced property shall be required to provide a copy of this notice to any subsequent owner or renter of the property.

Date: _____ [insert subdivider/property owner]

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 938

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2023-13 approved the development of Tract No. 938 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 938 by the lot owners in Tract No. 938:

CONDITIONS:

1. Pursuant to California Streets & Highways Code § 5600, *et* seq., and Hanford Municipal Code Chapter 12.20, each owner of a lot fronting a street is responsible for maintaining, repairing, and replacing the abutting sidewalk. Streets & Highways Code Section 5600 defines "sidewalk" to include the parkway ("parkway") area between a property line and street line. Accordingly, each lot owner within Tract No. (insert tract number) as described on Exhibit "A" attached hereto ("**Property**") shall care for and maintain the trees ("street trees") and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the street trees and lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission.

2. Lot owners are solely responsible for parkways and will ensure that street trees and the lawn area are properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the trees and lawn area.

3. Should a street trees or the lawn area become damaged, diseased, severely pruned, neglected, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. Street tree replacement shall comply with the requirements of Hanford Municipal Code Section 12.12.210, as may be amended.

4. Per Hanford Municipal Code Section 12.12.210, as may be amended, unless an exception applies, street trees may not be pruned or removed without first obtaining a permit from the City of Hanford.

5. We understand and agree that failure of the owner of the Property to comply with the conditions identified above shall constitute a breach of the obligations as identified in this document and shall also constitute a violation of the provisions of Titles 12 and 17 of the Hanford Municipal Code.

6. The provisions of this document shall run with all of the Property, shall be binding upon all persons having or acquiring any interest in the Property, or any part thereof, shall burden every portion of the Property, and any interest therein, and shall benefit and may be enforced by the City of Hanford.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND the owner(s) of the Property's obligations for the care and maintenance of sidewalks (as that term is defined by the Streets & Highways Code and the Hanford Municipal

Code), including, without limitation, the parkway along the street frontage(s) of the lots within the Property and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Date: _____ (insert property owner/subdivider)

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 _____

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Real property in the City of Hanford, County of Kings, State of California, described as follows:

Lots 1 through 49, inclusive, of County Tract No. 938 – Phase 1 Lunaria – Phase 1A in the City of Hanford, County of Kings, State of California, as per Map recorded in Book 27, Page 71 of Maps, in the Office of the County Recorder of said County; and

Lots 1 through 58, inclusive, of County Tract No. 938 – Phase 2 Lunaria – Phase 1B in the City of Hanford, County of Kings, State of California, as per Map recorded in Book 27, Page 77 of Maps, in the Office of the County Recorder of said County.

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

PROJECT: TSM0016-25 (12501 LACEY BLVD.)
Millennium Development

Maps and Plans:

1. That the developer submit to the City Engineer, utility master plans for water, sanitary sewer and storm sewer drainage, identifying sizes and locations. The developer shall also submit separately to the City Engineer, a preliminary soils report, grading and improvement plans for all onsite and offsite improvements including existing and ultimate right-of-way, underground utilities, curbs, gutters, sidewalks, masonry walls with calculations, refuse enclosures, parking lots, irrigation systems, street improvements and other improvements required by the conditions of approval for the development. Improvement plans shall include topography that extends a minimum of 150' from the project boundary. Improvement plans shall include all City of Hanford Construction Standard Detail's pertinent to the project by either reference or inclusion. Plans shall be prepared by a registered civil engineer, and must be submitted by using the Self-Service Portal (link below) to be reviewed and approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

   https://selfservice.cityofhanfordca.com/EnerGov_Prod/SelfService#/home.

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the City's Utilities and Engineering Department.

2. All easement locations and widths shall be subject to the approval of the City Engineer and shall be dedicated on the applicable Final Map or by separate instrument recorded concurrently with the appropriate Final Map.

3. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

4. Temporary turnaround easements will be required where roads dead end due to development phasing or other circumstances that trigger a need for a temporary turnaround.

5. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Millennium Way– Five feet
   b.) Aquifer Drive – Five feet

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c.) All residential streets – Six feet

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That developer dedicate to the City, additional right of way along the west side of Aquifer Drive development frontage, to facilitate construction of the development frontage improvements to the ultimate Major Collector Street right-of-way of eighty-four foot (84').

3. That all proposed Outlots located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Millennium Way and Aquifer Drive and at locations where an abutting Outlot exists, and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, streetlights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford's Active Transportation Plan (ATP), and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

    a. All power poles, utility poles, water wells and all other existing utilities in conflict with development shall be removed, relocated or abandoned at the developers expense.

    b. That a timber barricade be installed at the north terminus of the most westerly residential street and at the west end of the most northerly residential street.

2. That all corner lots meet the requirements of California's daylighting law (Assembly Bill 413) prohibiting parking within 20 feet of a crosswalk, marked or unmarked, to improve visibility and pedestrian safety. Curbing at locations meeting this requirement shall be painted red.

3. That the developer shall install along all Collector Streets, two (2) 3" pvc communication conduits with city approved handhole's placed at a maximum of 500' spacing and 50' from all intersections as measured from face of curb at abutting street. Mule tape shall be installed in the conduit for the complete length of the conduit installation. Fifty feet (50') of

excess mule tape shall be secured and coiled in each handhole location for future wire pulling. Alignment of the conduit shall be the opposite side of roadway from the water main alignment or as determined by the City per City Standard.

4. That all streets within the subdivision shall be developed to residential street standard ST-32 with a Traffic Index of 5, except the following:

   a. Aquifer Drive shall be developed as Major Collector Street with an 84-foot ultimate right-of-way. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and the City of Hanford's ATP and as follows:

      i. Traffic index used for the design of street structural section shall be a minimum of 11.0.

      ii. A four and a half-foot (4 ½') detached sidewalk shall be constructed along the development frontage.

      iii. Class II bike lanes shall be installed for the southbound lane of Aquifer Drive.

      iv. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Aquifer Drive concurrent with the submittal of development improvement plans. Reconstruction of Aquifer Drive (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.

      v. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable.

      vi. A 14-foot-wide painted median along the project frontage to allow for a protected southbound left turn lane at Millennium Drive, and all street signing and striping.

      vii. That the developer install a timber barricade per City Standard Detail GE-59 at the southern terminus of Aquifer Drive where right-of-way dedication ends.

   b. Transition lanes shall extend beyond phase boundaries where necessary and as determined by the City and shall be designed in conformance with the CALTRANS Highway Design Manual and constructed in conformance with City Standards. Transition pavement is considered temporary and is not reimbursable by the City.

   c. Millennium Way shall be developed as Major Collector Street, starting from the west boundary of the subdivision and connecting to Aquifer Drive. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, the City of Hanford's ATP and as follows:

      i. Traffic index used for the design of street structural section shall be a minimum of 11.

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ii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, detached sidewalk, landscaping, decorative masonry block wall, street lights, street paving, and all street signing, striping, a timber barricade at south end of street and transition paving as required.

iii. Install curb, gutter and sidewalk along the Millennium Way frontage for Parcel No. 011-010-011.

iv. A four and a half-foot (4 ½') detached sidewalk shall be constructed along the development frontage.

v. Developer to install a timber barricade at the west terminus of Millennium Way per City Standard Detail GE-59.

vi. Class II bike lanes shall be installed for both westbound and eastbound lanes of Millennium Way.

5. That streetlights shall be installed throughout the subdivision in conformance with City Standard GE-56, modified to meet Southern California Edison's LED equivalent requirements. Developer shall coordinate with Southern California Edison to implement the design and installation of streetlights. Streetlights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Millennium Way and Aquifer Drive, for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, pilasters shall be introduced at step locations and /or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both Utilities and Engineering Department and Community Development Department.

   b. A 4 1/2 foot wide detached sidewalk along the development frontages of Millennium Way and Aquifer Drive.

   c. Landscaping and irrigation system improvements shall be constructed along the development frontages of Millennium Way and Aquifer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the Utilities and Engineering Department, Parks & Recreation, and Community Development Department.

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2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted to concrete pads.

Open Space Outlot Improvements:

1. Developer shall provide plans to the city showing planned improvements to the Open Space Outlot. The Open Space Outlot will be maintained by the CFD.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer install a 12-inch sanitary sewer main in Millennium Way. That the design of the sanitary sewer system include a connection to the existing sewer lift station located at the northeast corner of Aquifer Drive and Millennium Way.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for the City's Engineering Department review and approval prior to beginning construction. A reimbursement agreement if developed, will last for a period of 10 years from the date of recordation.

4. The developer shall provide a 1-inch water service to APN: 011-010-011 along the Millennium Way property frontage.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all storm drainage from proposed development shall connect to an existing 36-inch storm drain pipe located in Aquifer Drive that connects to the existing storm basin on the east side of Aquifer Drive.

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3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer shall install an 12" water main in Millennium Way that extends from the west project boundary and connects to the existing 24" water main in Aquifer Drive.

3. That the developer install an 8" water main within all residential streets.

4. That the developer abandon an existing 6-inch water service manifold at the intersection of Aquifer Drive and Millennium Way provided to service APN: 011-010-011.

5. That the developer provide a 1-inch water service to APN: 011-010-011 along the Millennium Way property frontage.

6. Oversizing improvements may qualify for reimbursement, in the form of impact fee credits, in accordance with Hanford Municipal Code (HMC) Section 13.08, or revisions thereof. That a reimbursement agreement be established in accordance with HMC Section 13.08 for water system main oversizing improvements constructed within Millennium Way. Fixed reimbursement costs, to be applied in the form of impact fee credits, for oversizing improvements as identified herein, shall be per the HMC and adopted Development Impact Fee Study dated September 2019. Reimbursement credits shall be based on the current City Master Fee Schedule in effect at the time of improvement installation and operational acceptance.

7. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a Community Facilities District (CFD) for the maintenance of street lighting, decorative block fencing, landscaping and irrigation located in all Outlots, streets, striping and signage and storm drain collection system located as shown on the tentative subdivision map.

2. That prior to funds from the CFD being obtained, the developer shall be responsible for the maintenance of all items mentioned in this section.

Special Requirements:

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1. That a right-to-farm provision be recorded with the recording of the final subdivision map to ensure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.

2. That each lot owner within the development shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s) as described in the Hanford Municipal Code **§ 12.12.300 Property owner maintenance—Responsibility and duty to public.**

3. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip in conformance with the Hanford Municipal Code as described in this section. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as an Exhibit B.

City Development Impact Fees:

Fees due at time of building permit:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

Steve Coodey — 3/18/2026
Assistant Engineer- 559-585-2582 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Fees due at time of Final Map:

1. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee shall be payable prior to recording to recording of final subdivision map.

2. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Steve Coodey 3/18/2026
Assistant Engineer- 559-585-2582 DATE

RESOLUTION 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING PLANNED UNIT DEVELOPMENT NO.47-25: A REQUEST TO DEVIATE FROM THE STANDARDS OF THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT, IN ORDER TO ALLOW REDUCED LOT SIZES, WIDTH, DEPTH, SETBACKS, AND A DEVIATION TO THE STANDARD OPEN-SPACE DIMENSION FOR THE PROPOSED SUBDIVISION.

THE PROJECT IS LOCATED SOUTH OF LACEY BOULEVARD, WEST OF 12 ½ AVENUE (AQUIFER DRIVE) (APN 011-010-010)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 14, 2026 by motion of Commissioner , and seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 47-25, a request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision., **Exhibit A**, in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive (APN 011-010-010); and

WHEREAS, elevations are proposed and required for the development, as shown in **Exhibit B;** and

WHEREAS, all notices related to conducting public hearings were prepared and published in compliance with State Government Code; and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2026-12 (SCH #2026030252 and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council of the City of Hanford find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation and Monitoring Reporting Program, attached as **Exhibit C**, and certify that Mitigated Negative Declaration No. 2026-12 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED, Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the PUD is in accordance with the purpose of this title;

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to a 30.9-acre development site.

Design – the Planned Unit Development will allow the development of a 211 single-family development, proposed under Tentative Tract 949. The design has been evaluated in accordance with the requirements of the R-L-5 Low-Density Residential zone district and is consistent with the requirements, except where modified through this PUD.

2. That the PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

Purpose: That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;

3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

   Analysis:

   Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

   - ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

- ✓ To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;

Design: The Planned Unit Development will allow the development of a 211 single-family development, proposed under Tentative Tract 949. The design has been evaluated in accordance with the requirements of the R-L-5 Low-Density Residential zone district and is consistent with the requirements, except where modified through this PUD.

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

   Analysis: A traffic impact analysis was conducted for the initial study, which demonstrated that the location and design of the proposed development will not generate more traffic than the streets in the vicinity can handle without congestion, with the application of Engineering Conditions of Approval, conditioning the right-of-way development.

5. That the PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;

   Analysis: The PUD's population density is within the allowable range prescribed for the Low-Density Residential land use designation. The site area, dimensions, site coverage, yard spaces, height of structures, distances between structures, parking, and landscaping were evaluated for conformance with the R-L-5 Low-Density Residential zone district regulations.

   Deviations were requested, as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet

	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

The deviations proposed will allow the development, as proposed in Tentative Tract 949 and will produce an environment of stable and desirable character, achieving goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

   Analysis: The subdivision is considered a small-lot subdivision that will contribute to a combination of different dwelling types and architectural appearance in the area.

   Surrounding and planned land uses include neighboring large-lot single-family residences, a planned unit development subdivision with similar setbacks (the Enclave to the east of the development), and proximal multi-family housing.

   The deviations proposed will allow the development, as proposed in Tentative Tract 949, which achieves goals L6 and L7 of the General Plan to provide for a wide range of housing choices that ensure opportunities for a variety of age groups, lifestyles, and income levels and allow residential densities that encourage both compact and infill development.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby approves Planned Unit Development No. 47-25, subject to the conditions of approval, attached as **Exhibit D,** and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision 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 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 **14th** day of **April 2026.**

_____

Jason Waters, Deputy City Manager
Secretary of the Planning Commission

Exhibit A
Tentative Tract 949

TENTATIVE SUBDIVISION MAP
MILLENNIUM ESTATES
HANFORD, CALIFORNIA

BEING A SURVEY OF THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA. JANUARY, 2026

NE 1/4 NW 1/4 SEC. 34-18/21

N

W E

S

1"=60'-0"

TRINITY RANCHES LLC
12773 LACEY BLVD
HANFORD, CA 93230-9233
DOC 1211559 KCR
APN :011-010-002-00

RICHARDSON L L ESTATE
APN :011-010-006-000

ROBERT JENKISON
DOC 2111560 KCR
APN 011-010-009

FOUND 3/4" IP TAGGED LS 4160 N76° 12' 04"E 0.38' FROM CALCULATED POSITION

EXISTING FENCE

FOUND 3/4" IP NO TAG COURSE: N03° 31' 41"E 0.21' FROM CALCULATED POSITION

PVC VENT PIPE

PAROL EVIDENCE FROM MR. WILLIAM WINTERBERG CONFIRMED IRRIGATION LINE IS CAPPED AND TERMINATED AT LAST VALVE

BURIED IRRIGATION LINE

PARCEL 4
PM 5-31 KCR

KAYEN SLOPE 1' FROM PL RESERVE STRIP / DEDICATION

FOUND 1/2" REBAR TAGGED LS4375

60' WIDTH 1' FROM PL RESERVE STRIP DEDICATION

DIRT ROAD

N89°56'44"W 961.23'
(N89°56'41"E 961.23')

IRR. VALVE

IRRIGATION STAND PIPE

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'G'

STREET 'H'

MILLENNIUM WAY

AQUIFER DRIVE

KARAYAN FAMILY TRUST
APN :011-010-010-000
CONTAINING 38.89 ac±

OUTLOT-'H'
AREA=0.66 ACRES

OUTLOT 'A' 398 SF

OUTLOT 'B' 3978 SF

OUTLOT 'C' 1035 SF

OUTLOT 'D' 6323 SF

OUTLOT 'E' 864 SF

OUTLOT 'F' 421 SF

OUTLOT 'G' 3,192 SF

OUTLOT 'I' 3,592 SF

1' RELINQUISH ACCESS RIGHTS AND BLOCK WALL ESMT

RELINQUISH ACCESS RIGHTS

12" STREET DEDICATION

12"WATER

8"WATER

8"SS

SD

12"SS

6' PUE

6' PUE TYP.

1"WS TYP.

NEW SL TYP.

APPROXIMATE C/L OF EASEMENT TO SCE

POSSIBLE LOCATION OF SOUTH DITCH PER DEED

END OF (E)10"SEWER

END OF (E)36"STORM

EASEMENT TO SOUTHERN CALIFORNIA GAS

OVERHEAD ELECTRICAL LINE

(E)SL

(E)WATER

(E)SDMH 12"INV=217.50 (W) 36"INV=217.50(E,N,S)

(E)SSMH 12"INV=209.56 INSTALL NEW 36" SD

REMOVE (E)SDMH 12"INV=219.32

NOT-A-PART
KARAYAN FAMILY TRUST
PARCEL 3
DOC NO. 1507426 KCR
APN :011-010-011-000

ADJUSTED PARCEL 2
LLA PMW0027-25
2601163 & 2601164

NOT-A-PART
(E)STORMWATER BASIN

KARAYAN FAMILY TRUST
APN :011-010-046-000

FOUND 1/2" REBAR TAGGED LS4375

FOUND 1/2" REBAR TAGGED LS4375 N36° 12' 59"E 0.27' FROM CALCULATED POSITION

N89°52'47"W 375.00'
(N89°52'47"W 375.00')

N89°52'47"W 296.04'
(N89°52'47"W 296.00)

N90°00'00"W 957.11'

(N89°52'47"W 1332.08') BASIS OF BEARINGS

E. LINE SE 1/4 NW 1/4 SEC. 34-18/21

S. LINE SE 1/4 NW 1/4 SEC. 34-18/21

CTR 1/4 SEC. 34-18/21 FD 1/P IN CONC.TAG ILL PER 18-91

(78.96') 78.96'

(N00°05'13"E 1321.95')

(N00°06'14"E 2650.00')

PROJECT INFO

NORTH AND SOUTH WEST CORNER OF AQUIFER DRIVE AND MILLENNIUM WAY
APN: 011-010-010
TOTAL AREA:30.90 AC
EXIST US: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE :3,255 SQ FT
MAX. LOT SIZE: 8,808 SQ FT
SINGLE FAMILY UNITS: 211
DENSITY: 6.82 UNITS/ AC
OPEN SPACE: 0.66 AC
45' x 90': 77 LOTS
40' WIDE: 134 LOTS

OWNER

KARAYAN FAMILY TRUST
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

DEVELOPER

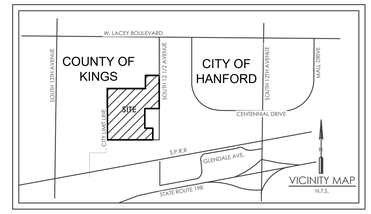
N&M CAPITAL, LLC
GREG NUNLEY (559) 799-6993
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

SETBACKS

10' FRONT LIVABLE SPACE 18' FRONT GARAGE
10' REAR ONE/TWO STORY
5' SIDE INTERIOR LOT
10' SIDE CORNER LOTS

NOTE:

ALL OUTLOTS TO BE DEDICATED TO THE CITY OF HANFORD AND ANNEXED INTO A CFD DISTRICT.



PLOTTABLE EXCEPTIONS:

FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO.15862-7204880 DATED FEBRUARY 07, 2025

(X) RIGHT OF WAY FOR PUBLIC ROADS, DITCHES OR CANALS HERETOFORE DEDICATED, CONVEYED AND/OR DECLARED AND AS THE SAME MAY BE LOCATED OVER AND ACROSS SAID PROPERTY.

(Y) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1930 AS BOOK 446 AT PAGE 387, INSTRUMENT NO. 1427 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(X) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1952 AS BOOK 527 AT PAGE 240, INSTRUMENT NO. 5554 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(Y) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1953 AS BOOK 570 AT PAGE 154, INSTRUMENT NO. 10004 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

(12) A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER, ALONG AND ACROSS THE EASTERLY 20 FEET OF THE SOUTHERLY 935 FEET OF THE NORTHERLY 975 FEET AND THE EASTERLY 25 FEET OF THE SOUTHERLY 745 FEET OF THE NORTHERLY 1720 FEET OF THE NORTHWEST QUARTER AS CONVEYED BY RIGHT OF WAY EXECUTED BY EVELYN ANN SULLIVAN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LUCILLE NASICO, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND RECORDED MAY 18, 1966 IN BOOK 890 AT PAGE 313 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 7410.

(13) AN EASEMENT FOR TWENTY FOOT ROADWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS. IN FAVOR OF: WILLIAM L. WINTERBERG

(14) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS.
A DOCUMENT RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 0601641 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED FEBRUARY 08, 2006 AS INSTRUMENT NO. 0604136 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811735 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AS HIS SOLE AND SEPARATE PROPERTY, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811736 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

SURVEYOR'S CERTIFICATE

PER FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 4009- 729419 DATED OCTOBER 12, 2025 TO FIRST AMERICAN TITLE AND N&M CAPITAL LLC AND EACH OF THEIR SUCCESSORS AND/OR ASSIGNS.

LICENSED LAND SURVEYOR — REGINALD J. ARP — L.S. 8004 — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

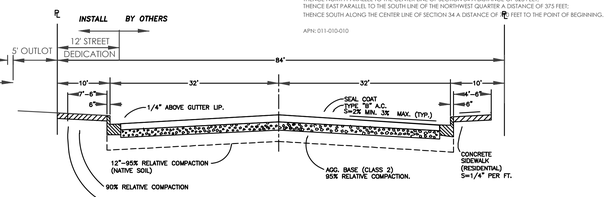
REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

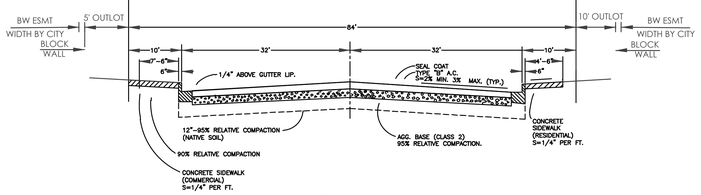
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34,
THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 78.96 FEET,
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 265 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 296.04 FEET;
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 525 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 375 FEET;
THENCE SOUTH ALONG THE CENTER LINE OF SECTION 34 A DISTANCE OF 790 FEET TO THE POINT OF BEGINNING.

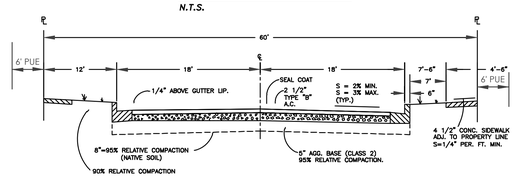
APN: 011-010-010



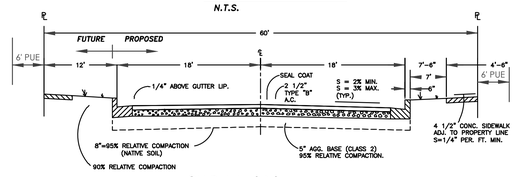
AQUIFER DRIVE
N.T.S.



MILLENNIUM WAY
N.T.S.



STREETS 'B' - "H"
N.T.S.



STREET 'A'
N.T.S.

SHEET

DRAWN BY:	BN
DATE:	DECEMBER, 2025
SCALE:	1"=60'-0"

REVISIONS		
MARK	DATE	
1		
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA. 93292
(559) 713-6139
owengineering09@gmail.com

TENTATIVE SUBDIVISION MAP

MILLENNIUM ESTATES
HANFORD CALIFORNIA

SITE

JOB NUMBER:

Exhibit B
Elevations and Floor Plans



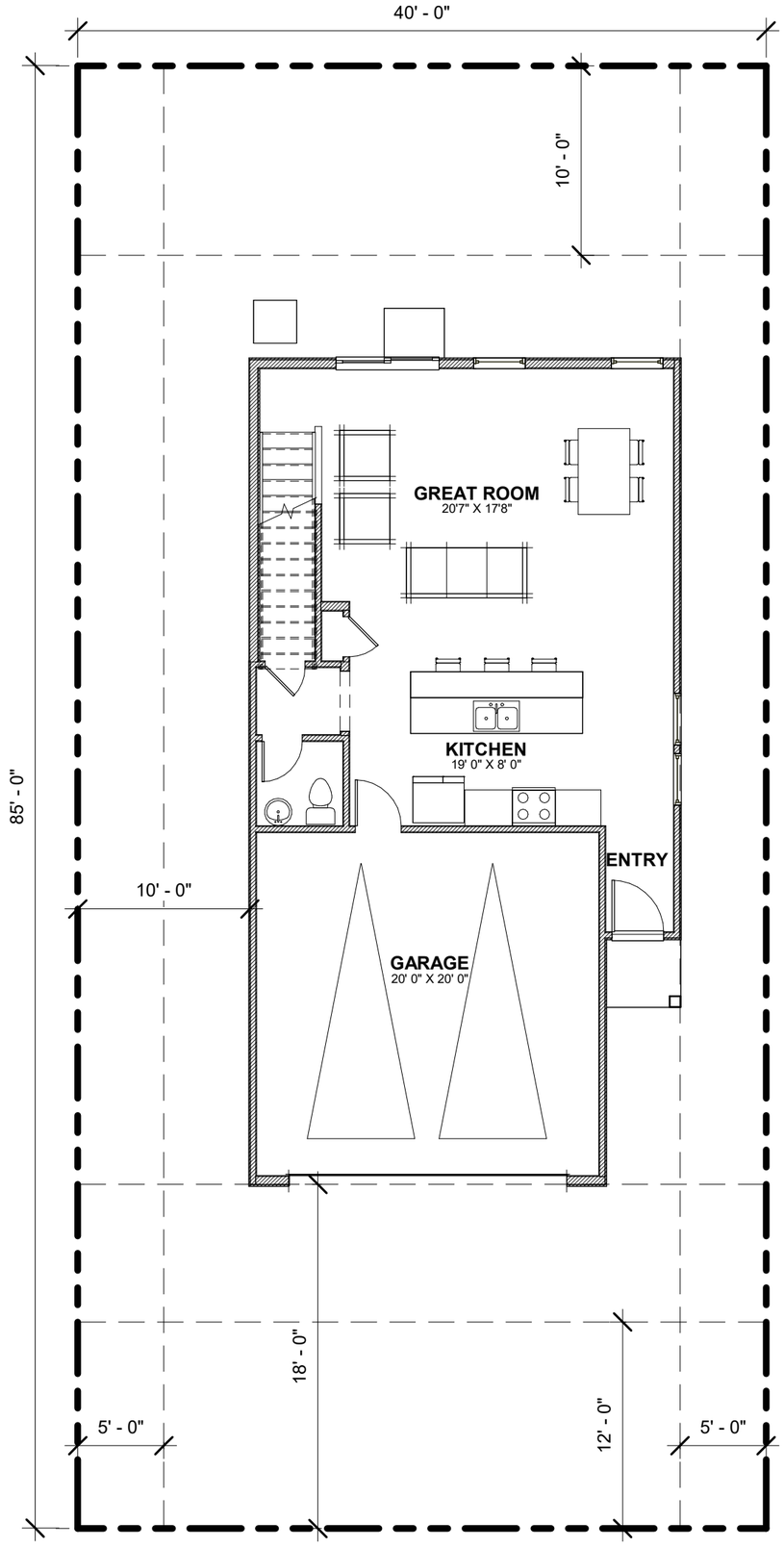
rrm design group

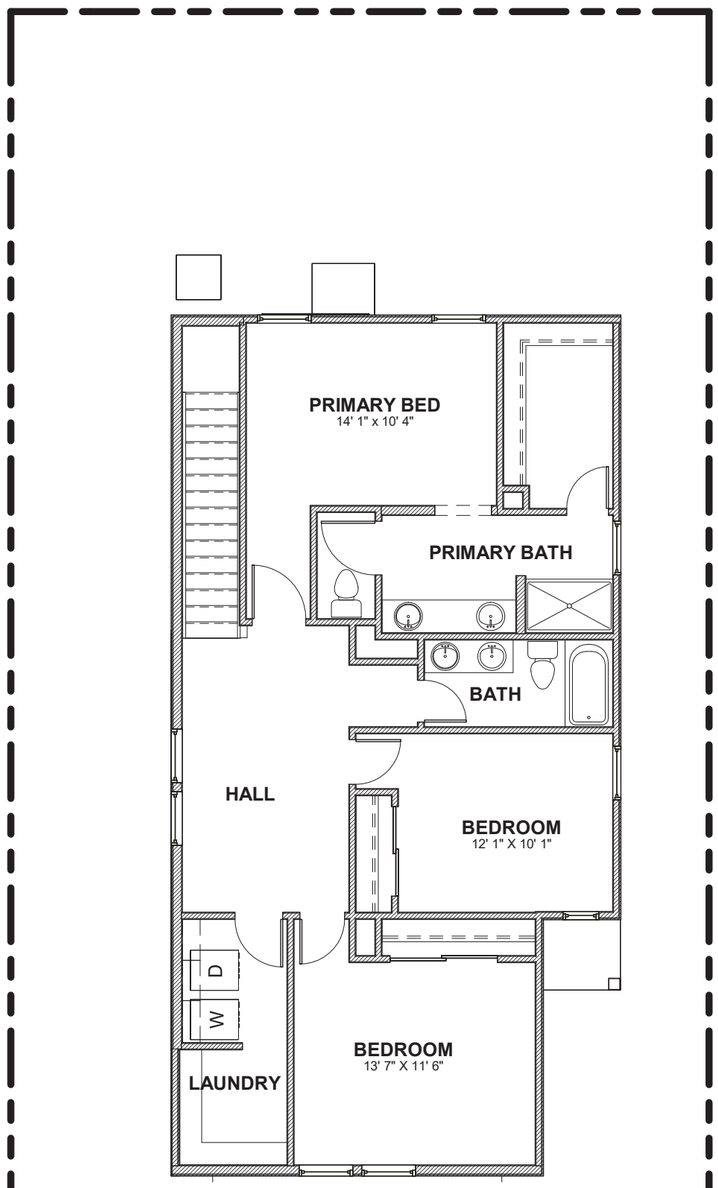
MILLENIUM ESTATES

LENNAR®

FLOOR PLANS, ELEVATIONS FOR CELESTIAL, & TREASURES







LENNAR®

rrm design group

HOUSE PLAN 1

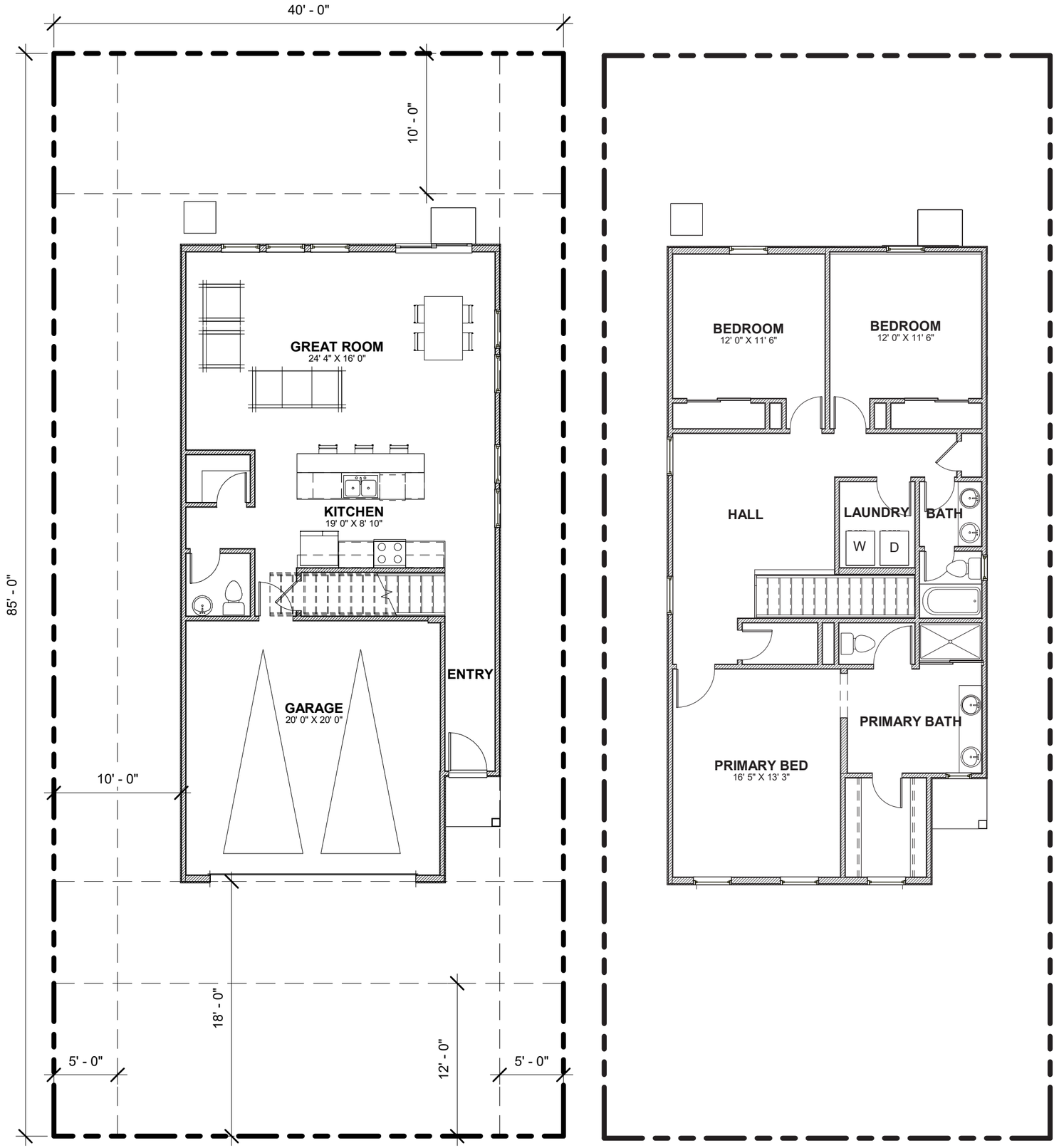
FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

1

#31.51-02-HS24
10 APRIL 2024



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HOUSE PLAN 2

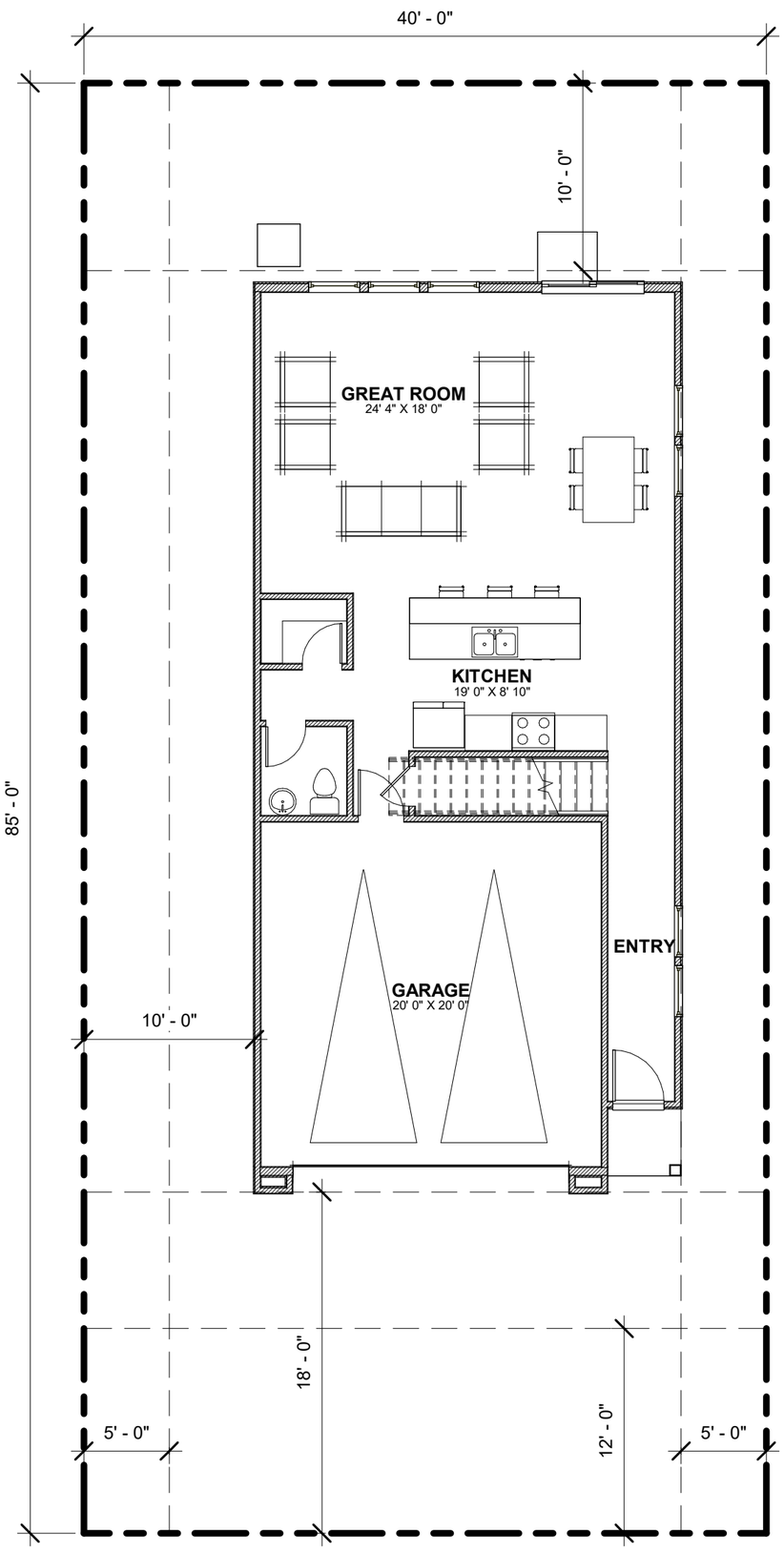
FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

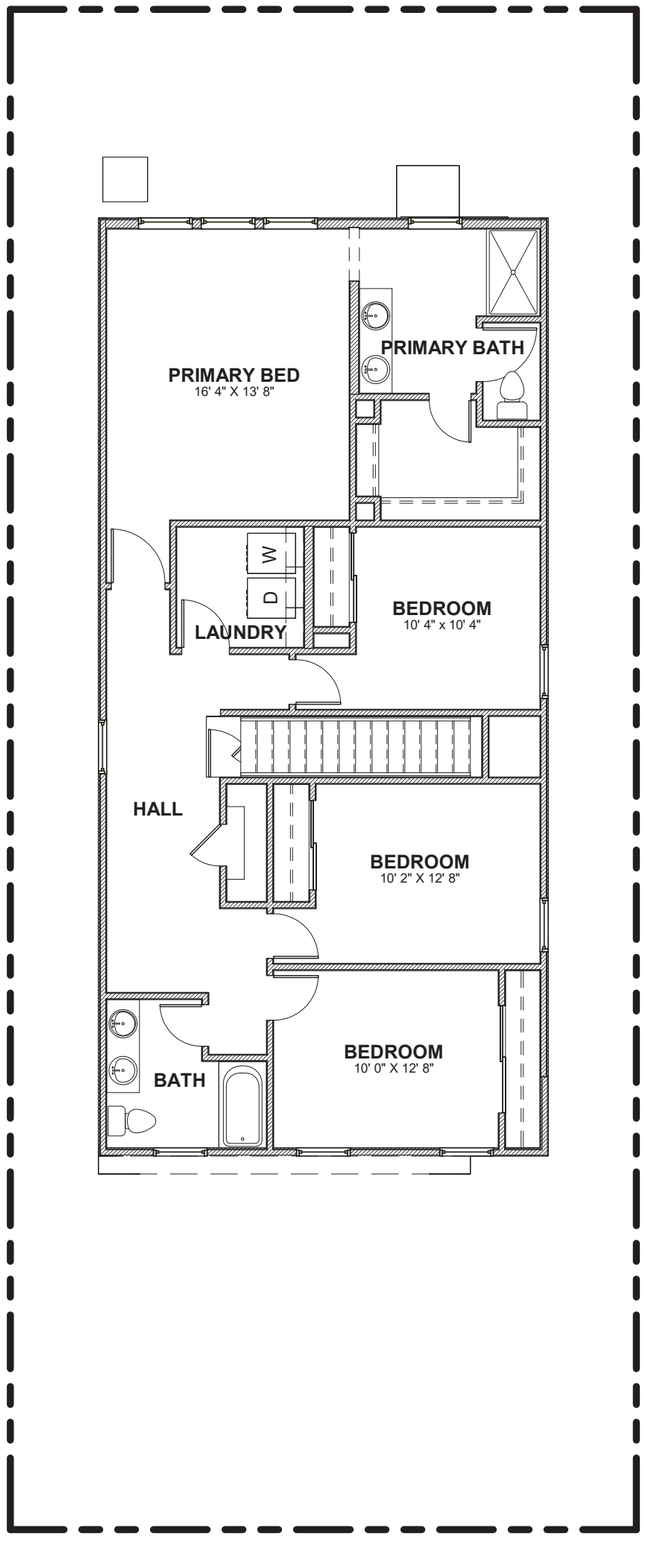
FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

2

#3151-02-HS24
10 APRIL 2024





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HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

3

#3151-02-HS24
10 APRIL 2024

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HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS "TRADITIONAL"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

4

#3151-02-HS24
10 APRIL 2024

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rrm design group



HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

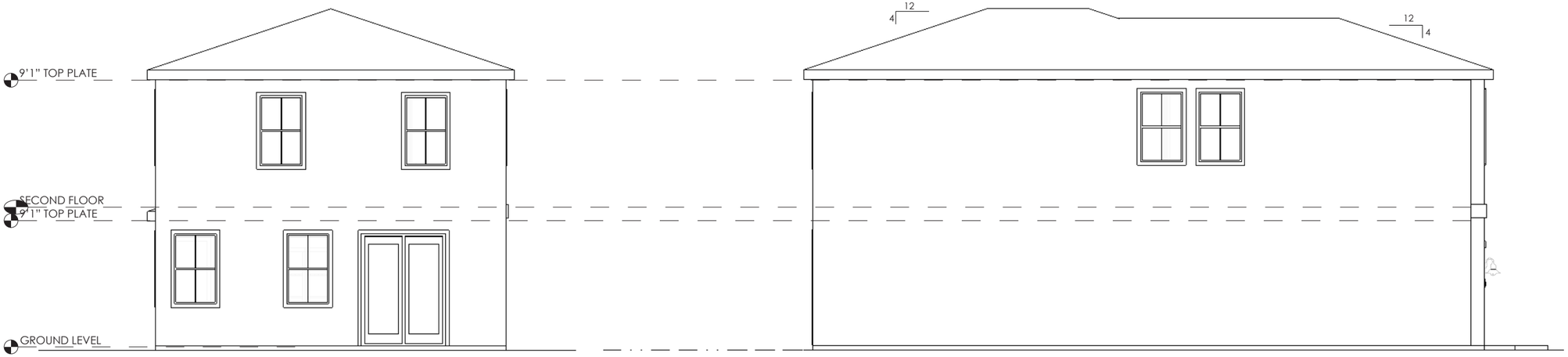
FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS “FARMHOUSE”

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

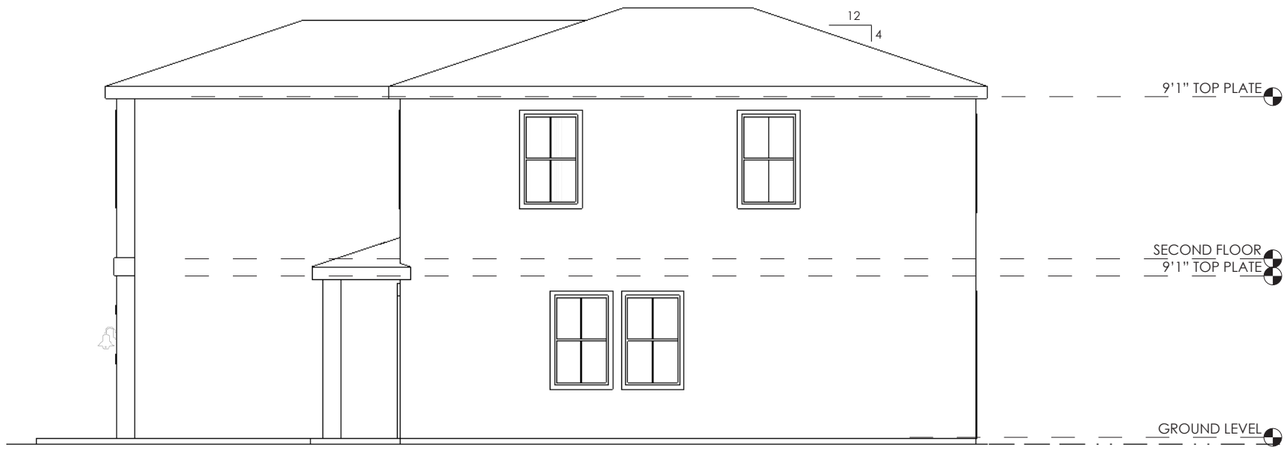
5

#3151-02-HS24
10 APRIL 2024



1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



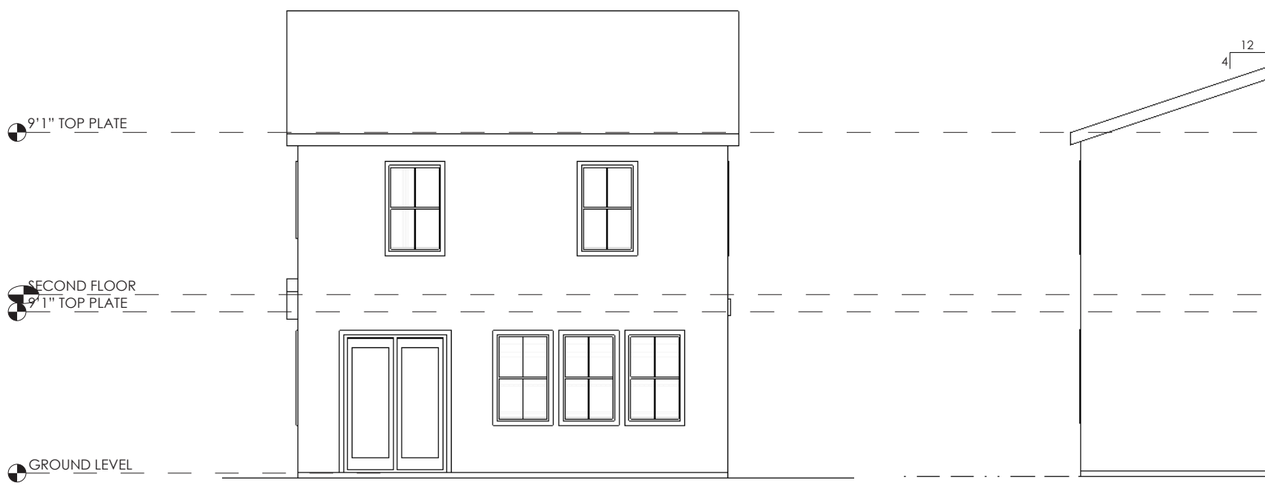
3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 1

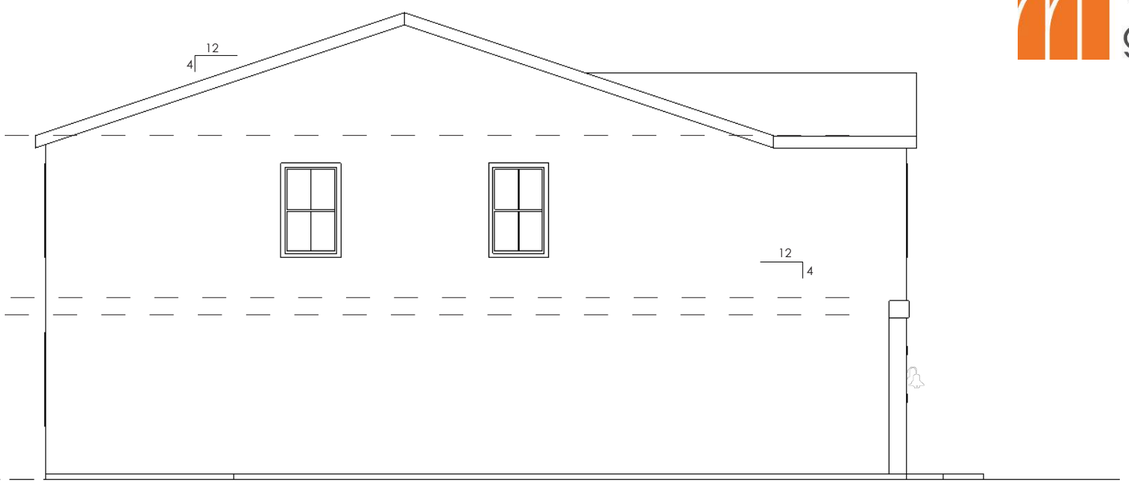
SCALE
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1/8" = 1'-0" (12X18 SHEET)

6

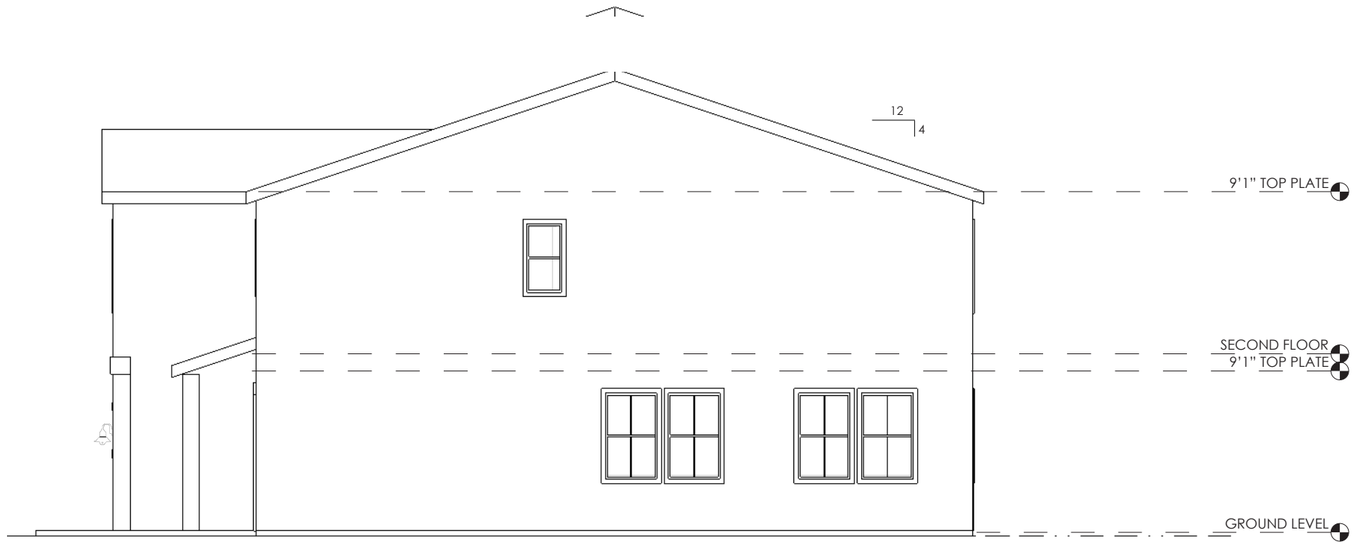
#3151-02-HS24
10 APRIL 2024



1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



2 LEFFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 2

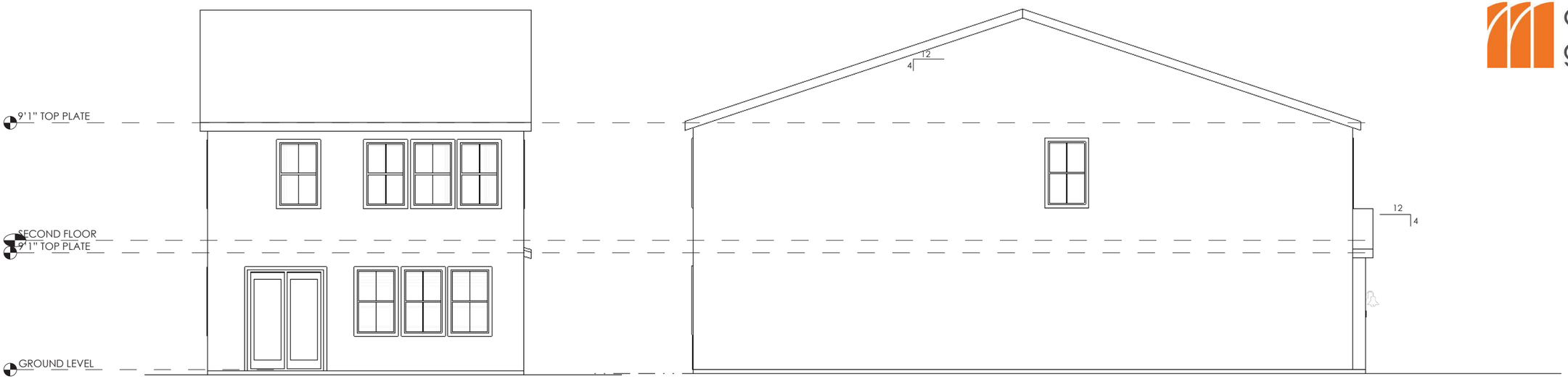
SCALE
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1/8" = 1'-0" (12X18 SHEET)

7

#3151-02-HS24
10 APRIL 2024

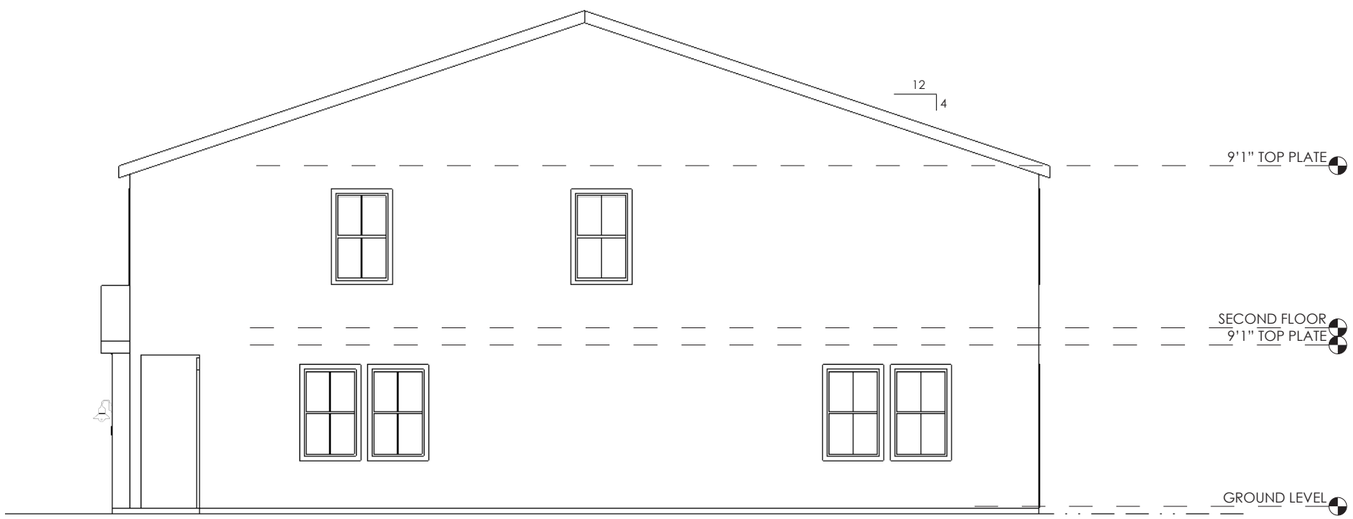
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1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



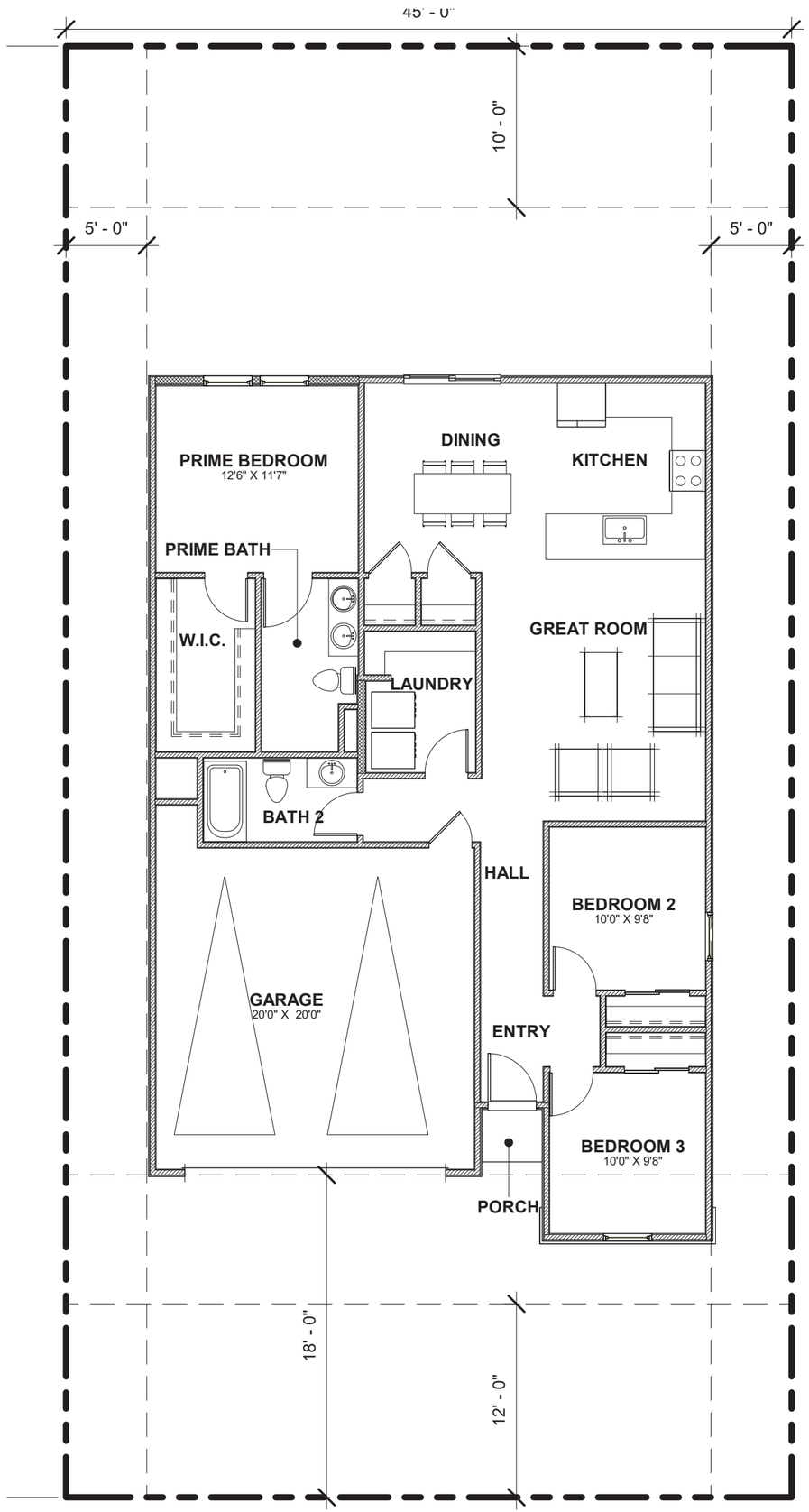
3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 3

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

8

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10 APRIL 2024



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HOUSE PLAN 1

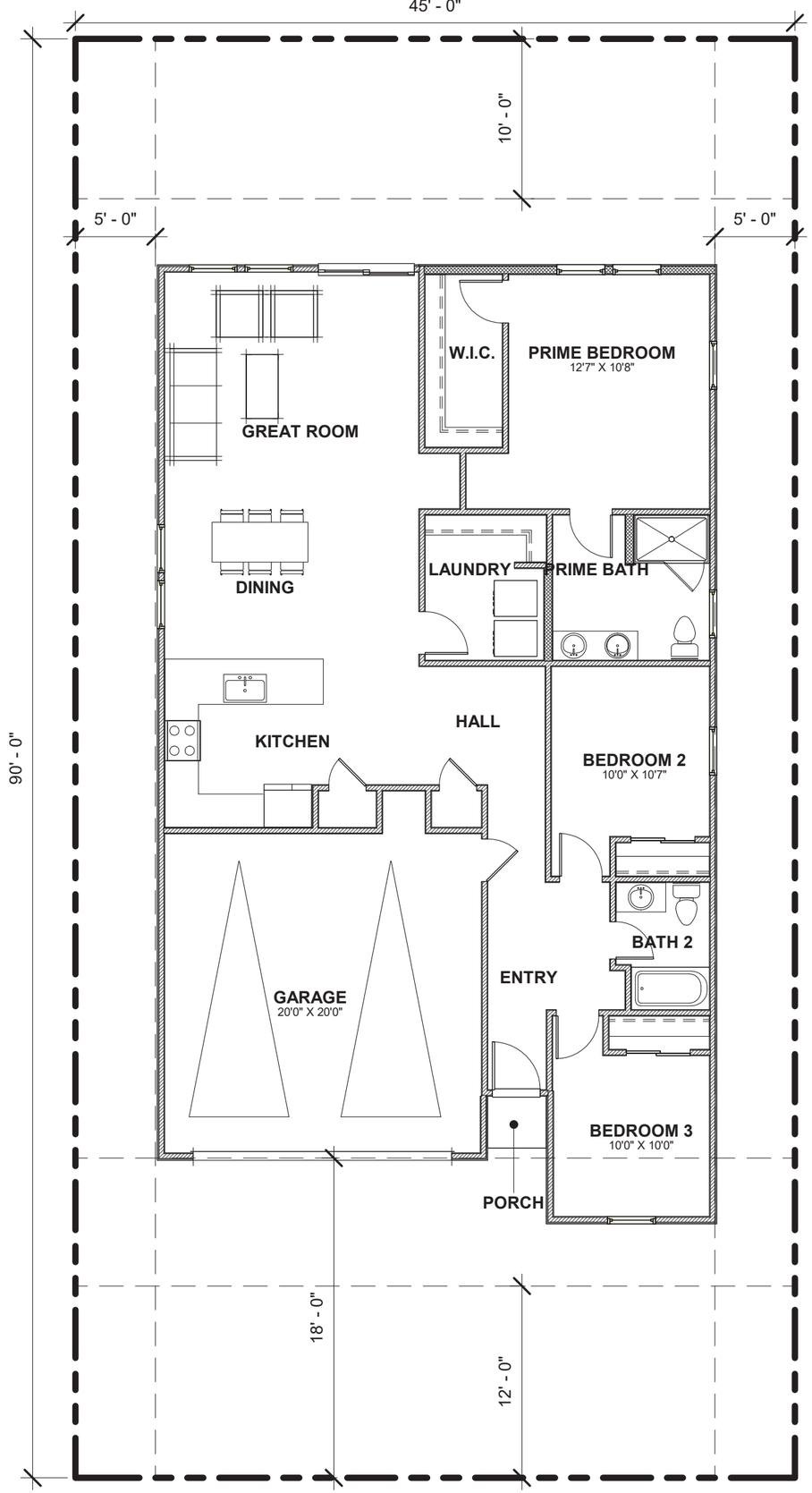
TOTAL AREA: 1,341SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

9

#3151-02-HS24
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HOUSE PLAN 2

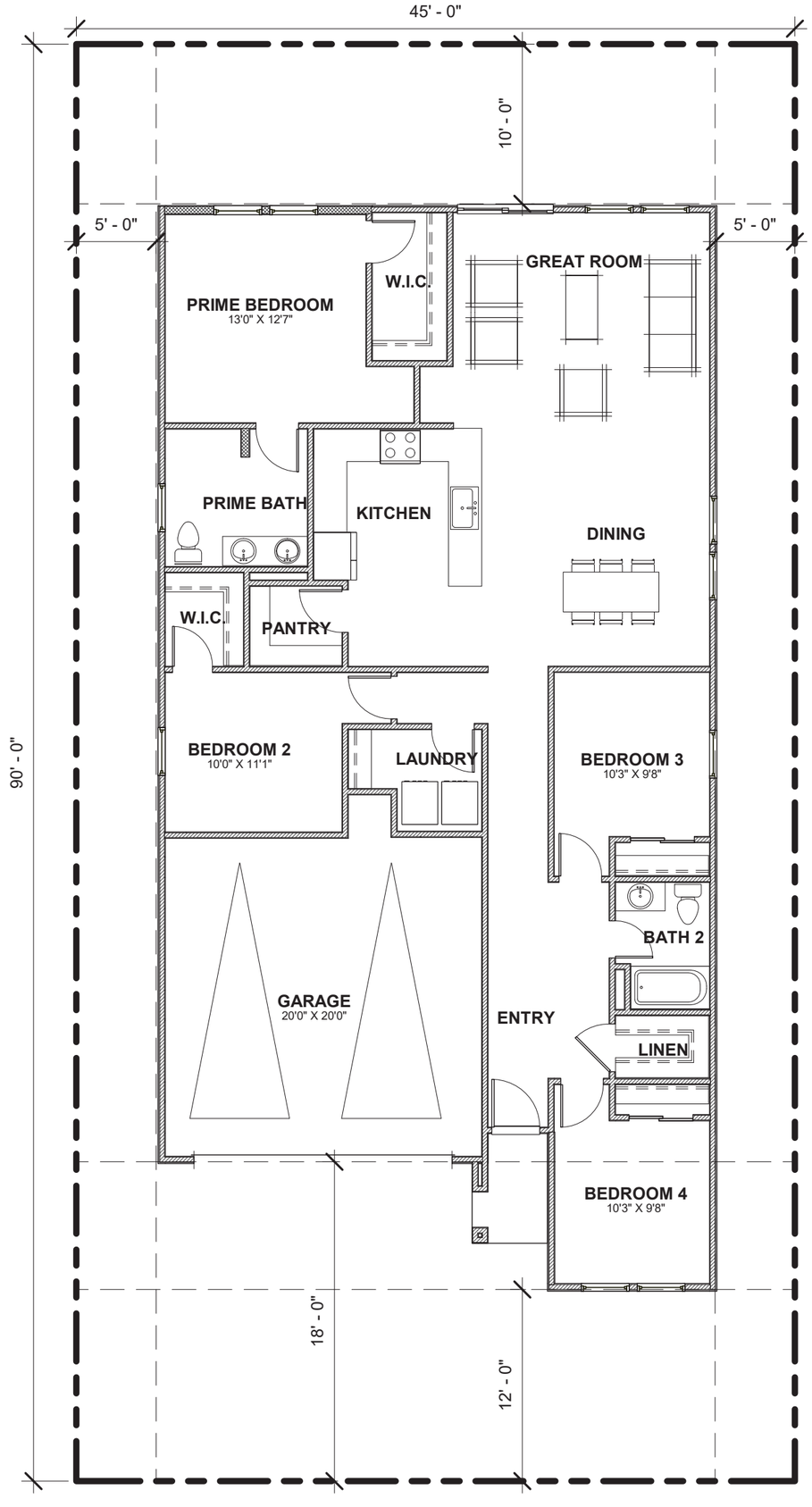
TOTAL AREA: 1,564 SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

10

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10 APRIL 2024



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HOUSE PLAN 3

TOTAL AREA: 1,755 SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

11

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HOUSE PLAN 1

TOTAL AREA: 1,341SF

HOUSE PLAN 2

TOTAL AREA: 1,564 SF

HOUSE PLAN 3

TOTAL AREA: 1,755 SF

ELEVATIONS "TRADITIONAL"

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HOUSE PLAN 1

TOTAL AREA: 1,341SF

HOUSE PLAN 2

TOTAL AREA: 1,564 SF

HOUSE PLAN 3

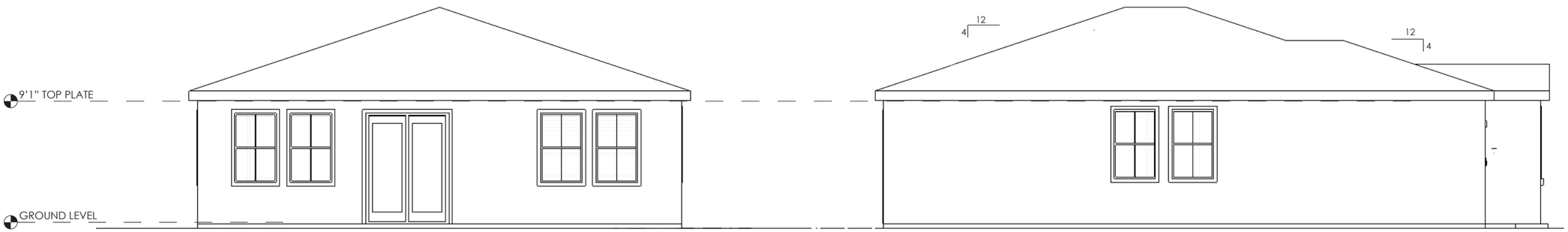
TOTAL AREA: 1,755 SF

ELEVATIONS "FARMHOUSE"

#3151-02-HS24
10 APRIL 2024

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1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 1

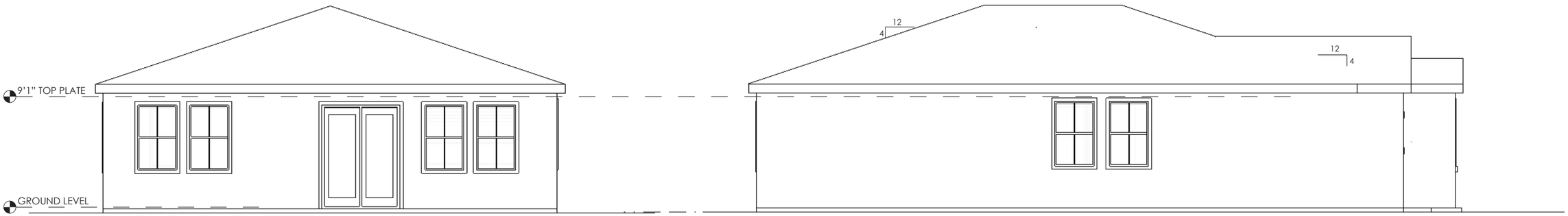
SCALE
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1/8" = 1'-0" (12X18 SHEET)

14

#3151-02-HS24
10 APRIL 2024

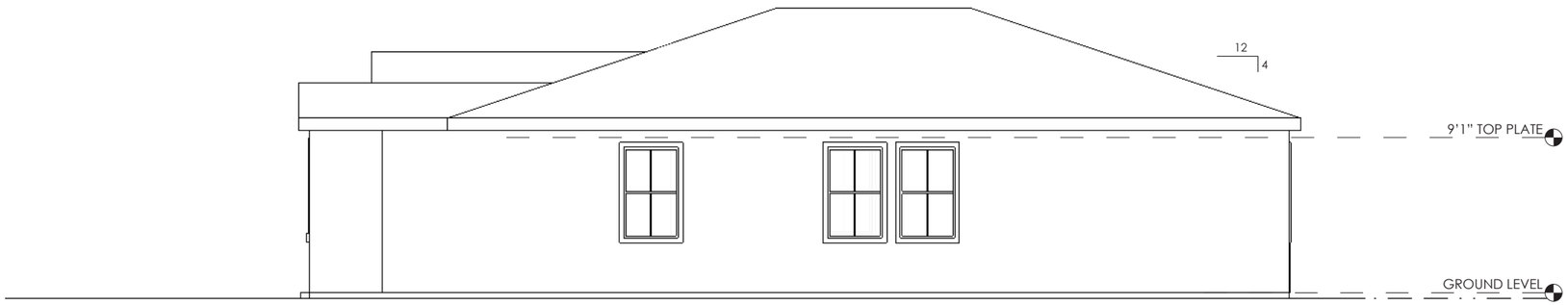
LENNAR®

rrm design group



1 **REAR ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

2 **LEFT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)



3 **RIGHT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 2

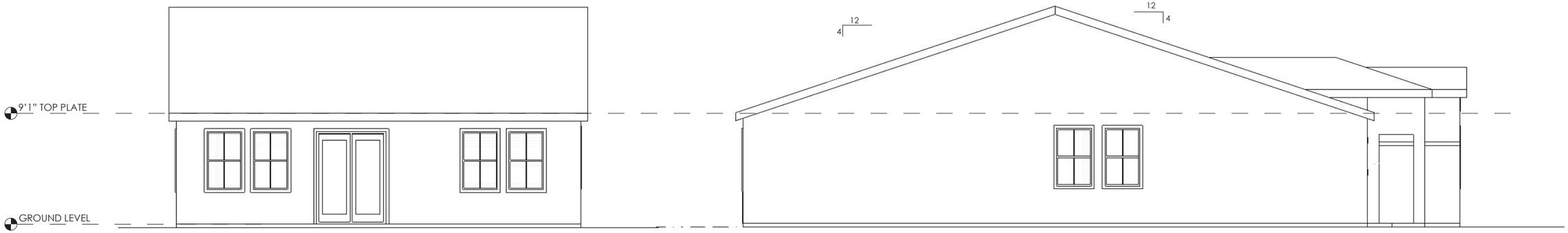
SCALE
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1/8" = 1'-0" (12X18 SHEET)

15

#3151-02-HS24
10 APRIL 2024

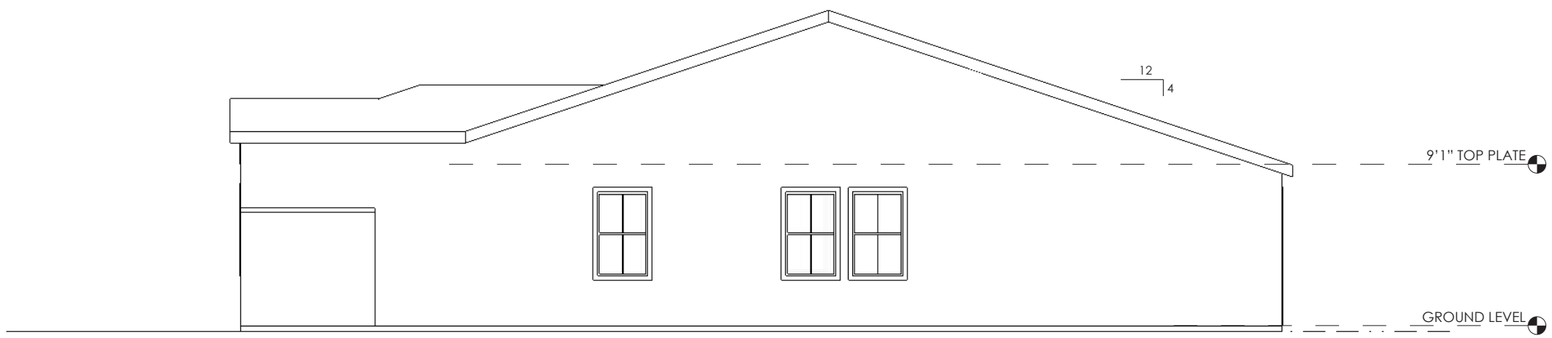
LENNAR®

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1 **REAR ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

2 **LEFT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)



3 **RIGHT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 3

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

16

#3151-02-HS24
10 APRIL 2024

Exhibit C
Mitigation Monitoring and Reporting Program

Exhibit D
Conditions of Approval

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Millenium Estates Project. The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the Project.

The first column of the Table identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the Lead Agency to ensure that individual mitigation measures have been monitored.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Biological Resources				
BIO – 1 To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March 1 through September 15.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-2 If the Project must be constructed between March 1 and September 15, a qualified biologist shall conduct six pre-construction surveys within ¼ of the Project across a minimum of two survey periods as outlined in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (SHTAC 2000).	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-3 Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
BIO-4 Should construction activity be necessary within the designated buffer around an active Swainson's hawk nest, a qualified biologist shall monitor the nest daily for one week, and thereafter once a week, for the duration of the activity or until the nest is no longer active, whichever comes first. Should construction activity within the buffer change such that a higher level of disturbance will be generated, monitoring shall occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer shall be altered or suspended until the biologist determines that there is no more potential to compromise success of the nest.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-5 If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-6 If construction must occur between February 1 and	Project Applicant/	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
August 31, a qualified biologist shall conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area shall encompass the site and surrounding lands within 500 feet for nesting raptors and 250 feet for other nesting birds.	Developer			
BIO-7 Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-8 If feasible, demolition and removal of the mature trees will occur outside of the period between April 15 and September 30. This is the time frame within which colony-nesting bats in the vicinity generally assemble, give birth, nurse their young, and ultimately disperse.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
BIO-9 Within 10 days prior to the removal of the site's trees, a qualified biologist shall survey them for roosting bats. The biologist shall look for individuals, guano, and staining, and shall listen for bat vocalizations. If necessary, the biologist shall wait for nighttime emergence of bats from roost sites.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-10 Should any active maternity roosts be discovered, the biologist shall identify a suitable construction-free buffer around the maternity roost. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the nursery is no longer active.	Project Applicant/ Developer	Prior to construction	City of Hanford	
BIO-11 If a non-breeding bat colony is found in tree cavities, the individuals shall be humanely evicted, under the direction of a qualified biologist, to ensure that bats are not physically harmed by removal of the trees.	Project Applicant/ Developer	Prior to construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
Cultural Resources				
CUL – 1 Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Hanford, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).	Project Applicant/ Developer	Prior to and during construction	City of Hanford	
CUL-2 In order to ensure that the proposed project does not impact buried human remains during construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the	Project Applicant/ Developer	Prior to and during construction	City of Hanford	

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
issuance of any grading permit, the project proponent shall provide the City of Hanford with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Kings County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as				

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.				
Hazards and Hazardous Materials				
HAZ-1 Soil sampling, per California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural properties (August 7, 2008)*[1] shall be conducted to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of arsenic is present, further analysis and sampling	Project Applicant	Prior to issuance of grading permit	City of Hanford	

[1] California Department of Toxic Substances Control. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf . Accessed April 2026.

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs approved thresholds.[2] If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits.				
Tribal Resources				
CUL-3 A burial treatment plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.	Project Applicant	Prior to any ground disturbing activities	City of Hanford	

[2] California Department of Toxic Substances Control. Human and Ecological Risk Office. June 2020, revised May 2022. https://dtsc.ca.gov/wp-content/uploads/sites/31/2025/04/HHRA-Note-3-Revised-April-2025.pdf Accessed April 2026.

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS
SITE PLAN NUMBER: TSM0016-25; PUD 47-25
CONTACT: Gabrielle Myers, Principal Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: Planned Unit Development Overlay 47-25

Tentative Tract 949 is a request to subdivide a 30.9-acre site into a 211-unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district.

Planned Unit Development No. 47-25 is a request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. Requested deviations are as follows:

Section	Requirement	Deviation Requested
§ 17.10.030 Lot area	The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.	Minimum lot size of 3,255 sq. ft.
§ 17.10.040 Lot Dimensions	Frontage: The minimum lot frontage shall be 40 feet	Minimum frontage 40 ft.
	Width: The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.	Minimum interior lot width: 40 feet Minimum corner lot width: 45 feet
	Depth: The minimum lot depth shall be 90 feet	Minimum depth: 81 feet
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Elevations and a 0.66-acre open space area are proposed to off-set the requested deviations.



at: 36.328126° Zoom
on: -119.689572° 16

1. **That 2.27 acres of park space are required for the subdivision, based on the below calculation, park space is requested to be accommodated through the provision of impact fees, for the future development of a regional park to serve the area.**

Calculation:

3.5 acres of park space required per 1,000 residents

211 units (3.08 persons/household) = 649.88

649.88 persons/1000 = 0.64988

.64988 x 3.5 acres = **2.27458 acres of open space required**

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That the site be developed according to the approved site plan, titled TSM0016-25 and PUD0047-25 with minor modifications to be approved by the Community Development Department.

4. 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.

5. 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.

Draft Conditions of Approval

Right-to-Farm:

☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.

☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:

☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a

condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Form template attached

Dwelling Units per Lot (Section 17.10.050)

☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Building Setback Area (Section 17.10.070)

☒ That no structure shall be placed within a building setback area.

☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space, except as modified by PUD 47-25.

☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet, except as modified by PUD 47-25.

☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high, except as modified by PUD 47-25.

☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Section	Requirement	Deviation Requested
§ 17.10.070 Building Setback Areas	Front – Livable: 15 feet	Front – Livable: 10 feet
	Front – Garage: 20 feet	Front – Garage: 18 feet
	Rear – one-story: 15 feet	Rear – one-story: 10 feet
	Rear – two-story: 25 feet	Rear – two-story: 10 feet
	Side – Interior: 5 feet	Side – Interior: 5 feet
	Side – Street-Side: 10 feet	Side – Street-Side: 10 feet

Distance between Structures (Section 17.10.080)

☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Accessory Structures (17.10.120)

☒ That accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum 120 square feet.

B. The walls shall be at least three feet from rear and side lot lines.

C. The roof eaves shall be at least two feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of 10 feet.

E. The plate line height shall be a maximum seven feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of 10 feet.

Other Setback Standards (17.10.130)

☒ That mechanical equipment shall be located a minimum of three feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.

☒ That above or below ground swimming pools shall be set back five feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.

☒ That decks, balconies, and other types of platforms with a floor height over two feet high shall be set back five feet from the rear and interior side lot lines and 10 feet from the street side lot line.

Off-Street Parking Section 17.10.140

☒ That the single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways.

☒ That no recreation vehicle, including, without limitation, camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

☒ That all recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

☒ That no recreational vehicle or trailer shall be used as a residence.

☒ That all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

☒ That repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

☒ That garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

Usable Open Space (Section 17.10.150)

☒ That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide, except as modified by PUD 47-25.

Section	Requirement	Deviation Requested
§ 17.10.150 Usable Open Space	400 square feet per dwelling unit. The open space shall be a minimum 15-feet wide	400 square feet per dwelling unit. The open space shall be a minimum 10-feet wide.

Landscaping (Section 17.10.160)

☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the font lot line street curb.

☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

☒ That each lot owner within Tentative Tract 916 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC 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 no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ 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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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.

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO :

CITY OF HANFORD
315 N. DOUTY STREET
HANFORD, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE AND ACKNOWLEDGMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE CITY OF HANFORD

NOTICE IS HEREBY GIVEN pursuant to City of Hanford Municipal Code Section 16.40.110, that the City Council of the City of Hanford has adopted policies which establish agriculture and agricultural facilities and operations as priority uses on productive agricultural lands within Kings County or the City of Hanford, and residents and other occupants of property should be prepared to accept inconveniences or discomfort from normal, usual, and customary agricultural operations, facilities, and practices.

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

PROJECT APPLICATION NO.: _____

LEGAL DESCRIPTION OF PROPERTY: Real property in the City of Hanford, County of Kings, State of California, described as follows:

[insert legal description]

The above described property is recognized to be in the vicinity of, or adjacent to, land designated and utilized for agricultural uses, facilities, and operations, and may be subject to inconveniences or discomforts arising from the pursuit of those agricultural operation, including, but not limited to, land preparation, cultivation, growing and harvesting of crops, raising of livestock, dairy production, processing of agricultural commodities, viticulture, apiculture, horticulture, aquaculture, poultry, and other agricultural operations.

THE UNDERSIGNED HEREBY ACKNOWLEDGES AND UNDERSTANDS, on its own behalf and on behalf of its successors-in-interest, the agricultural land use protection and right to farm policies of the City of Hanford and will PROVIDE A COPY OF THIS NOTICE to the subsequent owner of the above described property. Such policies include:

1. City of Hanford General Plan Policy L6, which states, "Recognize and protect the right of agricultural uses within the growth boundary to exist and continue to operate in proximity to new development on the fringes of the City."

2. City of Hanford Municipal Code Section 16.40.110.B.:

> "[T]here is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county; and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited

to, equipment and animal noise; farming activities conducted on a 24-hour-a-day, seven days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations."

3. City of Hanford Municipal Code Section 16.40.110.C., which indicates:

> "No lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences."

Every subsequent owner of the above referenced property shall be required to provide a copy of this notice to any subsequent owner or renter of the property.

Date: _____ [insert subdivider/property owner]

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 938

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2023-13 approved the development of Tract No. 938 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 938 by the lot owners in Tract No. 938:

CONDITIONS:

1. Pursuant to California Streets & Highways Code § 5600, *et* seq., and Hanford Municipal Code Chapter 12.20, each owner of a lot fronting a street is responsible for maintaining, repairing, and replacing the abutting sidewalk. Streets & Highways Code Section 5600 defines "sidewalk" to include the parkway ("parkway") area between a property line and street line. Accordingly, each lot owner within Tract No. (insert tract number) as described on Exhibit "A" attached hereto ("**Property**") shall care for and maintain the trees ("street trees") and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the street trees and lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission.

2. Lot owners are solely responsible for parkways and will ensure that street trees and the lawn area are properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the trees and lawn area.

3. Should a street trees or the lawn area become damaged, diseased, severely pruned, neglected, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. Street tree replacement shall comply with the requirements of Hanford Municipal Code Section 12.12.210, as may be amended.

4. Per Hanford Municipal Code Section 12.12.210, as may be amended, unless an exception applies, street trees may not be pruned or removed without first obtaining a permit from the City of Hanford.

5. We understand and agree that failure of the owner of the Property to comply with the conditions identified above shall constitute a breach of the obligations as identified in this document and shall also constitute a violation of the provisions of Titles 12 and 17 of the Hanford Municipal Code.

6. The provisions of this document shall run with all of the Property, shall be binding upon all persons having or acquiring any interest in the Property, or any part thereof, shall burden every portion of the Property, and any interest therein, and shall benefit and may be enforced by the City of Hanford.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND the owner(s) of the Property's obligations for the care and maintenance of sidewalks (as that term is defined by the Streets & Highways Code and the Hanford Municipal

Code), including, without limitation, the parkway along the street frontage(s) of the lots within the Property and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Date: _____ (insert property owner/subdivider)

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 _____

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Real property in the City of Hanford, County of Kings, State of California, described as follows:

Lots 1 through 49, inclusive, of County Tract No. 938 – Phase 1 Lunaria – Phase 1A in the City of Hanford, County of Kings, State of California, as per Map recorded in Book 27, Page 71 of Maps, in the Office of the County Recorder of said County; and

Lots 1 through 58, inclusive, of County Tract No. 938 – Phase 2 Lunaria – Phase 1B in the City of Hanford, County of Kings, State of California, as per Map recorded in Book 27, Page 77 of Maps, in the Office of the County Recorder of said County.

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

PROJECT: TSM0016-25 (12501 LACEY BLVD.)
Millennium Development

Maps and Plans:

1. That the developer submit to the City Engineer, utility master plans for water, sanitary sewer and storm sewer drainage, identifying sizes and locations. The developer shall also submit separately to the City Engineer, a preliminary soils report, grading and improvement plans for all onsite and offsite improvements including existing and ultimate right-of-way, underground utilities, curbs, gutters, sidewalks, masonry walls with calculations, refuse enclosures, parking lots, irrigation systems, street improvements and other improvements required by the conditions of approval for the development. Improvement plans shall include topography that extends a minimum of 150' from the project boundary. Improvement plans shall include all City of Hanford Construction Standard Detail's pertinent to the project by either reference or inclusion. Plans shall be prepared by a registered civil engineer, and must be submitted by using the Self-Service Portal (link below) to be reviewed and approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

   https://selfservice.cityofhanfordca.com/EnerGov_Prod/SelfService#/home.

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the City's Utilities and Engineering Department.

2. All easement locations and widths shall be subject to the approval of the City Engineer and shall be dedicated on the applicable Final Map or by separate instrument recorded concurrently with the appropriate Final Map.

3. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

4. Temporary turnaround easements will be required where roads dead end due to development phasing or other circumstances that trigger a need for a temporary turnaround.

5. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Millennium Way– Five feet
   b.) Aquifer Drive – Five feet

Steve Coodey — 3/18/2026
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c.) All residential streets – Six feet

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That developer dedicate to the City, additional right of way along the west side of Aquifer Drive development frontage, to facilitate construction of the development frontage improvements to the ultimate Major Collector Street right-of-way of eighty-four foot (84').

3. That all proposed Outlots located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Millennium Way and Aquifer Drive and at locations where an abutting Outlot exists, and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, streetlights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford's Active Transportation Plan (ATP), and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

    a. All power poles, utility poles, water wells and all other existing utilities in conflict with development shall be removed, relocated or abandoned at the developers expense.

    b. That a timber barricade be installed at the north terminus of the most westerly residential street and at the west end of the most northerly residential street.

2. That all corner lots meet the requirements of California's daylighting law (Assembly Bill 413) prohibiting parking within 20 feet of a crosswalk, marked or unmarked, to improve visibility and pedestrian safety. Curbing at locations meeting this requirement shall be painted red.

3. That the developer shall install along all Collector Streets, two (2) 3" pvc communication conduits with city approved handhole's placed at a maximum of 500' spacing and 50' from all intersections as measured from face of curb at abutting street. Mule tape shall be installed in the conduit for the complete length of the conduit installation. Fifty feet (50') of

excess mule tape shall be secured and coiled in each handhole location for future wire pulling. Alignment of the conduit shall be the opposite side of roadway from the water main alignment or as determined by the City per City Standard.

4. That all streets within the subdivision shall be developed to residential street standard ST-32 with a Traffic Index of 5, except the following:

   a. Aquifer Drive shall be developed as Major Collector Street with an 84-foot ultimate right-of-way. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and the City of Hanford's ATP and as follows:

      i. Traffic index used for the design of street structural section shall be a minimum of 11.0.

      ii. A four and a half-foot (4 ½') detached sidewalk shall be constructed along the development frontage.

      iii. Class II bike lanes shall be installed for the southbound lane of Aquifer Drive.

      iv. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Aquifer Drive concurrent with the submittal of development improvement plans. Reconstruction of Aquifer Drive (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.

      v. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable.

      vi. A 14-foot-wide painted median along the project frontage to allow for a protected southbound left turn lane at Millennium Drive, and all street signing and striping.

      vii. That the developer install a timber barricade per City Standard Detail GE-59 at the southern terminus of Aquifer Drive where right-of-way dedication ends.

   b. Transition lanes shall extend beyond phase boundaries where necessary and as determined by the City and shall be designed in conformance with the CALTRANS Highway Design Manual and constructed in conformance with City Standards. Transition pavement is considered temporary and is not reimbursable by the City.

   c. Millennium Way shall be developed as Major Collector Street, starting from the west boundary of the subdivision and connecting to Aquifer Drive. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, the City of Hanford's ATP and as follows:

      i. Traffic index used for the design of street structural section shall be a minimum of 11.

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ii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, detached sidewalk, landscaping, decorative masonry block wall, street lights, street paving, and all street signing, striping, a timber barricade at south end of street and transition paving as required.

iii. Install curb, gutter and sidewalk along the Millennium Way frontage for Parcel No. 011-010-011.

iv. A four and a half-foot (4 ½') detached sidewalk shall be constructed along the development frontage.

v. Developer to install a timber barricade at the west terminus of Millennium Way per City Standard Detail GE-59.

vi. Class II bike lanes shall be installed for both westbound and eastbound lanes of Millennium Way.

5. That streetlights shall be installed throughout the subdivision in conformance with City Standard GE-56, modified to meet Southern California Edison's LED equivalent requirements. Developer shall coordinate with Southern California Edison to implement the design and installation of streetlights. Streetlights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Millennium Way and Aquifer Drive, for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, pilasters shall be introduced at step locations and /or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both Utilities and Engineering Department and Community Development Department.

   b. A 4 1/2 foot wide detached sidewalk along the development frontages of Millennium Way and Aquifer Drive.

   c. Landscaping and irrigation system improvements shall be constructed along the development frontages of Millennium Way and Aquifer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the Utilities and Engineering Department, Parks & Recreation, and Community Development Department.

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2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted to concrete pads.

Open Space Outlot Improvements:

1. Developer shall provide plans to the city showing planned improvements to the Open Space Outlot. The Open Space Outlot will be maintained by the CFD.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer install a 12-inch sanitary sewer main in Millennium Way. That the design of the sanitary sewer system include a connection to the existing sewer lift station located at the northeast corner of Aquifer Drive and Millennium Way.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for the City's Engineering Department review and approval prior to beginning construction. A reimbursement agreement if developed, will last for a period of 10 years from the date of recordation.

4. The developer shall provide a 1-inch water service to APN: 011-010-011 along the Millennium Way property frontage.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all storm drainage from proposed development shall connect to an existing 36-inch storm drain pipe located in Aquifer Drive that connects to the existing storm basin on the east side of Aquifer Drive.

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Assistant Engineer- 559-585-2582 DATE

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer shall install an 12" water main in Millennium Way that extends from the west project boundary and connects to the existing 24" water main in Aquifer Drive.

3. That the developer install an 8" water main within all residential streets.

4. That the developer abandon an existing 6-inch water service manifold at the intersection of Aquifer Drive and Millennium Way provided to service APN: 011-010-011.

5. That the developer provide a 1-inch water service to APN: 011-010-011 along the Millennium Way property frontage.

6. Oversizing improvements may qualify for reimbursement, in the form of impact fee credits, in accordance with Hanford Municipal Code (HMC) Section 13.08, or revisions thereof. That a reimbursement agreement be established in accordance with HMC Section 13.08 for water system main oversizing improvements constructed within Millennium Way. Fixed reimbursement costs, to be applied in the form of impact fee credits, for oversizing improvements as identified herein, shall be per the HMC and adopted Development Impact Fee Study dated September 2019. Reimbursement credits shall be based on the current City Master Fee Schedule in effect at the time of improvement installation and operational acceptance.

7. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a Community Facilities District (CFD) for the maintenance of street lighting, decorative block fencing, landscaping and irrigation located in all Outlots, streets, striping and signage and storm drain collection system located as shown on the tentative subdivision map.

2. That prior to funds from the CFD being obtained, the developer shall be responsible for the maintenance of all items mentioned in this section.

Special Requirements:

Steve Coodey — 3/18/2026
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1. That a right-to-farm provision be recorded with the recording of the final subdivision map to ensure that future residents of the homes in the subdivision are aware of the adjacent agricultural uses and their right to continue to operate.

2. That each lot owner within the development shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s) as described in the Hanford Municipal Code **§ 12.12.300 Property owner maintenance—Responsibility and duty to public.**

3. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip in conformance with the Hanford Municipal Code as described in this section. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as an Exhibit B.

City Development Impact Fees:

Fees due at time of building permit:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

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Assistant Engineer- 559-585-2582 — DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Fees due at time of Final Map:

1. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee shall be payable prior to recording to recording of final subdivision map.

2. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Steve Coodey — 3/18/2026
Assistant Engineer- 559-585-2582 — DATE

TENTATIVE SUBDIVISION MAP
MILLENNIUM ESTATES
HANFORD, CALIFORNIA

BEING A SURVEY OF THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA. JANUARY, 2026

NE 1/4 NW 1/4 SEC. 34-18/21

N

W E

S

1"=60'-0"

TRINITY RANCHES LLC
12773 LACEY BLVD
HANFORD, CA 93230-9233
DOC 1211559 KCR
APN :011-010-002-00

ROBERT JENKISON
DOC 2111560 KCR
APN 011-010-009

FOUND 3/4" IP TAGGED LS 4160 N76° 12' 04"E 0.38' FROM CALCULATED POSITION

EXISTING FENCE

FOUND 3/4" IP NO TAG COURSE: N03° 31' 41"E 0.21' FROM CALCULATED POSITION

PVC VENT PIPE

PAROL EVIDENCE FROM MR. WILLIAM WINTERBERG CONFIRMED IRRIGATION LINE IS CAPPED AND TERMINATED AT LAST VALVE

RICHARDSON L L ESTATE
APN :011-010-006-000

PARCEL 4
PM 5-31 KCR

BURIED IRRIGATION LINE

APPROX. 5' OF 1 FROM PL RESERVE STRIP / DEDICATION

FOUND 1/2" REBAR TAGGED LS4375

60' WIDTH 1' FROM PL RESERVE STRIP DEDICATION

DIRT ROAD

N89°56'44"W 961.23'
(N89°56'41"E 961.23')

IRR. VALVE

IRR. GATION STAND PIPE

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'G'

STREET 'H'

MILLENNIUM WAY

AQUIFER DRIVE

KARAYAN FAMILY TRUST
APN :011-010-010-000
CONTAINING 38.89 ac±

OUTLOT-'H'
AREA=0.66 ACRES

OUTLOT 'A' 398 SF

OUTLOT 'B' 3978 SF

OUTLOT 'C' 1035 SF

OUTLOT 'D' 6323 SF

OUTLOT 'E' 864 SF

OUTLOT 'F' 421 SF

OUTLOT 'G' 3,192 SF

OUTLOT 'I' 421 SF

1' RELINQUISH ACCESS RIGHTS AND BLOCK WALL ESMT

RELINQUISH ACCESS RIGHTS

NEW SL TYP.

APPROXIMATE C/L OF EASEMENT TO SCE

POSSIBLE LOCATION OF SOUTH DITCH PER DEED

END OF (E)10"SEWER

END OF (E)36"STORM

EASEMENT TO SOUTHERN CALIFORNIA GAS

OVERHEAD ELECTRICAL LINE

(E)SL

(E)WATER

(E)SDMH 12"INV=217.50 (W) 36"INV=217.50(E,N,S)

(E)SSMH 12"INV=209.56 INSTALL NEW 36" SD

REMOVE (E)SDMH 12"INV=219.32

NOT-A-PART
KARAYAN FAMILY TRUST
PARCEL 3
DOC NO. 1507426 KCR
APN :011-010-011-000

ADJUSTED PARCEL 2
LLA PMW0027-25
2601163 & 2601164

NOT-A-PART
(E)STORMWATER BASIN

KARAYAN FAMILY TRUST
APN :011-010-046-000

FOUND 1/2" REBAR TAGGED LS4375

N89°52'47"W 375.00'
(N89°52'47"W 375.00')

N89°52'47"W 296.04'
(N89°52'47"W 296.00)

N90°00'00"W 957.11'

N36° 12' 59"E 0.27' FROM CALCULATED POSITION

E. LINE SE 1/4 NW 1/4 SEC. 34-18/21

S. LINE SE 1/4 NW 1/4 SEC. 34-18/21

CTR 1/4 SEC. 34-18/21 FD 1/P IN CONC.TAG ILL PER 18-91

(N89°52'47"W 1332.08') BASIS OF BEARINGS

(78.96') 78.96'

N00°04'13"E 1321.95'

N00°06'14"E 2650.00'

84' WIDTH RESERVE STRIP / DEDICATION

PROJECT INFO

NORTH AND SOUTH WEST CORNER OF AQUIFER DRIVE AND MILLENNIUM WAY
APN: 011-010-010
TOTAL AREA:30.90 AC
EXIST US: VACANT/ AG
PROPOSED USE: SINGLE FAMILY PUD
FLOOD ZONE: X
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
MIN. LOT SIZE :3,255 SQ FT
MAX. LOT SIZE: 8,808 SQ FT
SINGLE FAMILY UNITS: 211
DENSITY: 6.82 UNITS/ AC
OPEN SPACE: 0.66 AC
45' x 90': 77 LOTS
40' WIDE: 134 LOTS

OWNER

KARAYAN FAMILY TRUST
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

DEVELOPER

N&M CAPITAL, LLC
GREG NUNLEY (559) 799-6993
1878 N. MOONEY BLVD SUITE J
TULARE, CA 93274

SETBACKS

12' FRONT LIVABLE SPACE
18' FRONT GARAGE
10' REAR ONE/TWO STORY
5' SIDE INTERIOR LOT
10' SIDE CORNER LOTS

NOTE:

ALL OUTLOTS TO BE DEDICATED TO THE CITY OF HANFORD AND ANNEXED INTO A CFD DISTRICT.

W. LACEY BOULEVARD

SOUTH 11TH AVENUE

COUNTY OF KINGS

SITE

FIRE STATION DRIVE

SOUTH 12TH AVENUE

CITY OF HANFORD

SOUTH 13TH AVENUE

MAIL DRIVE

CENTENNIAL DRIVE

S.P.R.R.

GLENDALE AVE.

STATE ROUTE 198

VICINITY MAP
N.T.S.

PLOTTABLE EXCEPTIONS:

FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO.:15862-7204880 DATED FEBRUARY 07, 2025

A) RIGHT OF WAY FOR PUBLIC ROADS, DITCHES OR CANALS HERETOFORE DEDICATED, CONVEYED AND/OR DECLARED AND AS THE SAME MAY BE LOCATED OVER AND ACROSS SAID PROPERTY.

B) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1930 AS BOOK 446 AT PAGE 387, INSTRUMENT NO. 1427 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

C) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1952 AS BOOK 527 AT PAGE 240, INSTRUMENT NO. 5554 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

D) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1953 AS BOOK 570 AT PAGE 154, INSTRUMENT NO. 10004 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

E) A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER, ALONG AND ACROSS THE EASTERLY 20 FEET OF THE SOUTHERLY 935 FEET OF THE NORTHERLY 975 FEET AND THE EASTERLY 25 FEET OF THE SOUTHERLY 745 FEET OF THE NORTHERLY 1720 FEET OF THE NORTHWEST QUARTER AS CONVEYED BY RIGHT OF WAY EXECUTED BY EVELYN ANN SULLIVAN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LUCILLE NASICO, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND RECORDED MAY 18, 1966 IN BOOK 890 AT PAGE 313 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 7410.

F) AN EASEMENT FOR TWENTY FOOT ROADWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS. IN FAVOR OF: WILLIAM L. WINTERBERG

G) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-32513 OF OFFICIAL RECORDS.
A DOCUMENT RECORDED JANUARY 17, 2006 AS INSTRUMENT NO. 0601641 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED FEBRUARY 08, 2006 AS INSTRUMENT NO. 0604136 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2002.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811735 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AS HIS SOLE AND SEPARATE PROPERTY, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON.
A DOCUMENT RECORDED JUNE 19, 2008 AS INSTRUMENT NO. 0811736 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

SURVEYOR'S CERTIFICATE

PER FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 4009- 729819 DATED OCTOBER 12, 2025 TO FIRST AMERICAN TITLE AND N&M CAPITAL LLC AND EACH OF THEIR SUCCESSORS AND/OR ASSIGNS.

LICENSED LAND SURVEYOR — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — L.S. 8004

LEGAL DESCRIPTION:

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

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34,
THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 78.96 FEET,
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 265 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 296.04 FEET;
THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 323 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 375 FEET;
THENCE SOUTH ALONG THE CENTER LINE OF SECTION 34 A DISTANCE OF 588 FEET TO THE POINT OF BEGINNING.

APN: 011-010-010

INSTALL BY OTHERS

12' STREET DEDICATION

5' OUTLOT

BW ESMT WIDTH BY CITY BLOCK WALL

84'

10' 32' 32' 10'

4"-6" 7"-6" 6"

1/4" ABOVE GUTTER LIP.

SEAL COAT TYPE "R" A.C. S=2% MIN. 3% MAX. (TYP.)

12"-95% RELATIVE COMPACTION (NATIVE SOIL)

90% RELATIVE COMPACTION

AGG. BASE (CLASS 2) 95% RELATIVE COMPACTION.

CONCRETE SIDEWALK (RESIDENTIAL) S=1/4" PER FT.

CONCRETE SIDEWALK (COMMERCIAL) S=1/4" PER FT.

AQUIFER DRIVE
N.T.S.

10' OUTLOT

MILLENNIUM WAY
N.T.S.

60'

6' PUE 12' 18' 18' 7'-6" 7' 6" 4"-6" 6' PUE

S = 2% MIN. S = 3% MAX. (TYP.)

8"-95% RELATIVE COMPACTION (NATIVE SOIL)

90% RELATIVE COMPACTION

5" AGG. BASE (CLASS 2) 95% RELATIVE COMPACTION.

4 1/2" CONC. SIDEWALK ADJ. TO PROPERTY LINE S=1/4" PER. FT. MIN.

STREETS 'B' - "H"
N.T.S.

FUTURE PROPOSED

STREET 'A'
N.T.S.

SHEET

DRAWN BY:	BN
DATE:	DECEMBER, 2025
SCALE:	1"=60'-0"

REVISIONS		
MARK	DATE	
1		
2		
3		
4		

810 WEST ACEQUIA AVENUE
VISALIA, CA. 93292
(559) 713-6139
owengineering09@gmail.com

TENTATIVE SUBDIVISION MAP

MILLENNIUM ESTATES
HANFORD CALIFORNIA

SITE

JOB NUMBER:



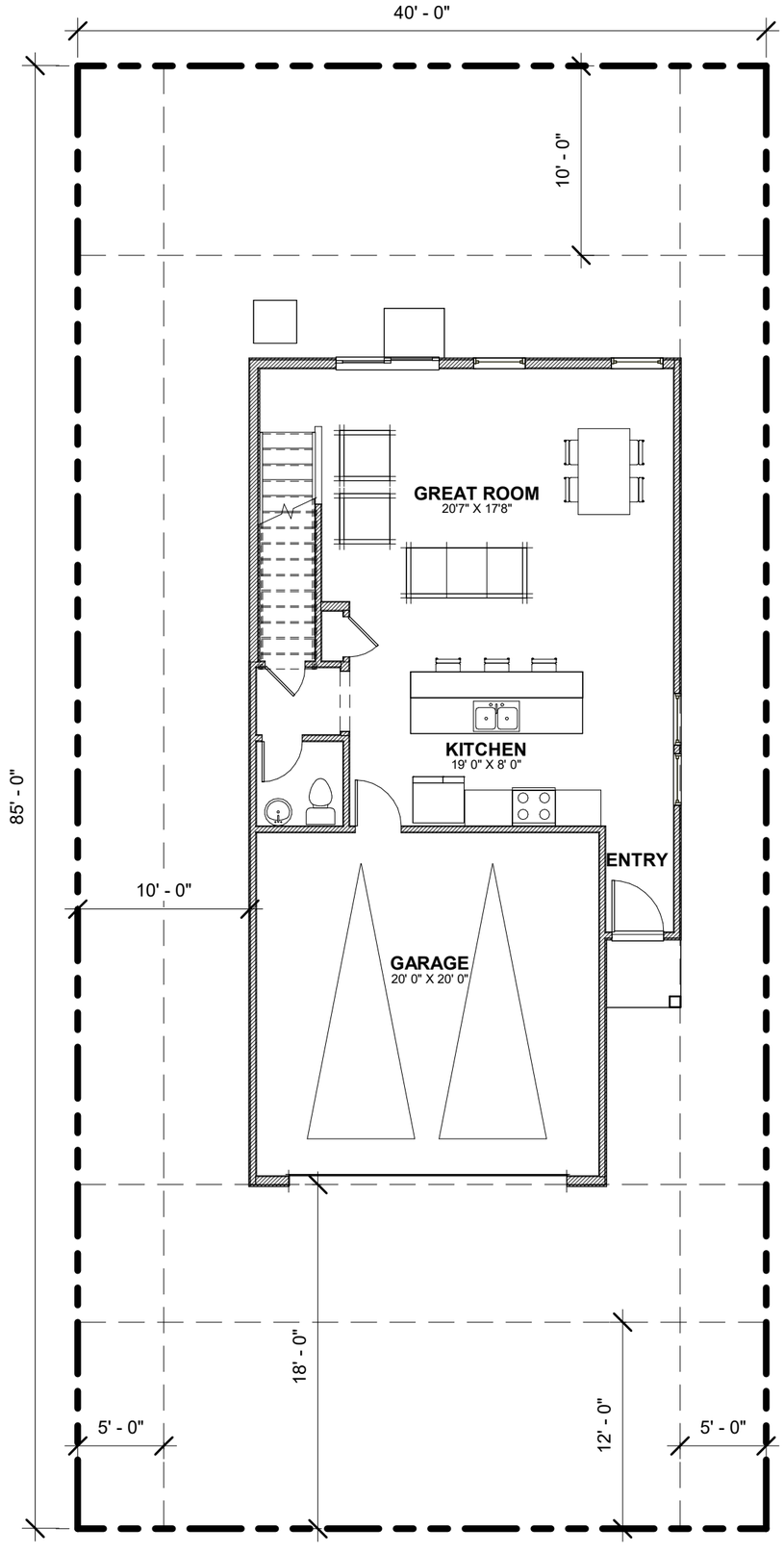
rrm design group

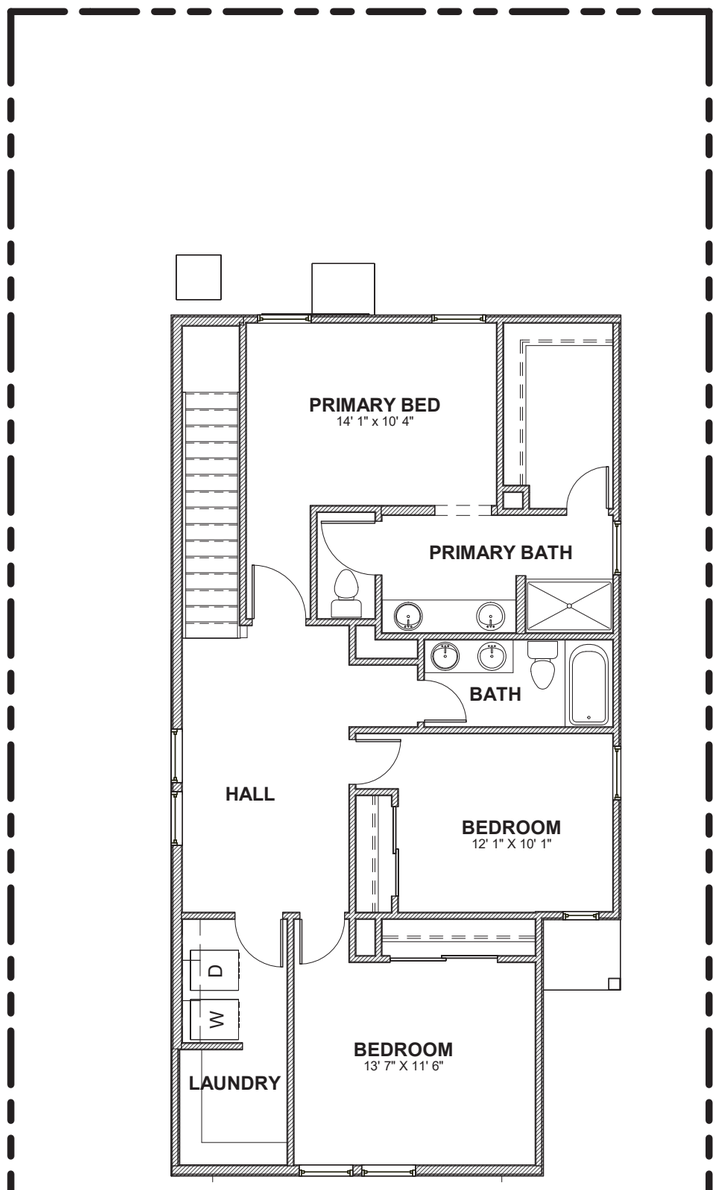
MILLENIUM ESTATES

LENNAR®

FLOOR PLANS, ELEVATIONS FOR CELESTIAL, & TREASURES







LENNAR®

rrm design group

HOUSE PLAN 1

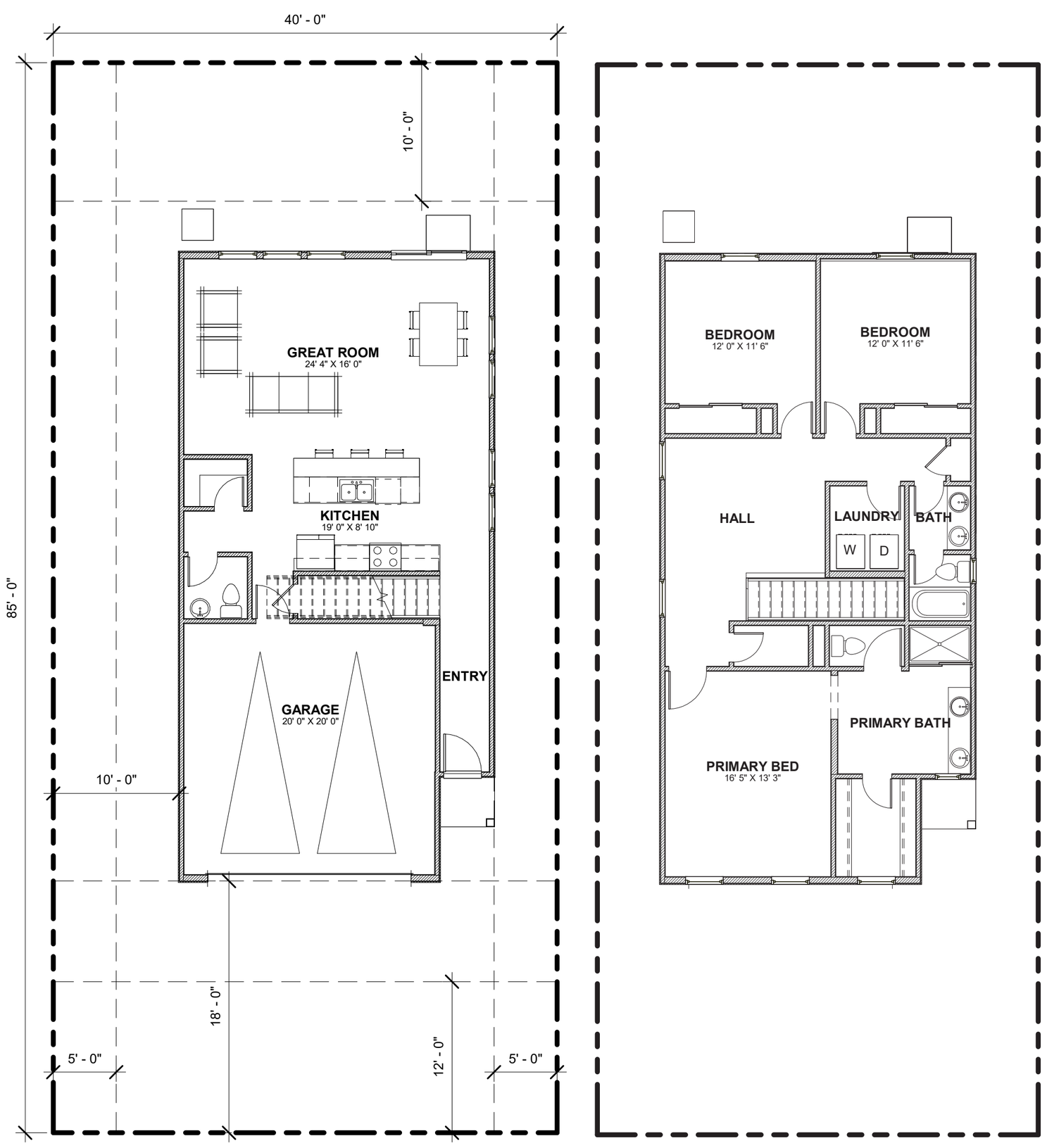
FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

1

#31.51-02-HS24
10 APRIL 2024



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rrm design group

HOUSE PLAN 2

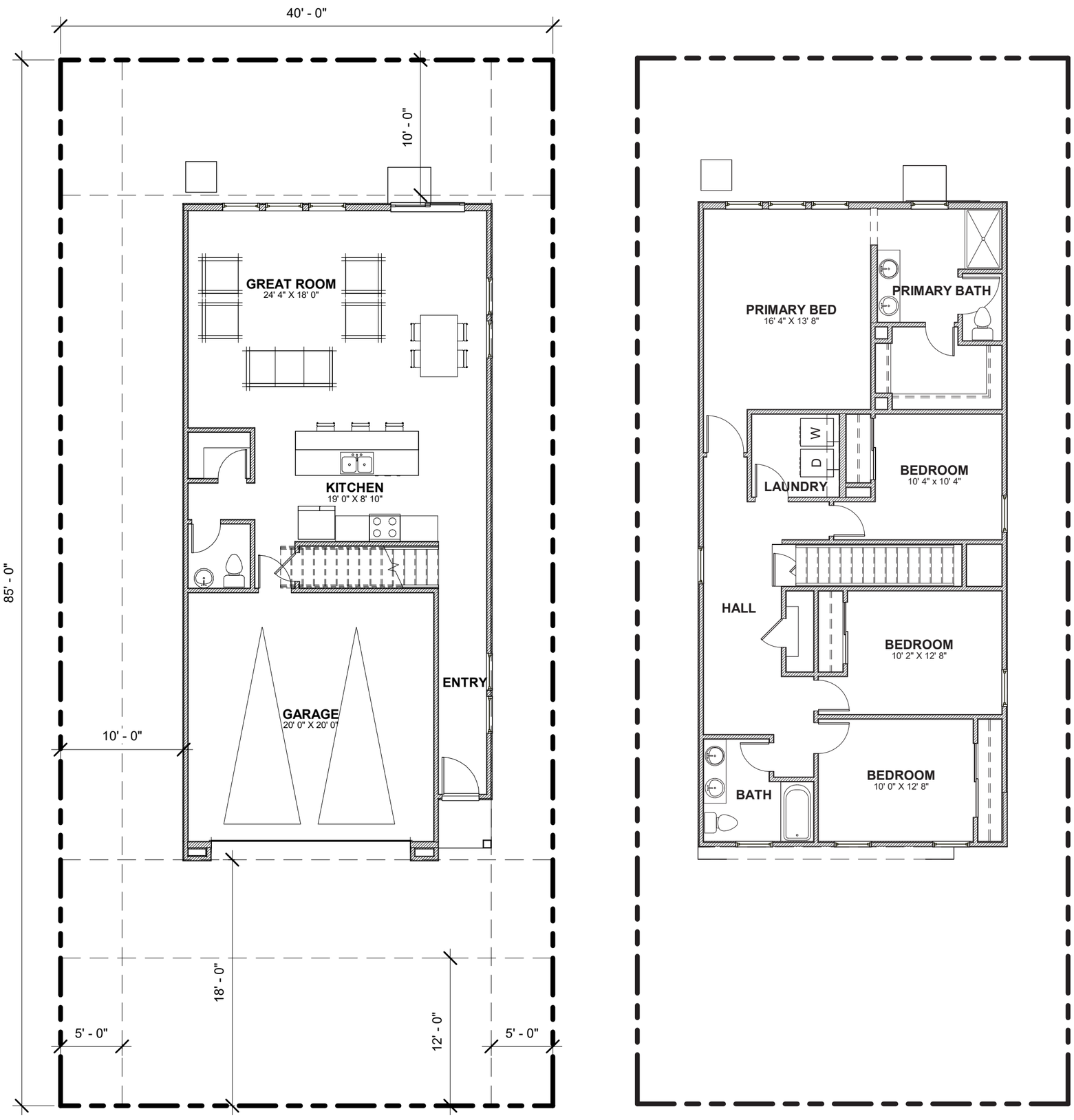
FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

2

#3151-02-HS24
10 APRIL 2024



LENNAR

rrm design group

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

FLOOR PLAN - CELESTIAL

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

3

#3151-02-HS24
10 APRIL 2024

LENNAR®

rrm design group



HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS "TRADITIONAL"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

4

#3151-02-HS24
10 APRIL 2024

LENNAR

rrm design group



HOUSE PLAN 1

FIRST FLOOR: 1,148SF
SECOND FLOOR: 1,148SF
TOTAL 2,296SF

HOUSE PLAN 2

FIRST FLOOR: 1,225SF
SECOND FLOOR: 1,225SF
TOTAL 2,450SF

HOUSE PLAN 3

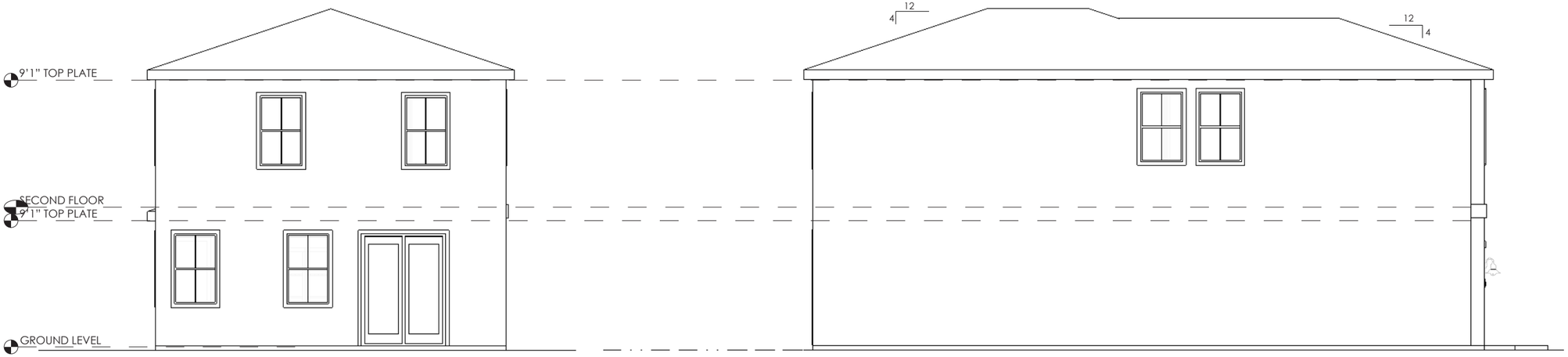
FIRST FLOOR: 1,300SF
SECOND FLOOR: 1,320SF
TOTAL 2,620SF

ELEVATIONS “FARMHOUSE”

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

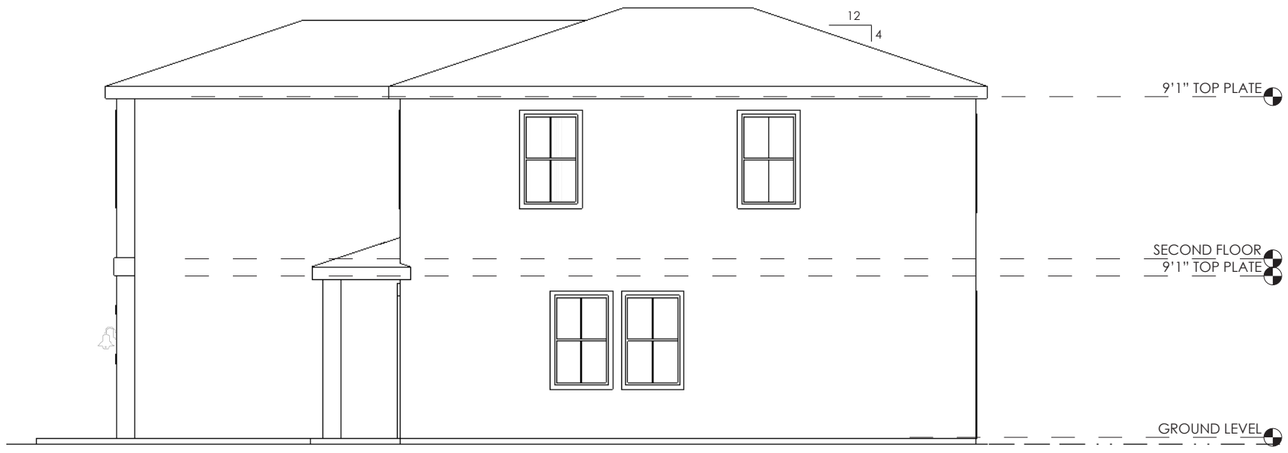
5

#3151-02-HS24
10 APRIL 2024



1 **REAR ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

2 **LEFFT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)



3 **RIGHT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS
PLAN 1

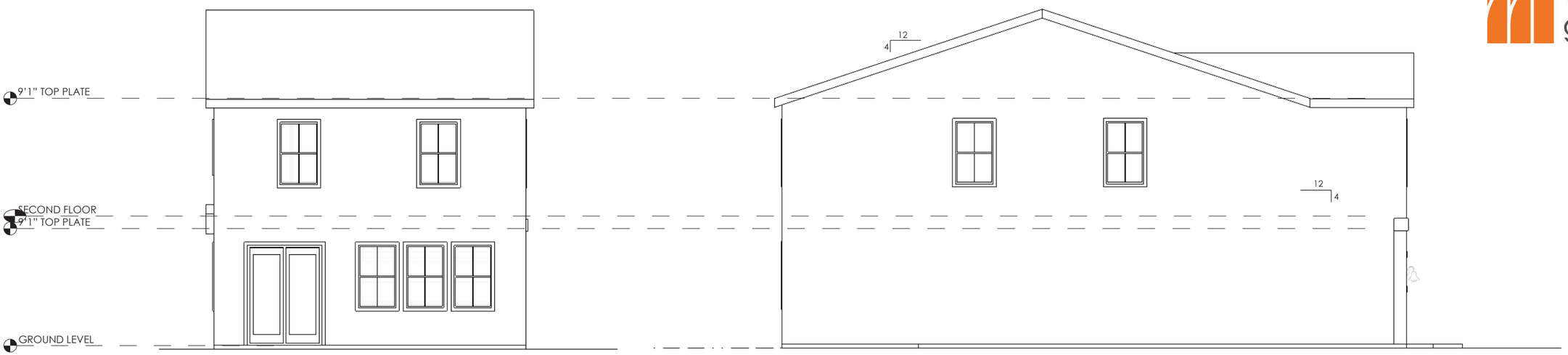
SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

6

#3151-02-HS24
10 APRIL 2024

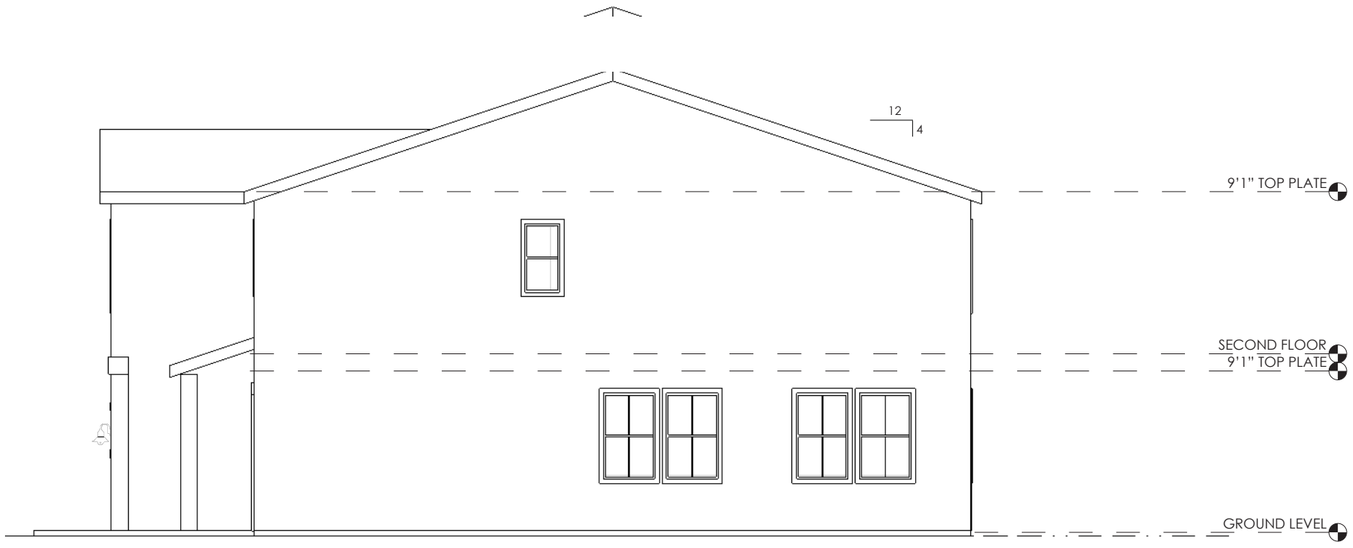
LENNAR®

rrm design group



1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 2

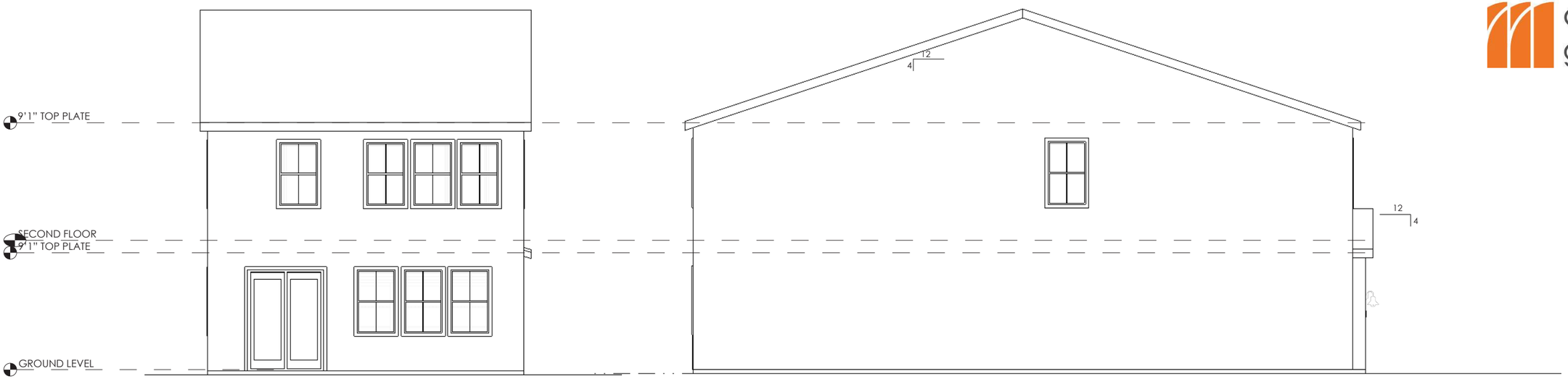
SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

7

#3151-02-HS24
10 APRIL 2024

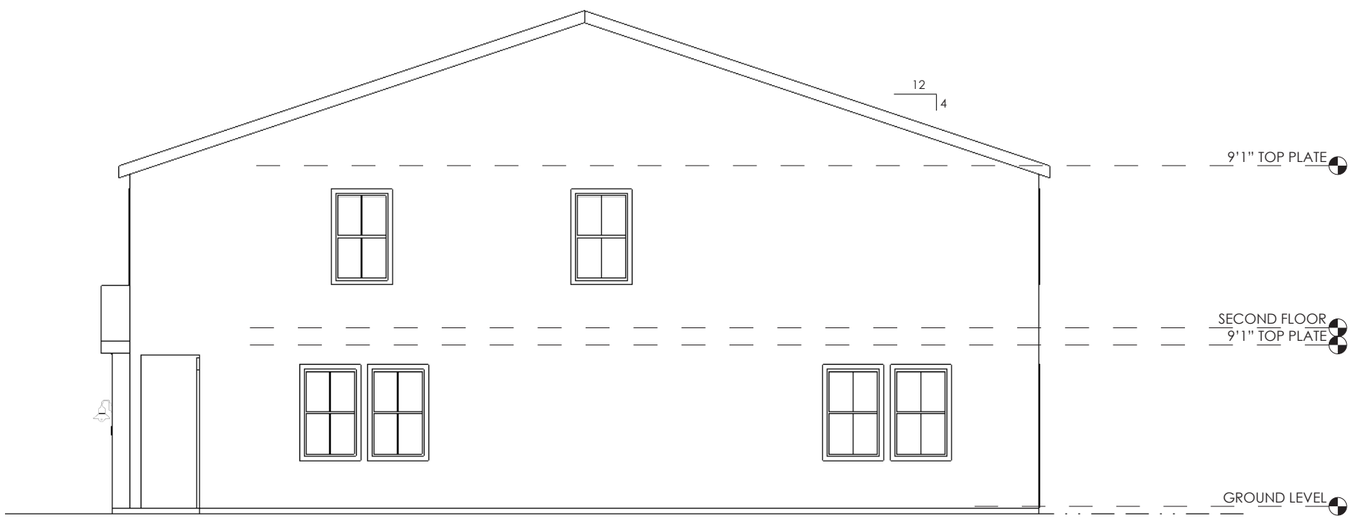
LENNAR®

rrm design group



1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



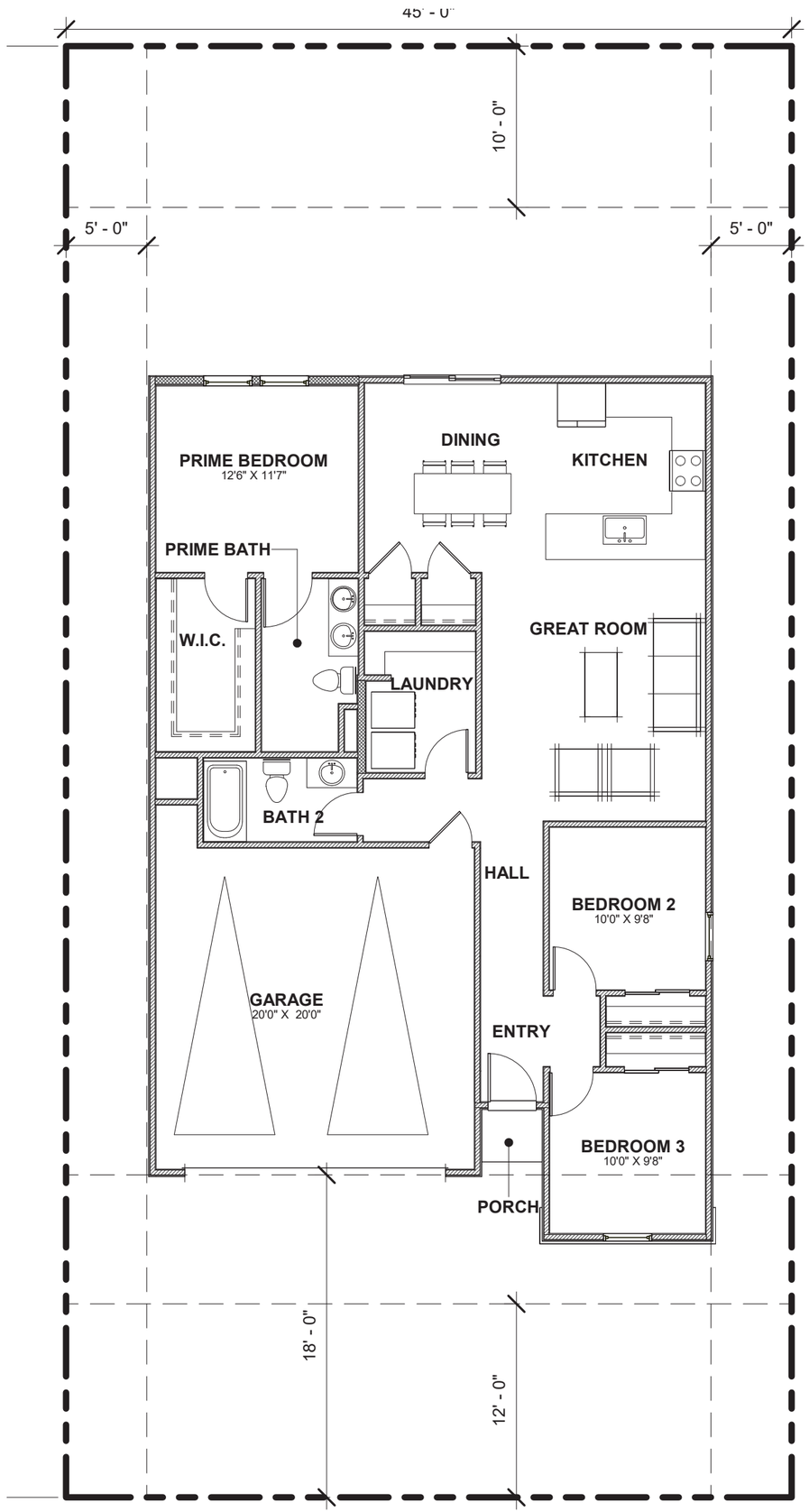
3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 3

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

8

#3151-02-HS24
10 APRIL 2024



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HOUSE PLAN 1

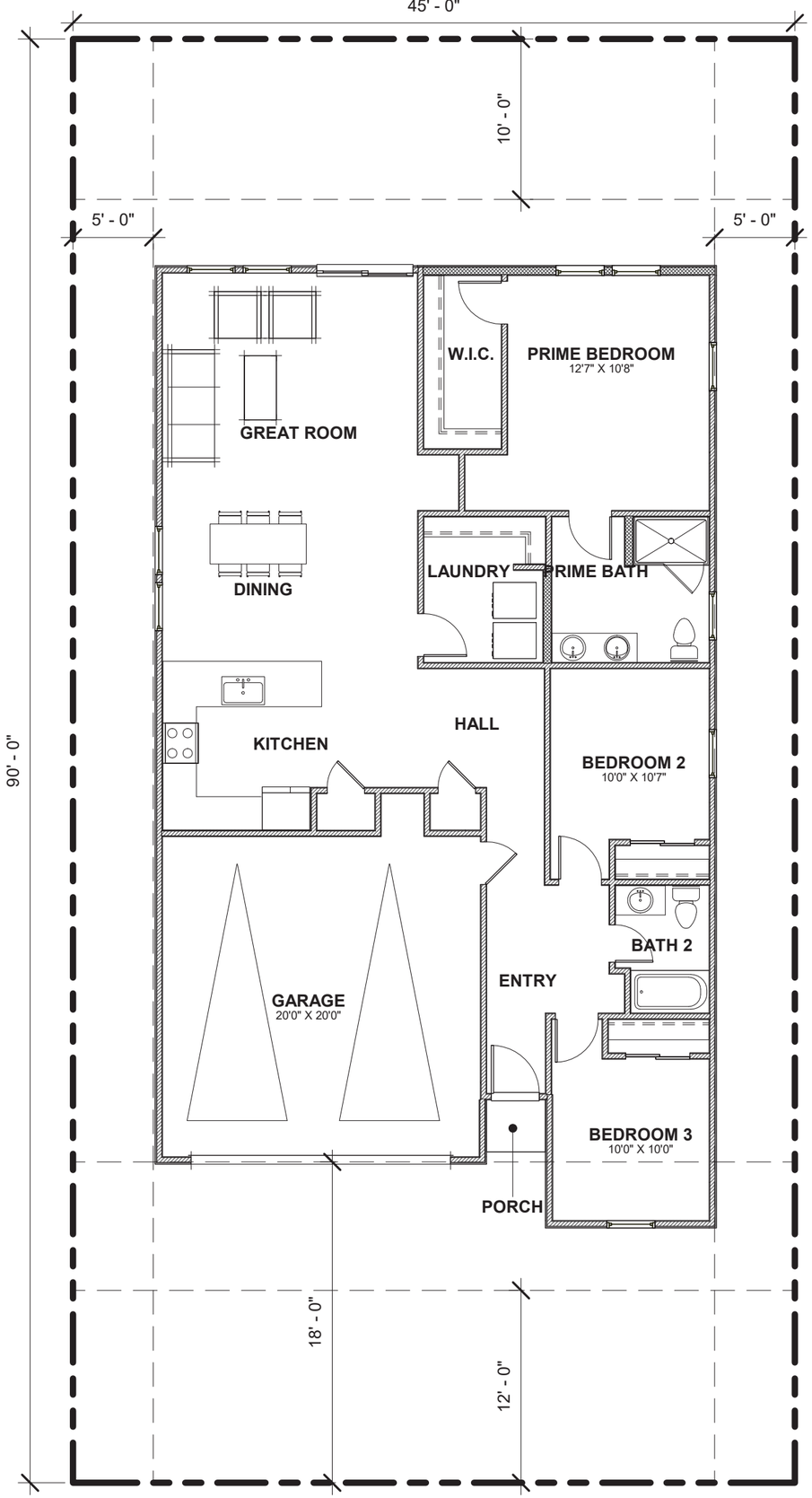
TOTAL AREA: 1,341SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

9

#3151-02-HS24
10 APRIL 2024



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HOUSE PLAN 2

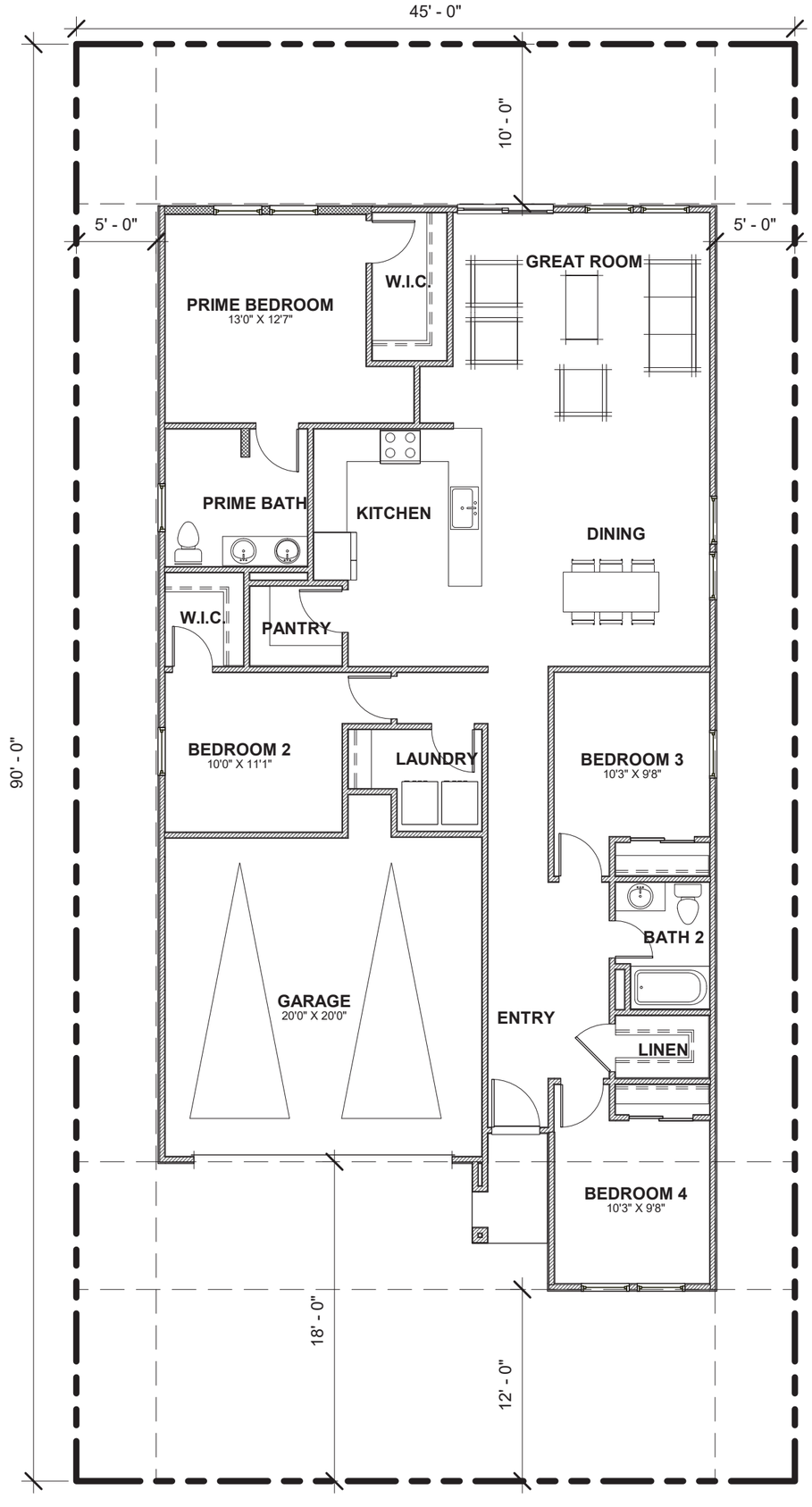
TOTAL AREA: 1,564 SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

10

#31.51-02-HS24
10 APRIL 2024



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HOUSE PLAN 3

TOTAL AREA: 1,755 SF

FLOOR PLAN "TREASURES"

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

11

#3151-02-HS24
10 APRIL 2024

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HOUSE PLAN 1

TOTAL AREA: 1,341SF

HOUSE PLAN 2

TOTAL AREA: 1,564 SF

HOUSE PLAN 3

TOTAL AREA: 1,755 SF

ELEVATIONS "TRADITIONAL"

LENNAR®

rrm design group



HOUSE PLAN 1

TOTAL AREA: 1,341SF

HOUSE PLAN 2

TOTAL AREA: 1,564 SF

HOUSE PLAN 3

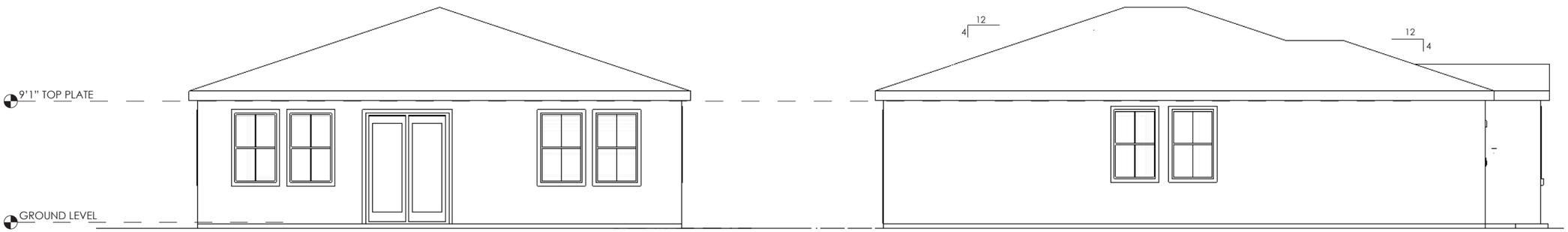
TOTAL AREA: 1,755 SF

ELEVATIONS “FARMHOUSE”

#3151-02-HS24
10 APRIL 2024

LENNAR®

rrm design group



1 REAR ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

2 LEFT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)



3 RIGHT ELEVATION
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 1

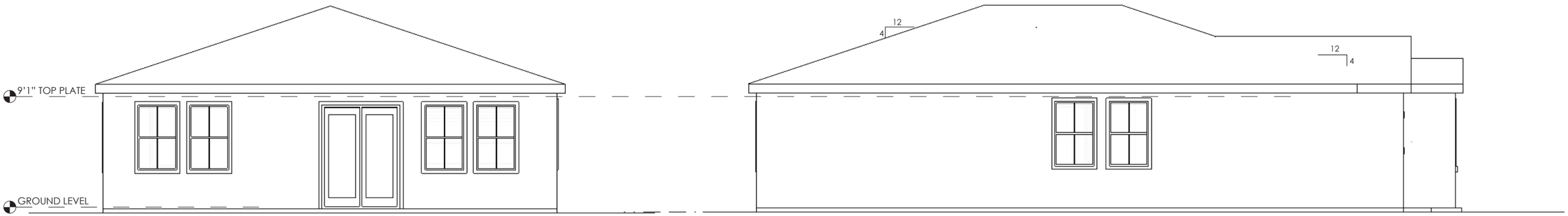
SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

14

#3151-02-HS24
10 APRIL 2024

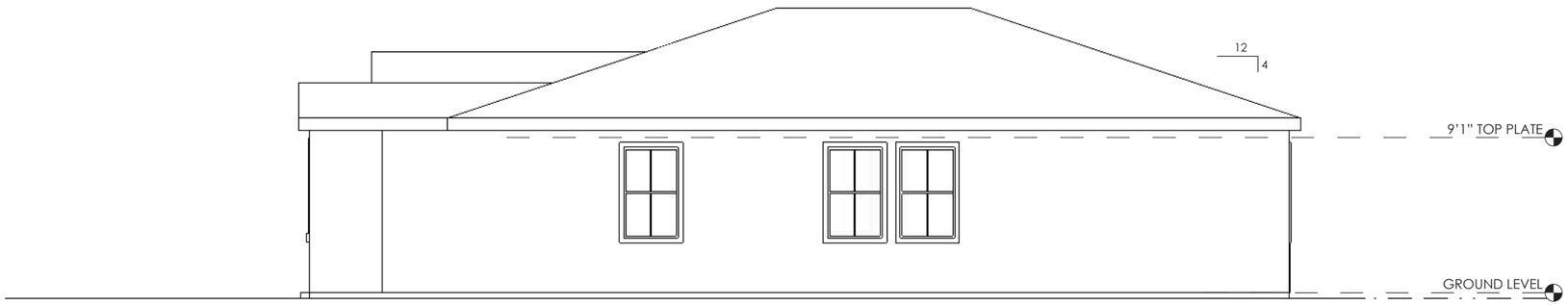
LENNAR®

rrm design group



1 **REAR ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

2 **LEFT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)



3 **RIGHT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 2

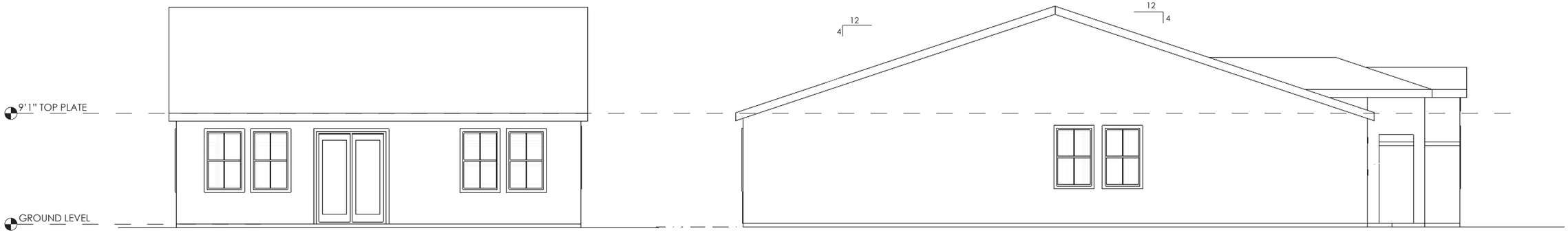
SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

15

#3151-02-HS24
10 APRIL 2024

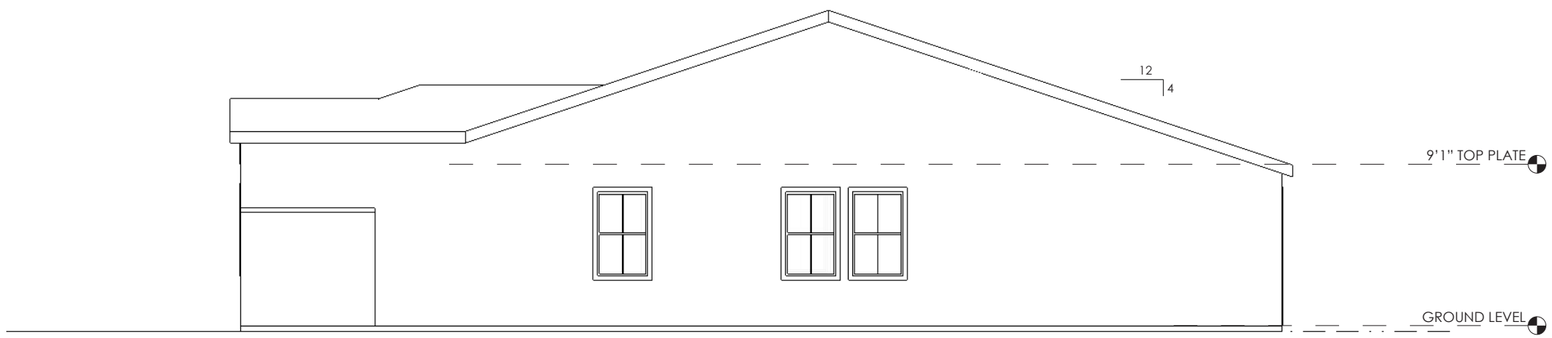
LENNAR®

rrm design group



1 **REAR ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

2 **LEFT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)



3 **RIGHT ELEVATION**
1/8" = 1'-0" (12 X 18 SHEET)

ELEVATIONS PLAN 3

SCALE
0 2 4 8
1/8" = 1'-0" (12X18 SHEET)

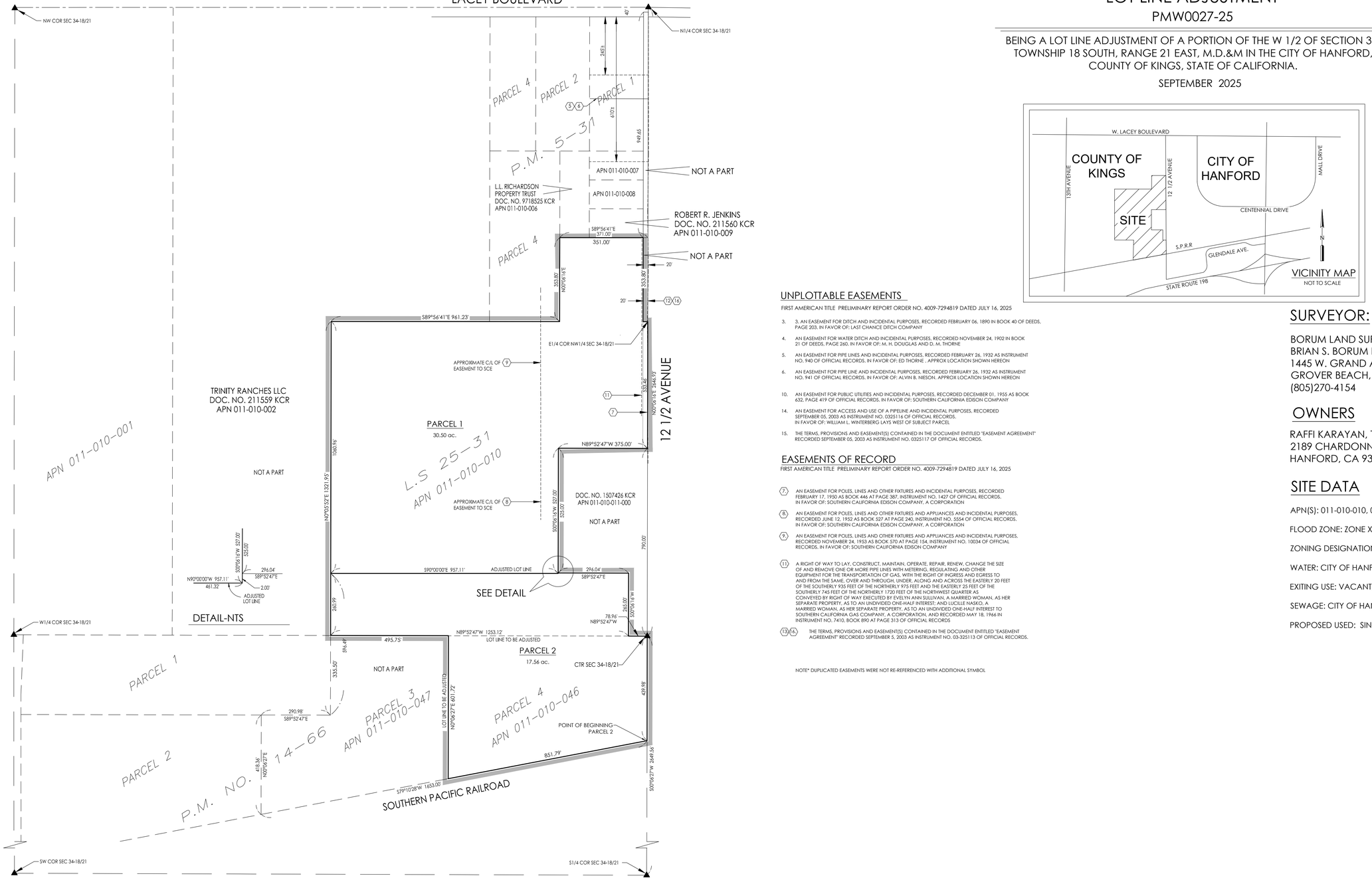
16

#3151-02-HS24
10 APRIL 2024

EXHIBIT B
LOT LINE ADJUSTMENT
PMW0027-25

BEING A LOT LINE ADJUSTMENT OF A PORTION OF THE W 1/2 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, M.D.&M IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

SEPTEMBER 2025



UNPLOTTABLE EASEMENTS

FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 4009-7294819 DATED JULY 16, 2025

3. 3. AN EASEMENT FOR DITCH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 06, 1890 IN BOOK 40 OF DEEDS, PAGE 203. IN FAVOR OF: LAST CHANCE DITCH COMPANY
4. AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1902 IN BOOK 21 OF DEEDS, PAGE 260. IN FAVOR OF: M. H. DOUGLAS AND D. M. THORNE
5. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1932 AS INSTRUMENT NO. 940 OF OFFICIAL RECORDS. IN FAVOR OF: ED THORNE . APPROX LOCATION SHOWN HEREON
6. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 1932 AS INSTRUMENT NO. 941 OF OFFICIAL RECORDS. IN FAVOR OF: ALVIN B. NIESON. APPROX LOCATION SHOWN HEREON
10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1955 AS BOOK 632, PAGE 419 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
14. AN EASEMENT FOR ACCESS AND USE OF A PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 2003 AS INSTRUMENT NO. 0325116 OF OFFICIAL RECORDS. IN FAVOR OF: WILLIAM L. WINTERBERG LAYS WEST OF SUBJECT PARCEL
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 05, 2003 AS INSTRUMENT NO. 0325117 OF OFFICIAL RECORDS.

EASEMENTS OF RECORD

FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. 4009-7294819 DATED JULY 16, 2025

(7.) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1950 AS BOOK 446 AT PAGE 387, INSTRUMENT NO. 1427 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(8.) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1952 AS BOOK 527 AT PAGE 240, INSTRUMENT NO. 5554 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

(9.) AN EASEMENT FOR POLES, LINES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1953 AS BOOK 570 AT PAGE 154, INSTRUMENT NO. 10034 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

(11) A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER, ALONG AND ACROSS THE EASTERLY 20 FEET OF THE SOUTHERLY 935 FEET OF THE NORTHERLY 975 FEET AND THE EASTERLY 25 FEET OF THE SOUTHERLY 745 FEET OF THE NORTHERLY 1720 FEET OF THE NORTHWEST QUARTER AS CONVEYED BY RIGHT OF WAY EXECUTED BY EVELYN ANN SULLIVAN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND LUCILLE NASKO, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND RECORDED MAY 18, 1966 IN INSTRUMENT NO. 7410, BOOK 890 AT PAGE 313 OF OFFICIAL RECORDS

(13)(16) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 5, 2003 AS INSTRUMENT NO. 03-325113 OF OFFICIAL RECORDS.

NOTE* DUPLICATED EASEMENTS WERE NOT RE-REFERENCED WITH ADDITIONAL SYMBOL

SURVEYOR:

BORUM LAND SURVEYING INC.
BRIAN S. BORUM LS
1445 W. GRAND AVE. STE C
GROVER BEACH, CA 93433
(805)270-4154

OWNERS

RAFFI KARAYAN, TRUSTEE
2189 CHARDONNAY PL.
HANFORD, CA 93230

SITE DATA

APN(S): 011-010-010, 046

FLOOD ZONE: ZONE X

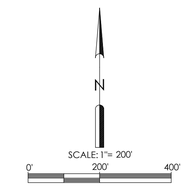
ZONING DESIGNATION: AL10

WATER: CITY OF HANFORD

EXITING USE: VACANT/ AGRICULTURAL

SEWAGE: CITY OF HANFORD

PROPOSED USED: SINGLE FAMILY PUD



//BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

JOB # 20514 SHEET 1 OF 1

EXHIBIT A
AS ADJUSTED

PARCEL 1

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 78.96 FEET; THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34, A DISTANCE OF 265 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 296.04 FEET; THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 525 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 375 FEET; THENCE SOUTH ALONG THE CENTER LINE OF SECTION 34, A DISTANCE OF 790 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 78.96 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH PARALLEL TO THE CENTER LINE OF NORTH 89˚52'47" WEST, 1253.12 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE, NORTH 00˚05’52” EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 260.99 FEET; THENCE, SOUTH 90˚00’00’ EAST, 957.11 FEET; THENCE, NORTH 00˚06’16’ EAST, 2.00 FEET; THENCE, SOUTH 89˚52’47” EAST, 296.04 FEET; THENCE, SOUTH 00˚06’16” WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 265.00 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE EAST 20.00 FEET OF SAID SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 2

PARCEL 4 OF PARCEL MAP RECORDED IN BOOK 14 OF PARCEL MAPS AT PAGE 66 OF KINGS COUNTY OFFICIAL RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 78.96 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH PARALLEL TO THE CENTER LINE OF NORTH 89˚52'47" WEST, 1253.12 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE, NORTH 00˚05’52” EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 260.99 FEET; THENCE, SOUTH 90˚00’00’ EAST, 957.11 FEET; THENCE, NORTH 00˚06’16’ EAST, 2.00 FEET; THENCE, SOUTH 89˚52’47” EAST, 296.04 FEET; THENCE, SOUTH 00˚06’16” WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 265.00 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING.



9-12-25
202514

Amended 09-14-2025

First American Title™

First American Title Company

California Department of Insurance License No. 2549-4

Andy Mangano
N&M Capital LLC
Phone: (805)242-9220
Customer Reference:

Title Officer:	Amy Bruton
Phone:	(805)786-2023
Fax No.:	(866)397-7092
E-Mail:	abruton@firstam.com
E-Mail Loan Documents to:	Lenders please contact the Escrow Officer for email address for sending loan documents.
Buyer:	N&M Capital LLC
Owner:	Karayn Family Trust
Property:	Agricultural - Vacant Land Handford, CA 93232

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 01, 2025 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

Parcel Map Guarantee

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Raffi Karyan, Trustee of The Karayan Family Trust, dated February 26, 2003

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An easement for DITCH and incidental purposes, recorded FEBRUARY 06, 1890 in Book 40 of Deeds, Page 203.
   In Favor of: LAST CHANCE DITCH COMPANY
   Affects: AS DESCRIBED THEREIN

   The location of the easement cannot be determined from record information.

4. An easement for WATER DITCH and incidental purposes, recorded NOVEMBER 24, 1902 in Book 21 of Deeds, Page 260.
   In Favor of: M. H. DOUGLAS AND D. M. THORNE

Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

5. An easement for PIPE LINES and incidental purposes, recorded FEBRUARY 26, 1932 as INSTRUMENT NO. 940 of Official Records.
In Favor of: ED THORNE
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

6. An easement for PIPE LINE and incidental purposes, recorded FEBRUARY 26, 1932 as INSTRUMENT NO. 941 of Official Records.
In Favor of: ALVIN B. NIESON
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

7. An easement for POLES, LINES AND OTHER FIXTURES and incidental purposes, recorded FEBRUARY 17, 1950 as BOOK 446 AT PAGE 387, INSTRUMENT NO. 1427 of Official Records.
In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

8. An easement for POLES, LINES AND OTHER FIXTURES AND APPLIANCES and incidental purposes, recorded JUNE 12, 1952 as BOOK 527 AT PAGE 240, INSTRUMENT NO. 5554 of Official Records.
In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
Affects: AS DESCRIBED THEREIN

9. An easement for POLES, LINES AND OTHER FIXTURES AND APPLIANCES and incidental purposes, recorded NOVEMBER 24, 1953 as BOOK 570 AT PAGE 154, INSTRUMENT NO. 10034 of Official Records.
In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

10. An easement for PUBLIC UTILITIES and incidental purposes, recorded DECEMBER 01, 1955 as BOOK 632, PAGE 419 of Official Records.
In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY
Affects: AS DESCRIBED THEREIN

11. A RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER, ALONG AND ACROSS THE EASTERLY 20 FEET OF THE SOUTHERLY 935 FEET OF THE NORTHERLY 975 FEET AND THE EASTERLY 25 FEET OF THE SOUTHERLY 745 FEET OF THE NORTHERLY 1720 FEET OF THE NORTHWEST QUARTER AS CONVEYED BY RIGHT OF WAY EXECUTED BY EVELYN ANN SULLIVAN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND LUCILLE NASKO, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AND RECORDED MAY 18, 1966 IN INSTRUMENT NO. 7410, BOOK 890 AT PAGE 313 OF OFFICIAL RECORDS, AS

    REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    The location of the easement cannot be determined from record information.

12. The terms and provisions contained in the document entitled "GRANT OF LIFE ESTATE" recorded SEPTEMBER 5, 2003 as INSTRUMENT NO. 03-325111 of Official Records.

13. The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT" recorded SEPTEMBER 5, 2003 as INSTRUMENT NO. 03-325113 of Official Records.

    A document recorded JANUARY 17, 2006 as INSTRUMENT NO. 0601641 of Official Records provides that the interest of the easement holder was transferred to WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2005.

    A document recorded FEBRUARY 08, 2006 as INSTRUMENT NO. 0604136 of Official Records provides that the interest of the easement holder was transferred to WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2005.

    A document recorded JUNE 19, 2008 as INSTRUMENT NO. 0811735 of Official Records provides that the interest of the easement holder was transferred to WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AS HIS SOLE AND SEPARATE PROPERTY, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON.

    A document recorded JUNE 19, 2008 as INSTRUMENT NO. 0811736 of Official Records provides that the interest of the easement holder was transferred to WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

    The location of the easement cannot be determined from record information.

14. An easement for ACCESS AND USE OF A PIPELINE and incidental purposes, recorded SEPTEMBER 05, 2003 as INSTRUMENT NO. 0325116 of Official Records.
    In Favor of: WILLIAM L. WINTERBERG
    Affects: AS DESCRIBED THEREIN

    Document(s) declaring modifications thereof recorded DECEMBER 02, 2003 as INSTRUMENT NO. 0335087 of Official Records.

15. The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT" recorded SEPTEMBER 05, 2003 as INSTRUMENT NO. 0325117 of Official Records.

The location of the easement cannot be determined from record information.

A document recorded DECEMBER 28, 2005 as INSTRUMENT NO. 0542760 of Official Records provides that the interest of the easement holder was transferred to WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2005.

A document recorded JUNE 19, 2008 as INSTRUMENT NO. 0811737 of Official Records provides that the interest of the easement holder was transferred to WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

The terms and provisions contained in the document entitled "UNILATERAL ASSIGNMENT OF EASEMENT INTEREST" recorded OCTOBER 16, 2019 as INSTRUMENT NO. 1917444 of Official Records.

16. An easement for TWENTY FOOT ROADWAY and incidental purposes, recorded SEPTEMBER 5, 2003 as INSTRUMENT NO. 03-325113 of Official Records.
In Favor of: WILLIAM L. WINTERBERG
Affects: THE EAST 20 FEET

17. The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT" recorded SEPTEMBER 5, 2003 as INSTRUMENT NO. 03-325113 of Official Records.

A document recorded JANUARY 17, 2006 as INSTRUMENT NO. 0601641 of Official Records provides that the interest of the easement holder was transferred to WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2005.

A document recorded FEBRUARY 08, 2006 as INSTRUMENT NO. 0604136 of Official Records provides that the interest of the easement holder was transferred to WILLIAM L. WINTERBERG, TRUSTEE, OF THE WILLIAM L. WINTERBERG REVOCABLE TRUST DATED DECEMBER 13, 2005.

18. The terms and provisions contained in the document entitled "NOTICE, DISCLOSURE AND ACKNOWLEDGEMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE COUNTY OF KINGS" recorded DECEMBER 08, 2006 as INSTRUMENT NO. 0636188 of Official Records.

A document recorded JUNE 19, 2008 as INSTRUMENT NO. 0811735 of Official Records provides that the interest of the easement holder was transferred to WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AS HIS SOLE AND SEPARATE PROPERTY, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS HER SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON.

A document recorded JUNE 19, 2008 as INSTRUMENT NO. 0811736 of Official Records provides that the interest of the easement holder was transferred to WILLIAM ROY WINTERBERG, AN INDIVIDUAL, AND LYNDA DELIGHT HOOPER, AN INDIVIDUAL, AS TENANTS IN COMMON.

19. Water rights, claims or title to water, whether or not shown by the Public Records.

20. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

21. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a **First American approved notary**.

22. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

23. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$827.88, PAID
Penalty:	$0.00
Second Installment:	$827.88, PAID
Penalty:	$0.00
Tax Rate Area:	002-188
A. P. No.:	011-010-046-000

(Affects PARCEL 1)

2. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$2,742.27, PAID
Penalty:	$0.00
Second Installment:	$2,742.27, PAID
Penalty:	$0.00
Tax Rate Area:	002-185
A. P. No.:	011-010-010-000

(Affects PARCEL 2)

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Handford, County of Kings, State of California, described as follows:

Parcel 1: (Apn: 011-010-046-000)

Parcel 4 of that certain Parcel Map recorded January 10, 1997, in Book 14 of Parcel Maps, at Page 66, kings County Records.

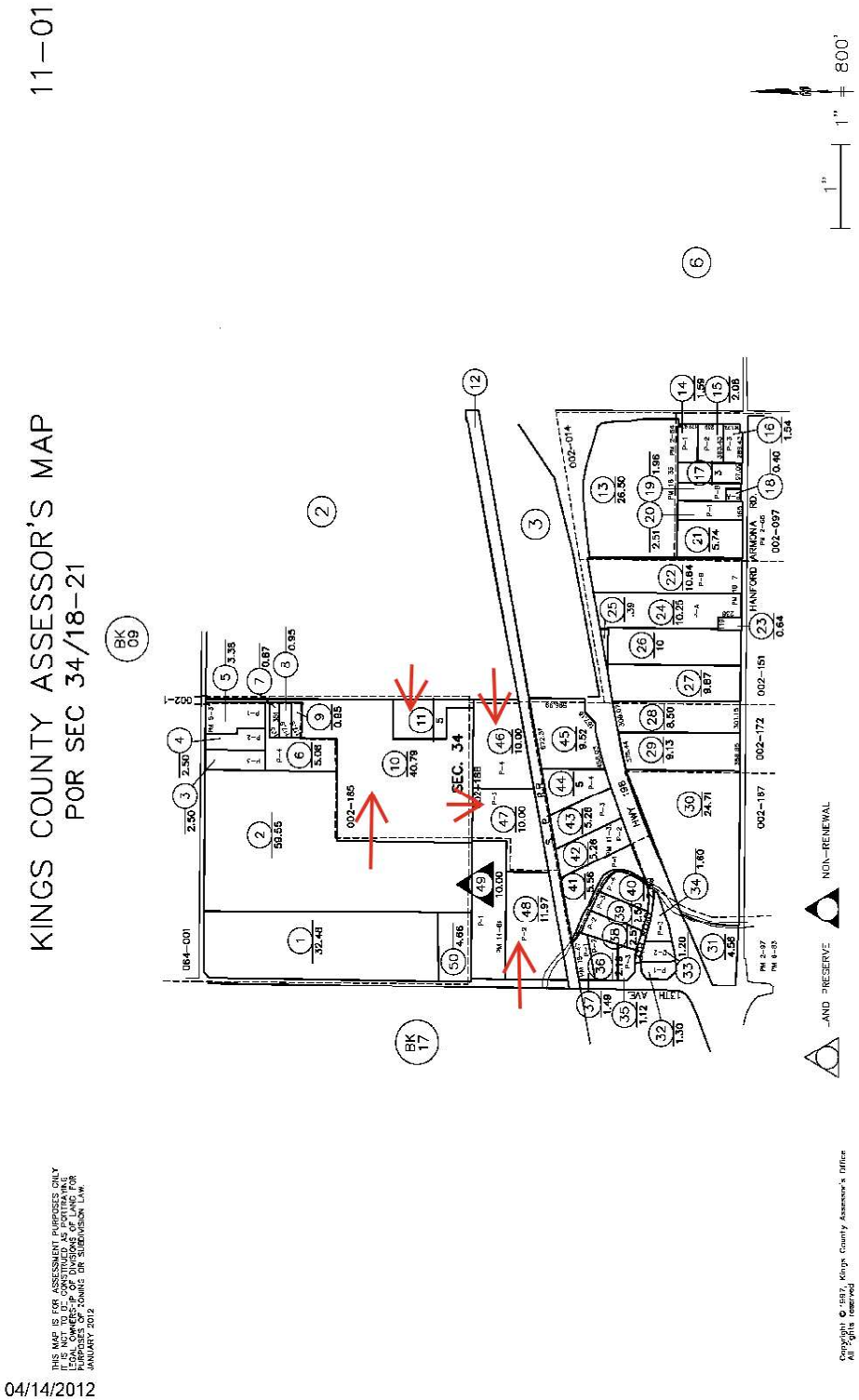
Real property in the unincorporated area of the County of Kings, State of California, described as follows:

Parcel 2: (Portion of Apn: 011-010-010-000)

The Southeast Quarter of the Northwest Quarter and the South 353.8 feet of the West 351 feet of the East 371 feet of the Northeast Quarter of the Northwest Quarter of Section 34, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Kings, State of California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the center of said Section 34, thence West along the South line of the Northwest Quarter of said Section 34 a distance of 78.96 feet, thence North parallel to the center line of Section 34 a distance of 265 feet; thence West parallel to the South line of the Northwest Quarter a distance of 296.04 feet; thence North parallel to the center line of Section 34 a distance of 525 feet; thence East parallel to the South line of the Northwest Quarter a distance of 375 feet; thence South along the center line of Section 34 a distance of 790 feet to the Point of Beginning.


KINGS COUNTY ASSESSOR'S MAP
POR SEC 34/18-21
11-01
1" = 800'
SEC. 34
002-185
002-014
002-097
002-151
002-172
002-187
084-001
HANFORD ARMONA RD
NON-RENEWAL
AND PRESERVE
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OR DIVISION OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JANUARY 2012
04/14/2012
Copyright © 1917, Kings County Assessor's Office
All rights reserved

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Parcel Map Check Report

Client: Prepared by:

Client Preparer

Client Company Your Company Name

Address 1 123 Main Street

Date: 9/17/2025 1:54:12 PM

Parcel Name: PARCEL 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:2,130,574.3390' East:6,602,014.9991'

Segment# 1: Line

Course: N0° 06' 16.00"E Length: 353.800'

North: 2,130,928.1384' East: 6,602,015.6440'

Segment# 2: Line

Course: S89° 56' 40.99"E Length: 351.000'

North: 2,130,927.7998' East: 6,602,366.6438'

Segment# 3: Line

Course: S0° 06' 16.00"W Length: 887.237'

North: 2,130,040.5643' East: 6,602,365.0265'

Segment# 4: Line

Course: N89° 52' 47.00"W Length: 355.000'

North: 2,130,041.3095' East: 6,602,010.0273'

Segment# 5: Line

Course: S0° 06' 16.00"W Length: 527.000'

North: 2,129,514.3104' East: 6,602,009.0666'

Segment# 6: Line

Course: N90° 00' 00.00"W Length: 957.108'

North: 2,129,514.3104' East: 6,601,051.9586'

Segment# 7: Line

Course: N0° 05' 52.00"E Length: 1,060.958'

North: 2,130,575.2668' East: 6,601,053.7692'

Segment# 8: Line

Course: S89° 56' 41.00"E Length: 961.230'

North: 2,130,574.3395' East: 6,602,014.9987'

Perimeter: 5,453.333' Area: 1,328,555.43Sq.Ft.

Error Closure: 0.0005 Course: N37° 57' 33.15"W

Error North : 0.00042 East: -0.00033

Precision 1: 10,906,666.000

Parcel Name: Parcel 2 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:2,129,514.3101' East:6,602,009.0666'

Segment# 1: Line

Course: N0° 06' 16.00"E Length: 2.000'

North: 2,129,516.3101' East: 6,602,009.0703'

Segment# 2: Line

Course: S89° 52' 47.00"E Length: 296.040'

North: 2,129,515.6886' East: 6,602,305.1096'

Segment# 3: Line

Course: S0° 06' 16.00"W Length: 265.000'

North: 2,129,250.6891' East: 6,602,304.6265'

Segment# 4: Line

Course: S89° 52' 47.00"E Length: 78.960'

North: 2,129,250.5233' East: 6,602,383.5864'

Segment# 5: Line

Course: S0° 06' 27.00"W Length: 439.980'

North: 2,128,810.5441' East: 6,602,382.7609'

Segment# 6: Line

Course: S79° 10' 28.00"W Length: 851.791'

North: 2,128,650.5612' East: 6,601,546.1287'

Segment# 7: Line

Course: N0° 06' 27.00"E Length: 601.719'

North: 2,129,252.2791' East: 6,601,547.2577'

Segment# 8: Line

Course: N89° 52' 47.00"W Length: 495.745'

North: 2,129,253.3198' East: 6,601,051.5137'

Segment# 9: Line

Course: N0° 05' 52.00"E Length: 260.991'

North: 2,129,514.3104' East: 6,601,051.9591'

Segment# 10: Line

Course: N90° 00' 00.00"E Length: 957.108'

North: 2,129,514.3104' East: 6,602,009.0671'

Perimeter: 4,249.334' Area: 764,806.39Sq.Ft.

Error Closure: 0.0006 Course: N56° 31' 53.90"E

Error North : 0.00035East: 0.00053

Precision 1: 7,082,223.333

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____
County Counsel
By:
Date:

This Indenture,

Made this 24th *day of* November *A. D. 190*2

Between J. H. Dopkins and Lizzie Dopkins, his wife, of the County Kings State of California *the parties of the first part, and* M. H. Douglass and D. M. Thorne of the same County and State *the parties of the second part,*

Witnesseth: *That the said parties of the first part, for and in consideration of the sum of* Ten Gold Coin *Dollars, of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece, or parcel of land, situate, lying and being in the said County of Kings, State of California, and bounded and particularly described as follows, to wit:*

The North east quarter of the North west quarter of Section Thirty four Township Eighteen South, Range Twenty one, East, Mount Diablo Base and Meridian. Save and excepting to the grantors a right of way for a water ditch ditch three feet wide on the bottom across above mentioned land to carry water on the W. 1/2 of N. E. 1/4 of said Section township and range.

Also Save ~~also~~ and excepting the right to run water across said land to S. E. 1/4 of N. W. 1/4 of said section township and range, in the present ditch as the same is located across said premises hereby conveyed.

also Save ~~also~~ and excepting, twenty feet off the east side of said land hereby reserved as a roadway. The premises hereby contained containing forty acres.

Together *with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.*

To Have and to Hold, *all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever,*

In Witness Whereof, *the said parties of the first part have hereunto set their hands and seals, the day and year first above written.*

Signed, Sealed and Delivered in the Presence of

J. H. Dopkins SEAL

Lizzie Dopkins SEAL

SEAL

SEAL

STATE OF CALIFORNIA, County of Kings } ss.

On this 24th day of November in the year of our Lord one thousand nine hundred and two, before me, H. P. Brown a Notary Public in and for said the County of Kings State of California residing therein, duly commissioned and sworn, personally appeared J. H. Dopkins and Lizzie Dopkins known to me to be the persons described in, whose names are subscribed to ~~and who executed~~ the within instrument, and they ~~to me~~ that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, ~~at my office in the County of~~, the day and year in this Certificate first above written.

Seal

H. P. Brown

Notary Public in and for Kings *County of State of California.*

Recorded at the Request of M. H. Douglass Nov 24 V

A. D. 1902, at 35 *min. past* 4 *o'clock,* P *M., in Vol.* 81 *of Deeds, page* 222 *Kings County Records.*

Jno. M. Rude Clerk

By

Fee, $ 1 20

BEST COPY

This Indenture, *Made this* 24th *day of* January *A. D. 190*2

Between J. H. Dopkins and Lizzie Dopkins, his wife, of the County Kings State of California

the part ies *of the first part, and*

M. H. Douglass and D. M. Thorne of the same County and State

the part ies *of the second part,*

Witnesseth: *That the said part* ies *of the first part, for and in consideration of the sum of* Ten Gold Coin *Dollars, of the United States of America, to* them *in hand paid by the said part* ies *of the second part, the receipt whereof is hereby acknowledged, ha* ve *granted, bargained and sold, conveyed and confirmed, and by these presents do* grant, bargain and sell, convey and confirm unto the said *part* ies *of the second part, and to* their *heirs and assigns forever, all th* at *certain lot, piece, or parcel of land, situate, lying and being in the said County of Kings, State of California, and bounded and particularly described as follows, to wit:*

The North east quarter of the North west quarter of Section Thirty four Township Eighteen SOuth, Range Twenty one, East, Mount Diablo Base and Meridian. Save and excepting to the grantors a right of way for a water ditch three feet wide on the bottom across above mentioned land to carry water on the W. 1/2 of N. E. 1/4 of said Section township and range.

Aalso Save ~~also~~ and excepting the right to run water across said land to S. E. 1/4 of N. W. 1/4 of said section township and range, in the present ditch as the same is located across said premises hereby conveyed.

also Save ~~also~~ and excepting, twenty feet off the east side of said land hereby reserved as a roadway. The premises hereby contained containing forty acres.

Together *with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.*

To Have and to Hold, *all and singular the said premises, together with the appurtenances, unto the said part* ies *of the second part, and to* their *heirs and assigns forever,*

In Witness Whereof, *the said part* ies *of the first part have hereunto set* their *hand* s *and seal* s*, the day and year first above written.*

Signed, Sealed and Delivered in the Presence of

J. H. Dopkins (SEAL)

Lizzie Dopkins (SEAL)

(SEAL)

(SEAL)

STATE OF CALIFORNIA, County of Kings } ss.

On this 24th day of November in the year of our Lord one thousand nine hundred and two, before me, H. P. Brown a Notary Public in and for said the County of Kings State of California residing therein, duly commissioned and sworn, personally appeared J. H. Dopkins and Lizzie Dopkins known to me to be the person s described in, whose name are subscribed to and who executed the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of , the day and year in this Certificate first above written.

H. P. Brown

Notary Public in and for Kings County, State of California.

Seal

Recorded at the Request of W. H. Douglass, [illegible] A. D. 1902, at 35 min. past [illegible]

County Records.

Fee $ 1.50

Witness my hand and seal the day and year first above written.

Signed Sealed and Delivered
in the presence of
Edward Erlanger — Enos Valencia (Seal)

State of California
County of Tulare } ss. On this 4th day of February in the year one thousand eight hundred and ninety before me Justus Jacobs a Notary Public in and for the said county of Tulare personally appeared Enos Valencia known to me to be the person described in and whose name is subscribed to and who executed the within instrument and who acknowledged to me that he executed the same. In Witness Whereof I have hereunto set my hand and affixed My official seal at my office in the said county of Tulare the day and year in this certificate first above written.

(Seal)

Edward Erlanger
Notary Public

Filed for Record at the Request of Twyford Bixby & Co. A.D. 1890 at 13 min past 1 o'clock P M and recorded in Vol Ho of Deeds page 202 Tulare County Records

J. M. Johnston Recorder
By P. J. Lindsay Deputy Recorder

Thos. Jenkinson et al vs Last Chance Water Ditch Company

State of California
County of Tulare } ss.

Whereas the Last Chance Water Ditch Company a corporation organized and existing under the laws of the State of California is desirous of changing the course and route and relocating its said ditch at a point hereinafter mentioned and described to wit:

Commencing at a point on the west bank of said Last Chance Water Ditch near the center of the South west quarter of Section Thirty four in Township Twenty one South, Range Eighteen East Mount Diablo Base & Meridian and running in a Southerly direction for the distance of about eighty five yards more or less to a point where said new course and location meets and intersects the said Last Chance

BEST COPY FROM COUNTY

40-203 Deeds

Water Ditch as it is now located and established.

Now therefore in consideration of the location and establishment of said Last Chance Water Ditch as above described and of the benefits to accrue thereby such location & the undersigned owner occupant and claimant of the land required for water ditch purposes on the line and at the place of the foregoing designated route hereby expressly approval of the location of said Water Ditch and of the change of the route and such location thereof and do hereby consent to the proposed change in the route and location thereby. And I do hereby grant said company unto the said Last Chance Water Ditch Company a Corporation as aforesaid the lands belonging to me so far as the same may be necessary required for such Water Ditch to that purpose and for the use of such Water Ditch And I hereby waive all claims for damages for and on account of the same.

In Witness Whereof I have hereunto set my hand and seal this ___ day of January A.D. 1890.

Thomas Jenkinson (Seal)

State of California } ss.
County of Tulare } On this 14th day of January in the year one thousand eight hundred and ninety before me Roscoe Dennis a Notary Public in and for said Tulare County residing therein duly commissioned and sworn personally appeared Thomas Jenkinson known to me to be the person described in and who is subscribed to and who executed the within instrument and he acknowledged to me that he executed the same.

In Witness Whereof I have hereunto set my hand and affixed my Official Seal at my office in the said County of Tulare the day and year in this Certificate first above written.

(Seal)

Roscoe Dennis Notary Public

Recorded at Request of C.M. Blevins at 20 min past 8 O.M. July 5th 1890 in Vol 4 of Deeds Page 293 Tulare County Records.

W.F. Johnston Recorder

North and One Hundred Fifty (150) feet West of the Southwest corner of the above described parcel of land; thence Northwesterly for a distance of One Thousand Fifty (1050) feet to a point.

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their agents and employees, shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted, and shall have the right to trim or top such trees as may endanger or interfere with said electric line.

IN WITNESS WHEREOF, the Grantor ha-executed this instrument this 2nd day of February 1950.

WITNESS---

(SEAL)

SIGNATURE OF GRANTOR(S):
SECURITY FIRST NATIONAL BANK OF LOS ANGELES
a national banking association.
By A. T. Anderson, Vice President
By A. W. Lyons, Assistant Trust Officer

Dist. Hanford
W. O. HO-3
M. S. 126/58

Approved as To Description
H. L. Moore, Mgr. By LBM.
Date 1-13-50 R/W & Land Dept.

STATE OF CALIFORNIA)
)SS
COUNTY OF FRESNO)

On this 2nd day of February, A. D. 1950, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared A. T. Anderson known to me to be the Vice-President, and A. W. Lyons known to me to be the Assistant Trust Officer of the Security-First National Bank of Los Angeles, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

WITNESS my hand and official seal.

(SEAL)

W. Booker, Notary Public in and for said County and State.

Recorded at Request of So. Calif Edison Co. Feb 17, 1950, at 26 Min. Past 11 A. M., in Vol.446 of Official Records, Page 386 Kings County.

Fee:$2.00

Jos. M. Bowman, Recorder.

Copied JJ Compared B/JJ Paged B Indexed E . By Alice Ramos, Deputy

NO. 1427

HAZEL RUTH JOHNSTONE

TO

SOUTHERN CALIFORNIA EDISON COMPANY

HO-15

GRANT OF EASEMENT
(INDIVIDUAL)

THE GRANTOR Hazel Ruth Johnstone hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successor and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and over the real property hereinafter described, situated in the County of Kings, State of California, an electric line consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

BEST COPY

Said real property is described as follows:

The Southeast quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M. D. B. & M.

It is understood and agreed that the location in which said electric line is constructed shall be the permanent location of said electric line for the uses and purposes of this easement.

The Grantee, its successors and assigns, and its and their agents and employees, shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted, and shall have the right to trim or top such trees as may endanger or interfere with said electric line.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of February, 1950.

WITNESS: Clarence H. Wilson

Signature of Grantor(s): Hazel Ruth Johnstone

Dist Hanford
W. O. HO-15
E. S. 125/58

Approved as to Description
H. L. Moore, Mgr. By LWM
Date 2-10-50 R/W & Land Dept.

STATE OF CALIFORNIA)
)SS
COUNTY OF KINGS)

On this 14th day of February, 1950, before me Clarence H. Wilson, a Notary Public in and for said County and State, personally appeared Hazel Ruth Johnstone known to me, (or proved to me on the oath of --), to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Clarence H. Wilson, Notary Public in and for said County and State.

My Commission expires January 21, 1951.

Recorded At Request of So Calif Edison Co. Feb 17, 1950, at 27 Min. Past 11 A. M., in Vol. 446 of Official Records, Page 387 Kings County.

Fee:$1.80

Jos. M. Bowman, Recorder
By Alice Ramos, Deputy

Copied JJ Compared B/JJ Paged B Indexed E

NO. 1428

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

TO

SOUTHERN CALIFORNIA EDISON COMPANY

GRANT OF EASEMENT
(INDIVIDUAL)
HO-19

THE GRANTOR BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, TRUSTEE, under the last Will and testament of Adam Stoneberger, deceased. hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and over the real property hereinafter described, situated in the County of Kings, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The North half (N½) of the Southeast quarter (SE¼) of Section Twenty-four (S24), Township Eighteen South (T18S), Range Twenty-one East (R21E), M. D. B. & M.

FORM 1-W-5 - 11-55
SOUTHERN CALIFORNIA EDISON COMPANY

11098

BOOK 652 PAGE 419

GRANT OF EASEMENT
(INDIVIDUAL)

THE GRANTOR FRED WILLIAM JENKINSON and MARY [illegible] JENKINSON (husband and wife)
hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and remove, in, on, and over the real property hereinafter described, situated in the County of KINGS, State of California, an electric line consisting of poles, crossarms, guys, anchors, arms, wires, and other fixtures and appliances, for conveying electric energy for light, heat, power, telephone and, or other purposes.

Said real property is described as follows:

A Ten (10') foot strip of land in that portion of the Northwest quarter (NW¼) of the Southwest quarter (SW¼) of Section Thirty-four (34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M. D. B. & M., lying North of the Southern Pacific Railroad Company right of way, the center line of which is described as follows: Beginning at a point approximately four hundred Twenty-two (422') feet South and Twenty (20') feet West of the west quarter (W¼) corner of said Section Thirty-four (34), thence East Three Hundred Eighty (380') feet, to a point.

DIST. Henford
6054-5808
M. S. 125/58
APPROVED R/W DEPT. ENSEA
DATE 11/10/55

It is mutually understood and agreed that the above strip description is approximate only, it being the intention of the Grantors herein, by this conveyance, to grant an easement for said electric line in the location in which said electric line shall be constructed on and over said Grantors' property.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantor has executed this instrument this [illegible] day of November, 1955.

Witness:

[signature]

[signature]

Signature of Grantor(s):

Fred William Jenkinson

Mary Genevieve Jenkinson

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On November 21, 1955
before me, the undersigned, a Notary Public in and for said County and said State, personally appeared
J. R. Winterberg
personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That he resides in Kings County, and that he was present and saw Fred William Jenkinson & Mary Genevieve Jenkinson personally known to him to be the same persons described in and whose name s are subscribed to the within and annexed instrument as the Parties thereto, execute and deliver the same, and they acknowledged to said affiant that they executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.

(Seal) [signature]
Notary Public in and for Said County and State.

My Commission Expires January 18, 1959

(Witness)

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
So. Calif. Edison Co.
AT 8 MIN. PAST 2 P M.
FEE
DEC - 1 1955 $ 1.70
VOL 652 OFFICIAL RECORDS, P. 419
KINGS COUNTY, STATE OF CALIFORNIA
BEATRICE HAWES, Auditor and Recorder
BY [signature] DEPUTY

Doc Nbr 0325113
Doc Type 07

Titles 01 Pages 008
Fees 28.00
Taxes 0.00
PAID $28.00

Kings County Clerk Recorder
George J Misner
First American Title Company

09/05/2003
14:35:31
r007

Recording Requested By

William L. Winterberg

When Recorded Mail To:

Ron P. Jones, Esq.
KAHN, SOARES & CONWAY, LLP
219 N. Douty Street
Hanford, CA 93230

(Space Above This Line for Recorder's Use)

EASEMENT AGREEMENT
[Twenty Foot (20') Roadway]

This EASEMENT AGREEMENT, made and entered into this 5th day of September, 2003, by and between, James A. Bratton and Louella Bratton, Co-Trustees of The James A. Bratton and Louella Bratton Living Trust dated May 15, 1985 ("**Grantor**") and William L. Winterberg ("**Grantee**"), is as follows:

WHEREAS Grantor is the owner of that certain parcel of real property located in Kings County, California, legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Servient Tenement**").

WHEREAS Grantee and Grantee's heirs have a life estate and eventually, pursuant to a separate agreement with Grantor, Grantees shall own in fee that certain real property described on Exhibit "B" attached hereto and incorporated herein by this reference .

NOW, THEREFORE, in consideration of mutual covenants herein contained, Grantor and Grantee hereby agree as follows:

1. Easement. Grantor hereby grants to Grantee and its Permittees (as hereinbelow defined) an exclusive, permanent and perpetual easement and privilege of right-of-way and ingress and egress over that portion of the Servient Tenement legally described on Exhibit "C" attached hereto and incorporated herein by this reference (the "**Roadway Easement**") for vehicular, automobile, and/or pedestrian traffic. As used herein "**Permittees**" shall mean and refer to the employees, agents, contractors, customers, guests, invitees, lessees, licensees and successors and assigns of Grantee.

2. Maintenance of Roadway Easement. Grantee, its successors and assigns, subject to the provisions hereinbelow contained, shall be responsible for the repair and maintenance of the Roadway Easement and Grantor, except as is otherwise herein provided, shall have no responsibilities therefor. Notwithstanding the foregoing, Grantor, or its successors and assigns, may use the Roadway Easement for an occasional use of ingress and egress to review their property adjacent to the Roadway Easement, or

recorded for record by

to prepare such adjacent property for sale, or for entry upon Grantee's property for ongoing and bona fide business purposes with Grantee.

Grantor shall be solely responsible for all real property taxes and assessments levied against the Roadway Easement. Grantor, its successors and assigns, shall indemnify and hold harmless Grantee, its successors and assigns, and Permittees from and against any and all liabilities, responsibilities, obligations, charges, damages, claims, costs, expenses or attorneys' fees of any kind or nature incurred or sustained by Grantee or Permittees from time to time as a result of the actions, omissions or acts of negligence of Grantor or its successors and assigns with respect to the Roadway Easement or any employee, agent or representative of Grantor in connection therewith.

3. Changes to Easement. The parties acknowledge, recognize and agree that Grantor and Grantee, under separate written agreement, have provided Grantee and Grantee's heirs a life estate in the real property legally described on the attached Exhibit "B" (the "**Home Place**"). If and when the Dominant Tenement is conveyed in fee to Grantee, or any of Grantee's heirs, successors and assigns, the portion of the Roadway Easement herein described that exists within the Dominant Tenement shall terminate and be merged with the fee to the extent it is within the fee, but that portion of the easement running from the northern boundary of the fee toward the northern boundary of said Section 34 shall remain in tact and provide a continuing easement right of ingress and egress to and from the Dominant Tenement.

4. Conversion of Easement to Public Roadway. In the event the County of Kings or the City of Hanford requires dedication of land inclusive of the twenty foot (20') right of way for a public access roadway, Grantee shall cooperate with said governmental entity and participate in the requisite dedication of real property with respect to the Roadway Easement right hereunder granted in order for the said governmental entity to achieve the dedication and construction of a roadway superior to the Roadway Easement, but only to the extent it runs north from Grantee's Home Place towards Lacey Boulevard, and the forgoing shall not apply to any of the land constituting any part of the Home Place. Upon the completion of said public roadway by said governmental entity, the Roadway Easement shall terminate, but only to the extent it is superceded by the new public roadway and no longer needed.

5. Benefit and Binding Effect. The easements, covenants and restrictions contained in this Easement shall run with and bind the land and be binding upon the parties hereto, their successors and assigns and all parties having or requiring any right, title or interest in and to any part of the Servient Tenement, Dominant Property or Roadway Easement.

6. Amendments. The parties hereto agree that the provisions of this Easement Agreement may be modified or amended, in whole or in part, only with the consent of both parties hereto in writing, duly recorded in the office of the Recorder of Kings County, California.

7. Attorneys' Fees. In the event any party commences an action to enforce any of the terms and provisions of this Easement Agreement, the prevailing party in such action shall be entitled to recover all costs and reasonable attorneys' fees incurred in connection therewith.

8. Governing Law. This Easement shall be governed by and interpreted pursuant to California law.

IN WITNESS WHEREOF, the parties hereto have executed this Easement to be effective the month, date and year first written above.

GRANTOR:

The James A. Bratton and Louella Bratton Living Trust dated May 15, 1985

By: James A Bratton
James A. Bratton
Co-Trustee

By: Louella Bratton
Louella Bratton
Co. Trustee

GRANTEE:

William L. Winterberg
William L. Winterberg

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On Sept. 5 2003, before me, Lori Mattos, the undersigned a Notary Public in and for said State, personally appeared **JAMES A. BRATTON** 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.

WITNESS my hand and official seal.

LORI MATTOS
COMM. # 1234609
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
COMM. EXP. SEPT. 13, 2003

Lori Mattos
Notary Public

(Seal)

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STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On Sept. 5 2003 2003, before me, Lori Mattos, the undersigned a Notary Public in and for said State, personally appeared **LOUELLA BRATTON** 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.

WITNESS my hand and official seal.

LORI MATTOS
COMM. # 1234509
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
COMM. EXP. SEPT. 13, 2003

Lori Mattos
Notary Public

(Seal)

LORI MATTOS
COMM. # 1234509
NOTARY PUBLIC-CALIFORNIA
KINGS COUNTY
COMM. EXP. SEPT. 13, 2003

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On Sept. 5 2003 2003, before me, Lori Mattos, the undersigned a Notary Public in and for said State, personally appeared **WILLIAM L. WINTERBERG** 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.

WITNESS my hand and official seal.

LORI MATTOS
COMM. # 1234509
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
COMM. EXP. SEPT. 13, 2003

Lori Mattos
Notary Public

(Seal)

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5

SERVIENT TENEMENT LEGAL DESCRIPTION

PARCEL 1A:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 353.8 FEET OF THE WEST 351 FEET OF THE EAST 371 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

PARCEL 1B:

A STRIP OF LAND 20 FEET IN WIDTH ALONG THE ENTIRE EASE SIDE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF HERETOFORE CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.

APN: 018-102-029-000

EXHIBIT "A"

6

LIFE ESTATE PARCEL LEGAL DESCRIPTION

That certain real property in the unincorporated area of the County of Kings, State of California, containing approximately 5.0 acres, legally described as follows:

BEGINNING AT THE CENTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST ("**POINT OF BEGINNING**").

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 78.96 FEET, THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 265 FEET;

THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 296.04 FEET;

THENCE NORTH PARALLEL TO THE CENTER LINE OF SECTION 34 A DISTANCE OF 525 FEET;

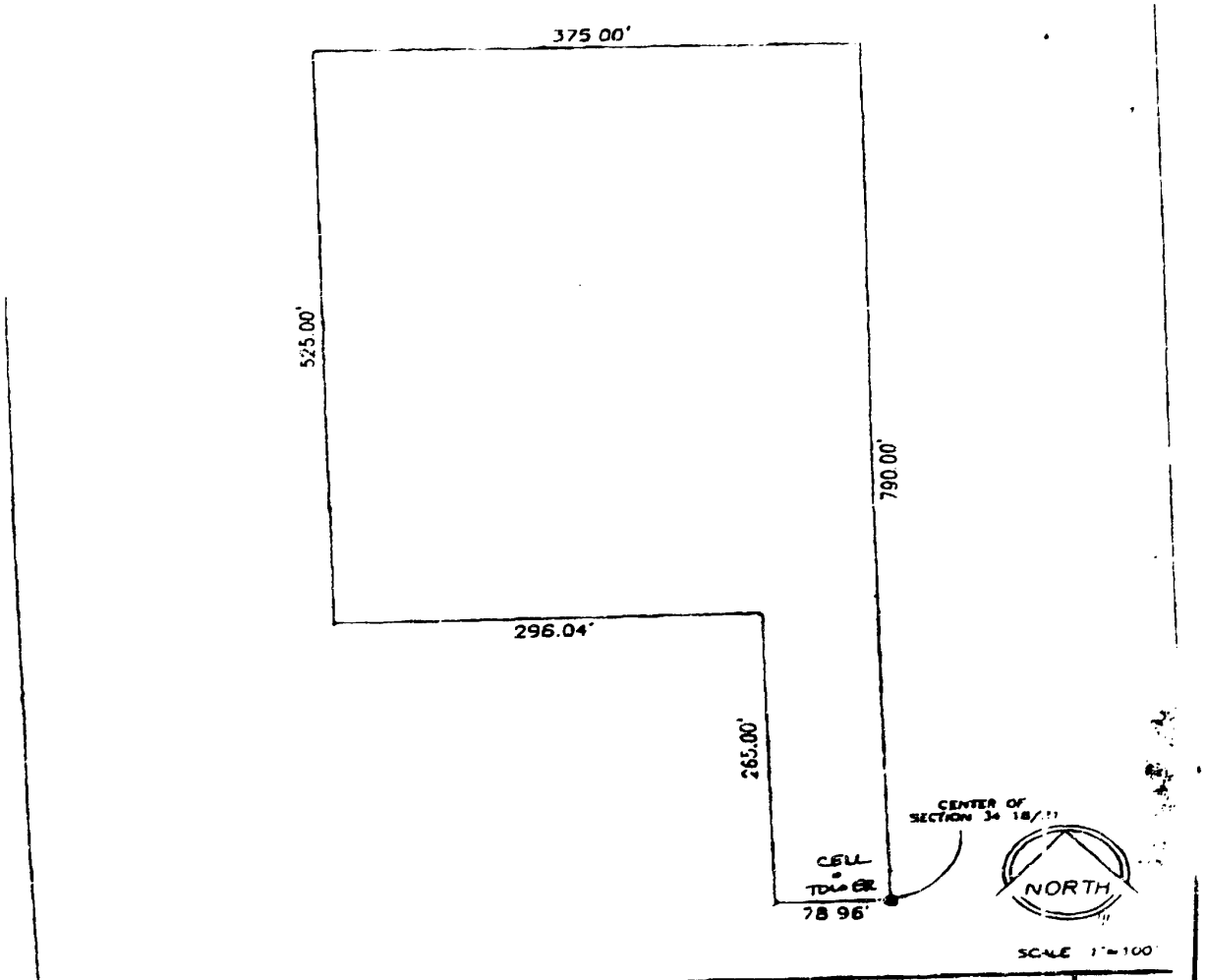
THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 375 FEET;

THENCE SOUTH ALONG THE CENTER LINE OF SECTION 34 A DISTANCE OF 790 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

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7



ZUMWALT HANSEEN

609 N. IRWIN ST. P.O. BOX 1380
HANFORD, CA 93232
OFFICE: (559) 582-1066
FAX: (559) 584-4143

DATE 8/28/03
DRAWN BY DCA
CHECKED BY

JOB NO. 0568811
INDEXED BY

SHEET NO 1 / 1

8

EASEMENT RIGHT OF WAY LEGAL DESCRIPTION

A STRIP OF LAND TWENTY FEET (20') IN WIDTH ALONG THE ENTIRE EAST SIDE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE NORTH TWENTY FEET (20') THEREOF HERETOFORE CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.

EXHIBIT "C" END OF DOCUMENT

Recording Requested By

WILLIAM L. WINTERBERG

When Recorded Mail To:

Ronald P. Jones
KAHN, SOARES & CONWAY, LLP
219 N. Douty Street
Hanford, CA 93230

Doc Nbr 0325116
Doc Type 07

Titles 01 Pages 014
Fees 46.00
Taxes 0.00
PAID $46.00

Kings County Clerk Recorder 09/05/2003
George J Misner 14:35:31
First American Title Company

r007

(Space Above This Line for Recorder's Use)

GRANT OF EASEMENT FOR ACCESS TO AND USE OF PIPELINE

This GRANT OF EASEMENT FOR ACCESS TO AND USE OF PIPELINE ("**Easement Agreement**"), made and entered into this 5th day of September, 2003, by and between JAMES A. BRATTON and LOUELLA BRATTON, co-trustees of the James A. Bratton and Louella Bratton Living Trust dated May 15, 1985 (hereafter referred to as "**Grantor**"), and WILLIAM L. WINTERBERG (hereinafter referred to as "**Grantee**"), is as follows:

WITNESSETH:

WHEREAS, Grantee is the owner of that certain real property legally described on the attached Exhibit "A" (the "**Dominant Tenement**") which requires a right to access irrigation water through the pipeline located on the Servient Tenement;

WHEREAS, Grantor is the owner of that certain real property legally described on the attached Exhibit "B" (the "**Servient Tenement**"), over, under and through which Grantee requests an easement for water and pipeline purposes;

WHEREAS, Grantor understands, acknowledges and agrees that Grantee will be using the existing pipeline located on the Servient Tenement to bring water to the Dominant Tenement for irrigation purposes, said pipeline being reasonably described and illustrated (but not to scale nor to specific dimensions) on Exhibit "C" attached hereto and incorporated herein by this reference ("**Pipeline**"); and

WHEREAS, Grantee desires to have and Grantor is willing to grant to Grantee a perpetual right to use the Pipeline for the benefit of the Dominant Tenement to allow water to be delivered thereby to irrigate the Dominant Tenement (or any part thereof).

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby expressly acknowledged, Grantor and Grantee agree as follows:

2

1. **Grant of Easement**.

Grantor does hereby establish in favor of and grant to Grantee a permanent, exclusive easement over, across, under and through the Servient Tenement for the Pipeline which is capable of carrying water for the purpose of bringing irrigation water to Servient Tenement along with sufficient surface ground space on either side of the pipeline in order to access the pipeline for the purposes of inspecting, repairing and/or maintaining same (the "**Water Line Easement**".)

Grantor further represents and warrants that in the event Grantee at any time is permanently prohibited or restricted from the ability to obtain water through the Pipeline/Water Line Easement due to any act or failure to act of any governmental, quasi-governmental or other similar authority, Grantor shall use all reasonably diligent efforts to provide Grantee with an alternative source of water across, under, over or through the Servient Tenement, or otherwise, for the transportation of irrigation water to the Dominant Tenement.

2. **Maintenance of Easement**.

Grantee (and Grantee's successors and assigns), subject to the provisions hereinbelow contained, shall be solely responsible for the repair and maintenance of the portion of the Pipeline and related facilities located on the Dominant Tenement (except to the extent damage thereto is caused by Grantor), including (without limitation) that which is required for normal wear and tear, and Grantor shall have no responsibility therefor.

Upon receipt of written notice from Grantor to Grantee of any defects or problems to or with the irrigation Pipeline or related equipment, Grantee (and its successors and assigns) shall commence the repair of or cure the defects or problems in the irrigation Pipeline as soon as reasonably possible and will use, in good faith, its best efforts to complete that repair, and cure the defects or problems. If the responsible party does not begin the requisite repairs within five (5) calendar days after receipt of written or oral notice thereof (or such shorter time as is reasonable required in the event of an emergency, in which case the responsible party shall have the absolute duty to act immediately), the noticing party shall have the right to give the responsible party one (1) day written demand to repair the defects or problems and if commencement of such repairs is not immediately forthcoming, the noticing party shall have the right to undertake and complete the repairs and the cost of the same shall be immediately payable to the noticing party by the responsible party upon written demand therefor. Upon receipt of written demand therefor, all repairs shall be completed by the responsible party as rapidly and expeditiously as possible. Grantor shall be solely responsible for all mortgage or other interests, real property taxes and assessments, and other similar charges and costs levied against the Servient Tenement.

3. **Representations/Warranties**. Grantor represents and warrants the following:

(a) Use of Easement by Grantee. Grantor shall not use, obstruct or damage the Pipeline or the Water Line Easement herein granted in any way that will impair

the right of Grantee to use the Pipeline and Water Line Easement as reasonably required by Grantee for the purposes for which this Water Line Easement has been granted. The parties acknowledge and understand that Grantee will only use the Pipeline to bring irrigation water to the Dominant Tenement at certain times of the year, that such use is interim in nature. Not withstanding the foregoing, for purposes of the development of the Servient Tenement by the owner of the Servient Tenement, the owner of Servient Tenement may cause the Pipeline to be relocated in order to facilitate said owner's development requirements. However, such relocation shall be accomplished only at a time when Grantee is not using the Pipeline to bring irrigation water to the Dominant Tenement, and the sole costs and expenses of relocating and replacing the Pipeline shall be the obligation of the owner of the Servient Tenement, and the owner of the Servient Tenement shall hold Grantee free and harmless from all costs, fees, charges, liabilities and expenses associated with same. Subject to the foregoing, Grantee at all times shall have uninterrupted use of the Pipeline for the delivery of water.

(b) Non-Interference with Easement. Grantor shall not permit any act or omission of any kind which would restrict, limit or inhibit the use of the Pipeline and Water Line Easement by Grantee. Grantee shall be solely responsible to pay the cost of the water used to irrigate the Dominant Tenement.

4. Benefit and Binding Effect. The easements, covenants and restrictions contained in this Easement Agreement shall run with and bind the subject lands and be binding upon the parties hereto, their successors and assigns, and all parties having or acquiring any right, title or interest in and to any part of the Dominant Tenement or the Servient Tenement. Grantee and Grantor each shall be personally obligated and liable for performing its respective responsibilities and duties hereunder, but such personal responsibilities shall cease after future, executory responsibilities are extinguished by the conveyance of title to the subject lands by that party, whereupon such successor shall be personally liable for such future and executory responsibilities and duties. Conveyance of title shall not in any way reduce, diminish, abrogate or eliminate either Grantor's or Grantee's liability for accrued responsibilities. Neither Grantor or Grantee shall be personally liable hereunder for the acts or failure to act of the other unless such liability is expressly assumed by such party.

5. Amendments. The parties hereto agree, the provisions of this Easement Agreement may be modified or amended, in whole or in part, only with the consent of both parties hereto (or all their successors and assigns), in writing, duly recorded in the Office of the County Recorder, Kings County, California.

6. Attorneys' Fees. In the event any party commences an action to enforce any of the terms and provisions of this Easement Agreement, the prevailing party in such action shall be entitled to recover all costs and reasonable attorneys' fees incurred in connection therewith.

7. Relationship of Parties. Nothing in this Easement Agreement shall be deemed or construed by either party or by any third party or person to create the relationship of a

joint venture, partnership or other association between the parties. The only relationship between the parties that exists pursuant to this Easement Agreement is that of grantor and grantee of an easement.

8. Default Remedies. In the event of any default or breach by any party hereto, the other party shall be entitled to all rights and remedies available at law or in equity, including but not limited to an action for damages or for specific performance.

9. Notice. Any notice or demand, which under the terms of this Easement Agreement, or any statute, made or required to be given or made, to the parties hereto, if, or required to be in writing, shall be given or made by mailing the same by certified mail, return receipt requested, postage prepaid, or by personal delivery to the other party, or its assigns, at the appropriate address listed below. Either party may designate in writing such new or other address to which such notice or demand shall thereafter be so given, delivered, made or mailed. Any written notice given hereunder shall be deemed received and effective, if mailed, forty-eight (48) hours after mailing or, if delivered, when delivered personally to the party at the address hereinafter provided. Oral notice shall be deemed given and received upon verbal communication of same by Grantee to Grantor or Grantor's agent(s), employee(s) or representative (s). The addresses of the parties are as follows:

GRANTOR:

James A. Bratton
2763 N. Argyle
Fresno, CA 93727
(559) 291-9423

GRANTEE:

William L. Winterberg
12501 Lacey Blvd.
Hanford, CA 93230
(559) 582-0926

10. Governing Law. This Easement Agreement shall be governed and interpreted pursuant to California law.

GRANTOR:

The James A. Bratton and
Louella Bratton Living Trust
dated May 15, 1985

By: James A Bratton
JAMES A. BRATTON
Co-Trustee

By: Louella Bratton
LOUELLA BRATTON
Co-Trustee

GRANTEE:

William L. Winterberg
WILLIAM L. WINTERBERG

5

STATE OF CALIFORNIA)
)ss.
COUNTY OF KINGS)

On 09/05/03, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared James A. Bratton personally known to me (or 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC - CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2005

Sharon Rodarmel
Notary Public

(Seal)

STATE OF CALIFORNIA)
)ss.
COUNTY OF KINGS)

On 09/05/03, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared Louella Bratton personally known to me (or 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC - CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2005

Sharon Rodarmel
Notary Public

(Seal)

w/word/8/8357.08/Documents/Grant of Easement.doc

6

STATE OF CALIFORNIA)
)ss.
COUNTY OF KINGS)

On 09/05/05, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared William L. Winterberg personally known to me (or 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2006

Sharon Rodarmel
Notary Public

(Seal)

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7

DOMINANT TENEMENT LEGAL DESCRIPTION

EXHIBIT "A

8

DOMINANT TENEMENT LEGAL DESCRIPTION

That certain real property in the unincorporated area in the County of Kings, State of California, legally described as follows:

THE EAST 52.50 FEET OF LOT 8; ALL OF LOTS 9 AND 10 OF PACIFIC IMPROVEMENT TRACT, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 1 AT PAGE 97 OF MAPS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTH 250 FEET OF THE EAST 270 FEET OF LOT 10.

APN: 018-270-022-000

9

SERVIENT TENEMENT LEGAL DESCRIPTION

EXHIBIT "B"

10

SERVIENT TENEMENT LEGAL DESCRIPTION

That certain real property in the unincorporated area of the County of Kings, State of California, legally described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 18 SOUTH, RANGE 21 EAST, M.D.B.M., IN THE UNINCORPORATED AREA, COUNTY OF KINGS, STATE OF CALIFORNIA, AS SHOWN AS PARCEL NOS. 2, 3 AND 4 OF PARCEL MAP RECORDED JANUARY 10, 1997 IN BOOK 14, PAGE 66 OF PARCEL MAPS, KINGS COUNTY RECORDS.

APN: 018-102-088-000, 018-102-090-000, and 018-102-091-000

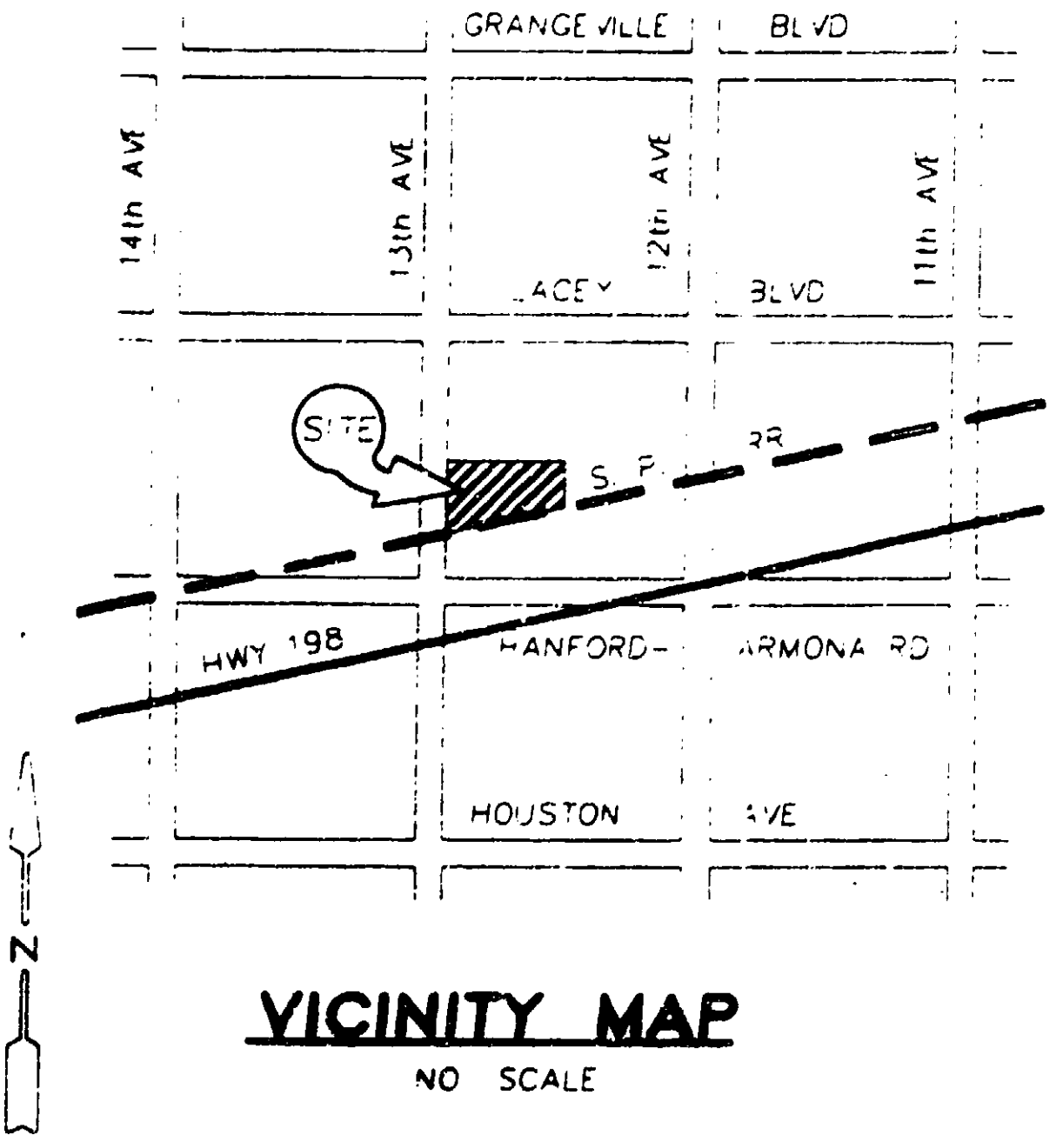
PIPELINE LOCATION

EXHIBIT "C"

12

LEGAL DESCRIPTION OF PIPELINE LOCATION

Beginning at the southeast corner of that certain Parcel No. 4 (APN 018-102-091-000), as identified in that certain Parcel Map recorded January 10, 1997, in Book 14, Page 66 of Parcel Maps (the **"Parcel Map"**); thence along the southern most boundary line thereof to the southwest corner of said Parcel No. 4; thence continuing along the southern boundary line of Parcel No. 3 as identified in the Parcel Map (APN 018-102-090-000) a distance of approximately 513.12 feet; thence bearing north to approximately the southeast corner of Parcel No. 1 shown in said Parcel Map (APN 018-102-089-000); thence west parallel to and within the northern boundary of Parcel No. 2 of said Parcel Map (APN 018-102-088-000) to the western most boundary line of said Parcel No. 2.

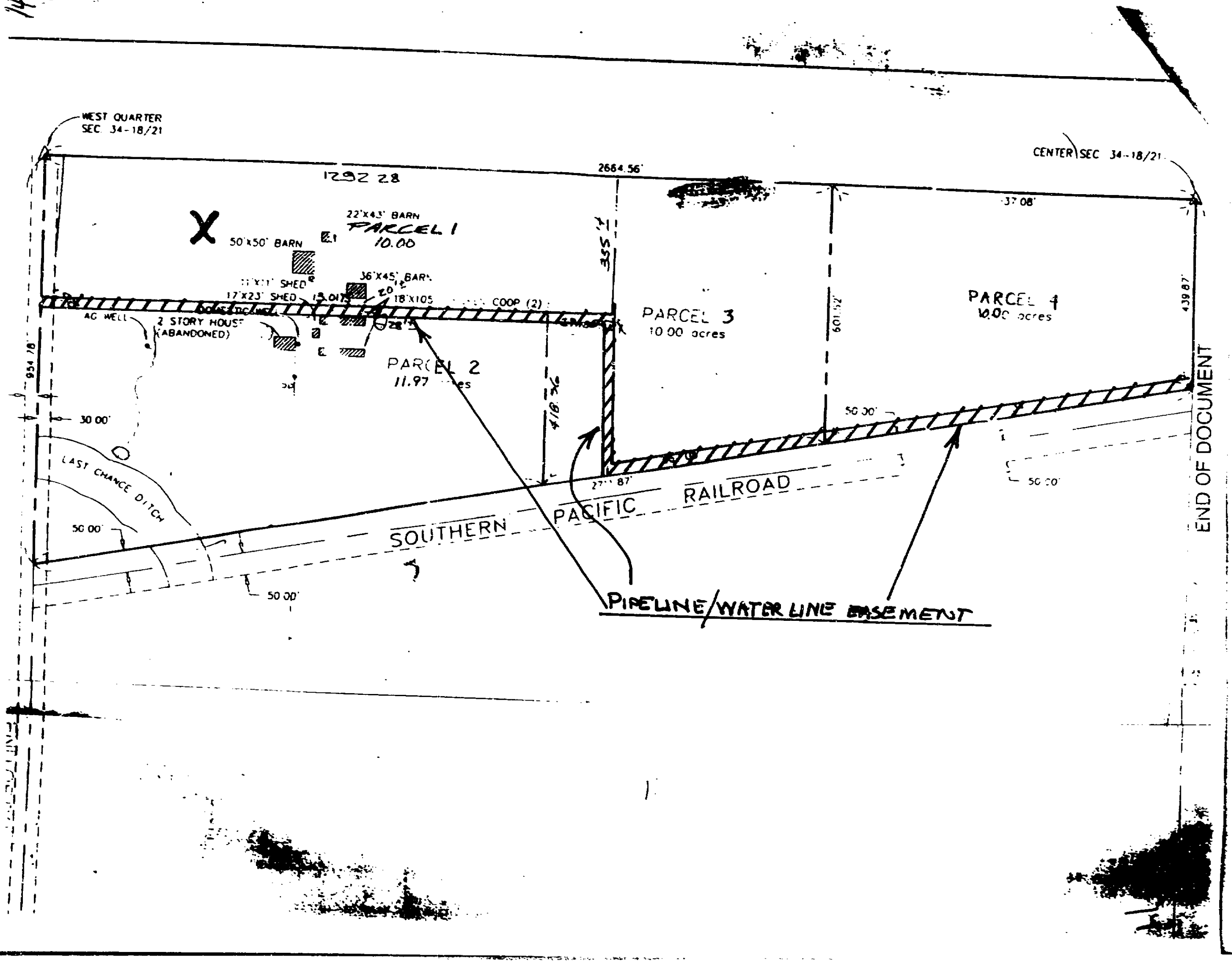


VICINITY MAP

NO SCALE

DRAWN BY	J. RIPLEY
CHECKED BY	
INDEXED BY	
DATE	03/06/95
JOB NO.	954661
SHEET	1
OF SHEETS	

ZUMWALT — HANSEN & ASSOCIATES
civil engineers — land surveyors
609 N. IRWIN ST. P.O. BOX 1380 HANFORD, CA. 93232 (209)582-1056


WEST QUARTER
SEC 34-18/21
CENTER SEC 34-18/21
1292.28
2664.56'
37.08'
22'X43' BARN
PARCEL 1
10.00
50'x50' BARN
355.12'
36'X45' BARN
17'X23' SHED
18'X105'
COOP (2)
AG WELL
2 STORY HOUSE
(ABANDONED)
PARCEL 3
10.00 acres
PARCEL 4
10.00 acres
PARCEL 2
11.97 acres
934.18'
418.36'
601.52'
439.87'
30.00'
50.30'
LAST CHANCE DITCH
50.00'
27.87'
SOUTHERN PACIFIC RAILROAD
50.00'
50.00'
PIPELINE/WATER LINE EASEMENT
END OF DOCUMENT

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____
County Counsel
By:
Date:

940
87-65

,D
ridow, also known as
ereby abandon, release,
as Claudia E. Thorne,
uate, lying and being
follows, to wit:
Northwest quarter of
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s sixteenth day of

orne also known as
orne (Seal)

undred and thirty-two
f Kings, State of
appeared Claudia A.
e person described in
edged to me that she

y official seal the

Sharp Notary Public
d County of Kings,
'ornia.
6, 1932 at 18 min.
4 Kings County Records
n Recorder

87-65

Local registered No.7

d

OF DEATH
nuary 14, 1931
nat I attended deceased
to Jan 14, 1931,
alive on Jan. 14, 1931
cred on the date stated

tn was as follows:
Nephritis
ld Age
ecede death? No.
? No.
diagnosis? Clinical
MD Jan 16, 1931.
Calif.

nford, California.

16, 1931

BEST COPY

Undertaker: Peoples Undertaking Parlors Embalmer's License No. 1583

Address: Hanford, California.

State of California :
County of Kings :ss
City of Hanford :

I, D. C. Williams, City Clerk of the City of Hanford, County of Kings, State of California, do hereby certify that the within is a true and correct copy of the Death certificate of Douglass Montgomery Thorne, as remains on file in this office.

In witness whereof, I have hereunto set my hand _ affixed the Official seal of the City of Hanford, this 26th day of February, 1932.

(Seal) D. C. Williams City Clerk

AFFIDAVIT

STATE OF CALIFORNIA :
ss
County of Kings :

Sidney J. W. Sharp, being first duly sworn upon oath deposes and says, that he is a resident of said Kings County and has resided therein for more than Twenty years last past; that he was well and personally acquainted with D. M. Thorne who is named as the husband of Claudia Thorne in that certain Declaration of Homestead covering the E½ of the NE¼ of NW¼ of Section 34, Township 18 South, Range 21 East, M. D. B. & M., in said County of Kings, Dated October 27, 1924, and recorded in Book 2, page 358 of Homesteads, in the office of the County Recorder of said Kings County; affiant further deposes and says that said D. M. Thorne above named is the same identical person as Douglas Montgomery Thorne as his name appears in that certain Certificate of Death attached hereto; that said D. M. Thorne also known as Douglass Montgomery Thorne died in Kings County on January 14, 1931, and that Claudia Thorne, his widow, survived him.

Sidney J. W. Sharp

Subscribed and sworn to before me this 26th day of February, 1932.

Horace Lemon Notary Public in and for the County of Kings, State of California.

(Seal)

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 19 min. past 2 P. M. in Vol. 87 of Official Records page 64 Kings County.

Fee $1.30 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 940

Claudia A. Thorne,

to

Ed Thorne

Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Ed Thorne, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of one dollar (1.00) receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, perpetual rights of way over and across and easements in the land hereinafter described, for the purpose of running water across the same, and at his option, if he so see fit, construct and maintain pipe or pipe lines, under the conditions and in the manner hereinafter more fully set forth.

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Sharp Notary Public
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Local registered No.?

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OF DEATH
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to Jan 14, 1931,
alive on Jan. 14, 1931
ıred on the date stated

ıh was as follows:
. Nephritis
d Age
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mp Jan 16, 1931.
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ıford, California.

16, 1931

Undertaker: Peoples Undertaking Parlors Embalmer's License No. 1583

Address: Hanford, California.

State of California :
County of Kings :ss
City of Hanford :

I, D. C. Williams, City Clerk of the City of Hanford, County of Kings, State of California, do hereby certify that the within is a true and correct copy of the Death certificate of Douglass Montgomery Thorne, as remains on file in this office.

In witness whereof, I have hereunto set my hand _ affixed the Official seal of the City of Hanford, this 26th day of February, 1932.

(Seal) D. C. Williams City Clerk

AFFIDAVIT

STATE OF CALIFORNIA :
ss
County of Kings :

Sidney J. W. Sharp, being first duly sworn upon oath deposes and says, that he is a resident of said Kings County and has resided therein for more than Twenty years last past; that he was well and personally acquainted with D. M. Thorne who is named as the husband of Claudia Thorne in that certain Declaration of Homestead covering the E½ of the NE¼ of NW¼ of Section 34, Township 18 South, Range 21 East, M. D. B. & M., in said County of Kings, Dated October 27, 1924, and recorded in Book 2, page 358 of Homesteads, in the office of the County Recorder of said Kings County; affiant further deposes and says that said D. M. Thorne above named is the same identical person as Douglas Montgomery Thorne as his name appears in that certain Certificate of Death attached hereto; that said D. M. Thorne also known as Douglass Montgomery Thorne died in Kings County on January 14, 1931, and that Claudia Thorne, his widow, survived him.

Sidney J. W. Sharp

Subscribed and sworn to before me this 26th day of February. 1932.

Horace Lemon Notary Public in and for the County of Kings, State of California.

(Seal)

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 19 min. past 2 P. M. in Vol. 87 of Official Records page 64 Kings County.

Fee $1.30 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 940

Claudia A. Thorne,

to

Ed Thorne

Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Ed Thorne, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of one dollar (1.00) receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, perpetual right of way over and across and easements in the hereinafter described, for the purpose of [illegible]

That the said rights of way shall be over the following portions of the East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34) in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, to wit:

1. On a line near the south line of the County Road lying north of the property hereinbefore described,

2. On a line approximately two hundred forty five (245) feet, more or less, south of the line hereinbefore described in the location of the first right of way.

3. On a line approximately six hundred ten (610) feet, more or less, south of the line hereinbefore described in the location of the first right of way; and

4. On a line near the south line of the property hereinbefore described,

So as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south throught the hereinabove described territory.

That the water to be run over said rights of way shall be used solely on the west five (5) acres of the E½ Northeast quarter of the Northwest quarter of Section thirty four (34), Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not running water over said rights of way, that any ditches constructed thereon by him shall be plowed in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in any or all of said rights of way; it being understood and agreed, however, that said pipe line or pipe lines shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line or pipe lines.

That the party of the second part shall have the right of ingress to and egress over said rights of way for the purpose of placing, maintaining and operating said pipe line or pipe lines, and for the purpose of constructing ditches thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditches or said pipe line or pipe lines shall be so constructed and operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or farming operations of her heirs, successors or assigns forever.

TO HAVE AND TO HOLD, all and singular the said rights of way to the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, said parties of this indenture have hereunto set their hands and seals the day and year first above written.

Claudia A. Thorne also known as
Claudia E. Thorne,
Ed Thorne

State of California :
ss
County of Kings :

On this 18th day of February, in the year One thousand nine hundred and thirty two, before me, Sidney J. W. Sharp, a Notary Public in and for the County of Kings, State of California, residing therein, duly commissioned and sworn, personally appeared Claudia A. Thorne, also known as Claudia E. Thorne, a widow, and Ed. Thorne, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

[illegible] My commission expires [illegible] Sidney J. W. Sharp, Notary Public in and for the County of Kings, State of California.

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That the said rights of way shall be over the following portions of the East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34) in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, to wit:

1. On a line near the south line of the County Road lying north of the property hereinbefore described,

2. On a line approximately two hundred forty five (245) feet, more or less, south of the line hereinbefore described in the location of the first right of way.

3. On a line approximately six hundred ten (610) feet, more or less, south of the line hereinbefore described in the location of the first right of way; and

4. On a line near the south line of the property hereinbefore described,

So as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south throught the hereinabove described territory.

That the water to be run over said rights of way shall be used solely on the west five (5) acres of the E½ Northeast quarter of the Northwest quarter of Section thirty four (34), Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not running water over said rights of way, that any ditches constructed thereon by him shall be plowed in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in any or all of said rights of way; it being understood and agreed, however, that said pipe line or pipe lines shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line or pipe lines.

That the party of the second part shall have the right of ingress to and egress over said rights of way for the purpose of placing, maintaining and operating said pipe line or pipe lines, and for the purpose of constructing ditches thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditches or said pipe line or pipe lines shall be so constructed and operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or farming operations of her heirs, successors or assigns forever.

TO HAVE AND TO HOLD, all and singular the said rights of way to the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, said parties of this indenture have hereunto set their hands and seals the day and year first above written.

Claudia A. Thorne also known as
Claudia E. Thorne,
Ed Thorne

State of California :
ss
County of Kings :

On this 18th day of February, in the year One thousand nine hundred and thirty two, before me, Sidney J. W. Sharp, a Notary Public in and for the County of Kings, State of California, residing therein, duly commissioned and sworn, personally appeared Claudia A. Thorne, also known as Claudia E. Thorne, a widow, and Ed. Thorne, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

(Seal) My commission expires [illegible] Sidney J. W. Sharp, Notary Public in and

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 20 min. past 2 P. M. in Vol. 87 of Official Records page 65 Kings County.

Fee $1.20 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 941

Claudia A. Thorne

to

Alvin E. Nieson Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Alvin E. Nieson, party of the second part,

WITNESSETH: That the said party of the first part,for and in consideration of one dollar ($1.00), receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, a perpetual right of way over and across and an easement in the land hereinafter described, for the purpose of running water across the same and at his option, if he so see fit, construct and maintain a pipe line, under the conditions and in the manner hereinafter more fully set forth.

That the said right of way hereby granted is across that certain East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34), in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, the location thereto to be at a place approximately six hundred ten (610) feet, more or less, from the south boundary of the highway lying north of the hereinabove described property, so as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south through the hereinabove described territory.

That the water to be run over said right of way shall be used solely on the west thirty (30) acres of the Northwest quarter of the Northeast quarter of Section thirty four (34), Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not running water over said right of way, that any ditches constructed thereon by him shall be plowed in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in said right of way; it being understood and agreed, however, that said pipe line shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line.

That the party of the second part shall have the right of ingress to and egress over said right of way for the purpose of placing, maintaining and operating said pipe line and for the purpose of constructing a ditch thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditch or said pipe line shall be so constructed and so operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or farming operations of her heirs, successors or assigns thereon.

TO HAVE AND TO HOLD, all and singular the said right of way to the said party of the second part, his heirs and assigns forever.

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Recorded at request of Kings County Abstract Company Feb 26, 1932 at 20 min. past 2 P. M. in Vol. 87 of Official Records page 65 Kings County.

Fee $1.20 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 941

Claudia A. Thorne

to

Alvin E. Nieson Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Alvin E. Nieson, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of one dollar ($1.00), receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, a perpetual right of way over and across and an easement in the land hereinafter described, for the purpose of running water across the same and at his option, if he so see fit, construct and maintain a pipe line, under the conditions and in the manner hereinafter more fully set forth.

That the said right of way hereby granted is across that certain East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34), in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, the location thereto to be at a place approximately six hundred ten (610) feet, more or less, from the south boundary of the highway lying north of the hereinabove described property, so as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south through the hereinabove described territory.

That the water to be run over said right of way shall be used solely on the west thirty (30) acres of the Northwest quarter of the Northeast quarter of Section thirty four (34), Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not running water over said right of way, that any ditches constructed thereon by him shall be plowed in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in said right of way; it being understood and agreed, however, that said pipe line shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line.

That the party of the second part shall have the right of ingress to and egress over said right of way for the purpose of placing, maintaining and operating said pipe line and for the purpose of constructing a ditch thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditch or said pipe line shall be so constructed and so operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or farming operations of her heirs, successors or assigns thereon.

TO HAVE AND TO HOLD, all and singular the said right of way to the said party of the second part, his heirs and assigns forever.

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____
County Counsel
By:
Date:

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 20 min. past 2 P. M. in Vol. 87 of Official Records page 65 Kings County.

Fee $1.20 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 941

Claudia A. Thorne

to

Alvin E. Nieson Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Alvin E. Nieson, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of one dollar ($1.00), receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, a perpetual right of way over and across and an easement in the land hereinafter described, for the purpose of running water across the same and at his option, if he so see fit, construct and maintain a pipe line, under the conditions and in the manner hereinafter more fully set forth.

That the said right of way hereby granted is across that certain East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34), in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, the location thereto to be at a place approximately six hundred ten (610) feet, more or less, from the south boundary of the highway lying north of the hereinabove described property, so as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south through the hereinabove described territory.

That the water to be run over said right of way shall be used solely on the west thirty (30) acres of the Northwest quarter of the Northeast quarter of Section thirty four (34), Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not running water over said right of way, that any ditches constructed thereon by him shall be plowed in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in said right of way; it being understood and agreed, however, that said pipe line shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line.

That the party of the second part shall have the right of ingress to and egress over said right of way for the purpose of placing, maintaining and operating said pipe line and for the purpose of constructing a ditch thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditch or said pipe line shall be so constructed and so operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or farming operations of her heirs, successors or assigns thereon.

TO HAVE AND TO HOLD, all and singular the said right of way to the said party of the second part, his heirs and assigns forever.

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Recorded at request of Kings County Abstract Company Feb 26, 1932 at 20 min. past 2 P. M. in Vol. 87 of Official Records page 65 Kings County.

Fee $1.20 Jos. M. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 941

Claudia A. Thorne

to

Alvin E. Nieson Right of Way Deed

THIS INDENTURE, made this 16th day of February, 1932, between Claudia A. Thorne, also known as Claudia E. Thorne, a widow, party of the first part, and Alvin E. Nieson, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of one dollar ($1.00), receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein expressed, hereby grants to the party of the second part, his heirs and assigns forever, a perpetual right of way over and across and an easement in the land hereinafter described, for the purpose of running water across the same and at his option, if he so see fit, construct and maintain a pipe line, under the conditions and in the manner hereinafter more fully set forth.

That the said right of way hereby granted is across that certain East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section thirty four (34), in Township eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, in the County of Kings, State of California, the location thereto to be at a place approximately six hundred ten (610) feet, more or less, from the south boundary of the highway lying north of the hereinabove described property, so as to make direct connection with the Blowers Side Ditch, which said Blowers Side Ditch runs north and south through the hereinabove described territory.

That the water to be run over said right of way shall be used solely on the west thirty (30) acres of the Northwest quarter of the Northeast quarter of Section thirty four (34), Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian.

That the party of the second part agrees that at any time when he is not using water over said right of way, that any ditches constructed thereon by him shall be filled in and the land leveled.

That the party of the second part may at his option at any time put in a concrete pipe line in said right of way; it being understood and agreed, however, that said pipe line shall be buried to a depth of at least two (2) feet below the surface, measured to the top of said pipe line.

That the party of the second part shall have the right of ingress to and egress over said right of way for the purpose of placing, maintaining and operating said pipe line and for the purpose of constructing a ditch thereon and filling in the same as hereinbefore provided.

That the party of the second part agrees that the said ditch or said pipe line shall be so constructed and so operated and maintained as to interfere as little as possible with the farming operations of the party of the first part on said premises, or future operations of her heirs, successors or assigns thereon.

TO HAVE AND TO HOLD, all and singular the said right of way to the said party of the second part, his heirs and assigns forever.

In witness whereof, said parties to this indenture have hereunto set their hands and seals the day and year first above written.

Claudia A. Thorne also known as Mrs. Claudia E. Thorne First Party

Alvin E. Nieson Second Party

State of California ::
ss
County of Kings ::

On this 18th day of February in the year One thou and nine hundred and --before me, Sidney J. W. Sharp a Notary Public in and for the County of Kings, State of California, residing therein, duly commissioned and sworn, personally appeared Claudia A. Thorne, also known as Claudia E. Thorne, a widow, and Alvin E. Nieson, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Sidney J. W. Sharp Notary Public in and for said County of Kings, State of California.

(Seal) My commission expires August 8, 1932.

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 21 min. past 2 P. M. in Vol. 87 of Official Records page 67 Kings County.

Fee $1.20 Jos. W. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 942

Claudia A. Thorne, a widow.

To

Ed Thorne

DEED

THIS INDENTURE, made this sixteenth day of February A. D. 1932 between Claudia A. Thorne, a widow, also known as Claudia E. Thorne, the party of the first part, and Ed Thorne, a married man, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell,convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Kings, State of California, and bounded and particularly described as follows, to wit:

The East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section Thirty four (34), in Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, except the East twenty (20)feet thereof heretofore reserved for roadway, and subject to the rights of way for maintenance of ditches as now of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of-----

Claudia A. Thorne (Seal)
also known as
Claudia E. Thorne

In witness whereof, said parties to this indenture have hereunto set their hands and seals the day and year first above written.

Claudia A. Thorne also known as Mrs. Claudia E. Thorne First Party

Alvin E. Nieson Second Party

State of California ::
ss
County of Kings ::

On this 18th day of February in the year One thou and nine hundred and --before me, Sidney J. W. Sharp a Notary Public in and for the County of Kings, State of California, residing therein, duly commissioned and sworn, personally appeared Claudia A. Thorne, also known as Claudia E. Thorne, a widow, and Alvin E. Nieson, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Sidney J. W. Sharp Notary Public in and for said County of Kings, State of California.

(Seal) My commission expires August 8, 1932.

Recorded at request of Kings County Abstract Company Feb 26, 1932 at 21 min. past 2 P. M. in Vol. 87 of Official Records page 67 Kings County.

Fee $1.20 Jos. A. Bowman Recorder

Copied B Compared B Paged B Indexed S.

No. 942

Claudia A. Thorne, a widow.

to

Ed Thorne

DEED

THIS INDENTURE, made this sixteenth day of February A. D. 1932 between Claudia A. Thorne, a widow, also known as Claudia E. Thorne, the party of the first part, and Ed Thorne, a married man, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Kings, State of California, and bounded and particularly described as follows, to wit:

The East fifteen (15) acres of the Northeast quarter of the Northwest quarter of Section Thirty four (34), in Township Eighteen (18) South, Range Twenty one (21) East, Mount Diablo Base and Meridian, except the East twenty (20)feet thereof heretofore reserved for roadway, and subject to the rights of way for maintenance of ditches as now of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of

Claudia A. Thorne (Seal)
also known as
Claudia E. Thorne

North and One Hundred Fifty (150) feet West of the Southwest corner of the above described parcel of land; thence Northwesterly for a distance of One Thousand Fifty (1050) feet to a point.

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their agents and employees, shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted, and shall have the right to trim or top such trees as may endanger or interfere with said electric line.

IN WITNESS WHEREOF, the Grantor ha-executed this instrument this 2nd day of February 1950.

WITNESS---

(SEAL)

SIGNATURE OF GRANTOR(S):
SECURITY FIRST NATIONAL BANK OF LOS ANGELES
a national banking association.
By A. T. Anderson, Vice President
By A. W. Lyons, Assistant Trust Officer

Dist. Hanford
W. O. HO-3
M. S. 126/58

Approved as To Description
H. L. Moore, Mgr. By LBM.
Date 1-13-50 R/W & Land Dept.

STATE OF CALIFORNIA)
)SS
COUNTY OF FRESNO)

On this 2nd day of February, A. D. 1950, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared A. T. Anderson known to me to be the Vice-President, and A. W. Lyons known to me to be the Assistant Trust Officer of the Security-First National Bank of Los Angeles, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

WITNESS my hand and official seal.

(SEAL)

W. Booker, Notary Public in and for said County and State.

Recorded at Request of So. Calif Edison Co. Feb 17, 1950, at 26 Min. Past 11 A. M., in Vol. 446 of Official Records, Page 386 Kings County.

Fee: $2.00

Jos. M. Bowman, Recorder.

Copied JJ Compared B/JJ Paged B Indexed E . By Alice Ramos, Deputy

NO. 1427

HAZEL RUTH JOHNSTONE

TO

SOUTHERN CALIFORNIA EDISON COMPANY

HO-15

GRANT OF EASEMENT
(INDIVIDUAL)

THE GRANTOR Hazel Ruth Johnstone hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successor and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and over the real property hereinafter described, situated in the County of Kings, State of California, an electric line consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

BEST COPY

North and One Hundred Fifty (150) feet West of the Southwest corner of the above described parcel of land; thence Northwesterly for a distance of One Thousand Fifty (1050) feet to a point.

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their agents and employees, shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted, and shall have the right to trim or top such trees as may endanger or interfere with said electric line.

IN WITNESS WHEREOF, the Grantor ha-executed this instrument this 2nd day of February 1950.

WITNESS---

(SEAL)

SIGNATURE OF GRANTOR(S):
SECURITY FIRST NATIONAL BANK OF LOS ANGELES
a national banking association.
By A. T. Anderson, Vice President
By A. W. Lyons, Assistant Trust Officer

Dist. Hanford
W. O. HO-3
M. S. 126/58

Approved as To Description
H. L. Moore, Mgr. By LMM.
Date 1-13-50 R/W & Land Dept.

STATE OF CALIFORNIA)
)SS
COUNTY OF FRESNO)

On this 2nd day of February, A. D. 1950, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared A. T. Anderson known to me to be the Vice-President, and A. W. Lyons known to me to be the Assistant Trust Officer of the Security-First National Bank of Los Angeles, the National Banking Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

WITNESS my hand and official seal.

(SEAL)

W. Booker, Notary Public in and for said County and State.

Recorded at Request of So. Calif Edison Co. Feb 17, 1950, at 26 Min. Past 11 A. M., in Vol.446 of Official Records, Page 386 Kings County.

Fee:$2.00

Jos. M. Bowman, Recorder.

Copied JJ Compared B/JJ Paged B Indexed E

By Alice Ramos, Deputy

NO. 1427

HAZEL RUTH JOHNSTONE

TO

SOUTHERN CALIFORNIA EDISON COMPANY

HO-15

GRANT OF EASEMENT
(INDIVIDUAL)

THE GRANTOR Hazel Ruth Johnstone hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successor and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and over the real property hereinafter described, situated in the County of Kings, State of California, an electric line consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The Southeast quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M. D. B. & M.

It is understood and agreed that the location in which said electric line is constructed shall be the permanent location of said electric line for the uses and purposes of this easement.

The Grantee, its successors and assigns, and its and their agents and employees, shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted, and shall have the right to trim or top such trees as may endanger or interfere with said electric line.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of February, 1950.

WITNESS: Clarence H. Wilson

Signature of Grantor(s): Hazel Ruth Johnstone

Dist Hanford
W. O. HO-15
R. S. 125/58

Approved as to Description
H. L. Moore, Mgr. By LWM
Date 2-10-50 R/W & Land Dept.

STATE OF CALIFORNIA)
)SS
COUNTY OF KINGS)

On this 14th day of February, 1950, before me Clarence H. Wilson, a Notary Public in and for said County and State, personally appeared Hazel Ruth Johnstone known to me, (or proved to me on the oath of --), to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Clarence H. Wilson, Notary Public in and for said County and State.

My Commission expires January 21, 1951.

Recorded At Request of So Calif Edison Co. Feb 17, 1950, at 27 Min. Past 11 A. M., in Vol. 446 of Official Records, Page 387 Kings County.

Fee:$1.80

Jos. M. Bowman, Recorder

Copied JJ Compared B/JJ Paged B Indexed E

By Alice Ramos, Deputy

NO. 1428

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

TO

SOUTHERN CALIFORNIA EDISON COMPANY

GRANT OF EASEMENT
(INDIVIDUAL)
HO-19

THE GRANTOR BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, TRUSTEE, under the last Will and testament of Adam Stoneberger, deceased. hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and over the real property hereinafter described, situated in the County of Kings, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The North half (N½) of the Southeast quarter (SE¼) of Section Twenty-four (S24), Township Eighteen South (T18S), Range Twenty-one East (R21E), M. D. B. & M.

BOOK 527 PAGE 240

FORM RW 1 RM 12-51
SOUTHERN CALIFORNIA EDISON COMPANY

GRANT OF EASEMENT
(INDIVIDUAL)

H2-100

THE GRANTOR HAZEL RUTH JOHNSTONE, a widow,
hereby grant & to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on, and over the real property hereinafter described, situated in the County of KINGS, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The Southeast quarter (SE¼) of the Northwest quarter (NW¼) of Section Thirty-four (S34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M.D.B. & M.

55554
527-240

BEST COPY

DIST. Hanford
W. O. H2-100
M. S. 125/58
APPROVED R/W DEPT. BY
DATE 52

All poles shall be erected and maintained within one foot of the following described line: Commencing at existing Southern California Edison Company pole #596039E, said pole being located approximately Four Hundred Ten (410) feet West and One Thousand Six Hundred Forty (1640) feet South of the North quarter corner of said Section 34; thence Fifty (50) feet Southwesterly to a point hereinafter referred to as point "A"; thence Southerly Four Hundred Eighty-two (482) feet to a point. One anchor guy to extend Forty (40) feet North from said point "A".

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of June, 1952.

WITNESS: R. W. Petersen

SIGNATURE OF GRANTOR(s):
Hazel Ruth Johnstone
Hazel Ruth Johnstone

STATE OF CALIFORNIA
COUNTY OF TULARE } SS.

On June 11, 1952 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared R. W. PETERSEN personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That he resides in Kings County and that he was present and saw HAZEL RUTH JOHNSTONE personally known to him to be the same person described in and whose name is subscribed to the within and annexed Instrument as a Party thereto, execute and deliver the same, and she acknowledged to said affiant that she executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.

(Seal)

Notary Public in and for said County and State.

(Witness)

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
So. Calif. Edison Co.
14 Min. Past 9a M.
FEE
$1.60
JUN 12 1952
No. 521 OFFICIAL RECORDS, P. 4
KINGS COUNTY, STATE OF CALIFORNIA
BEATRICE MAW, County Auditor and Recorder
Grace Henderson DEPUTY

BOOK 527 PAGE 240

FORM 8-1 M 12-51
SOUTHERN CALIFORNIA EDISON COMPANY

GRANT OF EASEMENT
(INDIVIDUAL)

H2-100

THE GRANTOR HAZEL RUTH JOHNSTONE, a widow,
hereby grant & to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on, and over the real property hereinafter described, situated in the County of KINGS State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

The Southeast quarter (SE¼) of the Northwest quarter (NW¼) of Section Thirty-four (S34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M.D.B. & M.

DIST. Hanford
W. O. H2-100
M. E. 125/58
APPROVED R/W DEPT.
DATE 5-9-52

All poles shall be erected and maintained within one foot of the following described line: Commencing at existing Southern California Edison Company pole #596039E, said pole being located approximately Four Hundred Ten (410) feet West and One Thousand Six Hundred Forty (1640) feet South of the North quarter corner of said Section 34; thence Fifty (50) feet Southwesterly to a point hereinafter referred to as point "A"; thence Southerly Four Hundred Eighty-two (482) feet to a point. One anchor guy to extend Forty (40) feet North from said point "A".

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of June, 1952.

WITNESS: R. W. Petersen

SIGNATURE OF GRANTOR(s):
Hazel Ruth Johnstone
Hazel Ruth Johnstone

STATE OF CALIFORNIA
COUNTY OF TULARE } SS.

On June 11, 1952 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared R. W. PETERSEN, personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That he resides in Kings County and that he was present and saw HAZEL RUTH JOHNSTONE personally known to him to be the same person described in and whose name is subscribed to the within and annexed Instrument as a Party thereto, execute and deliver the same, and she acknowledged to said affiant that she executed the same, and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.

(Seal) [signature]
Notary Public in and for said County and State

(Witness)

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
So. Calif. Edison Co.
14 Min. Past 9 A. M.
FEE $1.60 JUN 12 1952
Vol. 527 OFFICIAL RECORDS, P. 4
KINGS COUNTY, STATE OF CALIFORNIA
PEARCE WM. S. Auditor and Recorder
Grace Bordsen DEPUTY

7410

BOOK 890 PAGE 313
P-26,754

RIGHT OF WAY

Cost less than $100.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, to the undersigned in hand paid, the receipt whereof is hereby acknowledged, EVELYN ANN SULLIVAN, a married woman, as her separate property, as to an undivided one-half interest; and LUCILLE NASKO, a married woman, as her separate property, as to an undivided one-half interest.

of the County of Kings, State of California, do hereby grant to SOUTHERN CALIFORNIA GAS COMPANY, a corporation organized and existing under and by virtue of the laws of the State of California, its successors and assigns, a right of way to lay, construct, maintain, operate, repair, renew, change the size of and remove one or more pipe lines, with metering, regulating and other equipment, for the transportation of gas, with the right of ingress and egress to and from the same, over and through, under, along and across that certain parcel of land, situated in Kings County, State of California, which is described as follows, to-wit:

"The easterly 20 feet of the southerly 935 feet of the northerly 975 feet and the easterly 25 feet of the southerly 745 feet of the northerly 1720 feet of the northwest quarter of Section 34, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, as shown on Government Township plat."

RECORDED AT REQUEST OF
So. Calif. Gas Co
AT 20 MIN. PAST 10 A M
MAY 1 81966
FEE $2.00
VOL 890 OFFICIAL RECORDS, P 313
KINGS COUNTY, STATE OF CALIFORNIA
BEATRICE HAWES, Auditor and Recorder
By Kathleen Clark DEPUTY

RECORDED IN BOOK 1966 OFFICIAL RECORDS OF KINGS COUNTY, CALIF. GAS CO.

The grantor... to fully use and enjoy the said premises, except as to the rights hereby granted; and the grantee hereby agrees to pay any damages which may arise to crops, fences or buildings from the laying, construction, maintenance or operation of said pipe line, provided, however, that grantor... shall not construct or maintain on said premises over which this right of way is granted any buildings or other structures, plant trees, or change the grade of said premises. Damages to crops, fences, buildings or other structures, if not mutually agreed upon, are to be ascertained and determined by three disinterested persons; one thereof to be appointed by the grantor S, or assigns, one by the grantee, or its assigns, and the third by the two so appointed as aforesaid; and the award of such three persons, or any two of them, shall be final and conclusive.

IN WITNESS WHEREOF, these presents are hereby signed this 26 day of April, 1966.

Executed in the presence of:

Charles R. Tutor
Subscribing Witness.

Evelyn Ann Sullivan
Lucille Nasko

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On this 2nd day of May, A.D. 1966, before me Charles R. Tutor a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Lucille Nasko known to me to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

CHARLES R. TUTOR
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY

Charles R. Tutor
Notary Public in and for said County and State.

My Commission Expires July 13, 1968

SOUTHERN CALIFORNIA GAS CO.

STATE OF CALIFORNIA
COUNTY OF Tulare } ss.

BOOK 890 PAGE 314

On this 26th day of April, A.D. 1966, before me, Don Gorley, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Fred R. Taut, known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says that he res des in Visalia and that he was present and saw Evelyn Ann Sullivan personally known to h m to be the same person whose name is subscribed to the within Instrument, execute and deliver the same, and that said afiant subscribed his name thereto as a Witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DON GORLEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
TULARE COUNTY

Don Gorley
Notary Public in and for said County and State.
Don Gorley

SUBORDINATION

FOR AND IN CONSIDERATION of the Sum of One Dollar ($1.00), to the undersigned in hand paid, the receipt whereof is hereby acknowledged Arthur Zeismer and Myrtle Zeismer, husband and wife as joint tenants present owner. S and holder. S of that certain note and deed of trust recorded in Book 735, at Page 943, Official Records of the County of Kings, do hereby declare said note and deed of trust to be subject and subordinate to the right of way as granted herein.

Executed in the presence of:

Fred R. Taut
Subscribing Witness.

Arthur Zeismer
Myrtle Zeismer

STATE OF CALIFORNIA
COUNTY OF Tulare } ss.

On this 26th day of April A.D. 1966, before me, Don Gorley, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Fred R. Taut, known to me to be the person whose name is subscribed to the foregoing subordination, as a Witness thereto, who being by me duly sworn, deposes and says that he resides in Visalia and that he was present and saw Arthur Zeismer and Myrtle Zeismer personally known to him to be the same person.s whose name.s are subscribed to the subordination, execute and deliver the same, and that said affiant subscribed his name thereto as a Witness to said execution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DON GORLEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
TULARE COUNTY

Don Gorley
Notary Public in and for said County and State.
Don Gorley

END OF DOCUMENT

Return to
SOUTHERN CALIFORNIA GAS CO.
Real Estate Department
810 South Flower Street
Los Angeles, California

BOOK 570 PAGE 154

FORM RW-1 REV. 12-51

SOUTHERN CALIFORNIA EDISON COMPANY

10034

GRANT OF EASEMENT
(INDIVIDUAL)

H3-122

THE GRANTOR HAZEL RUTH JOHNSTONE

hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on, and over the real property hereinafter described, situated in the County of KINGS, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows: The Southeast quarter (SE¼) of the Northwest quarter (NW¼), and the South Seven Hundred Seven and Five Tenths (707.5) feet of the East Fifteen (15) Acres of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of Section Thirty-four (S34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M.D.B. & M.

10034
570-154

BEST COPY

DIST. Hanford
W. O. H3-122
M. S. L25/58
APPROVED R/W DEPT.
DATE

All poles shall be erected and maintained within one foot of the following described line: Commencing at a point approximately One Thousand Six Hundred Thirty (1630) feet South and Four Hundred Fifty (450) feet West of the North quarter corner of said Section 34; thence Northerly Four Hundred Seventy-five (475) feet, more or less, to a point.

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of October, 1953

WITNESS:
Eleanor M. Beattie

SIGNATURE OF GRANTOR(S):
Hazel Ruth Johnstone
Hazel Ruth Johnstone

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On October 27, 1953 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared ELEANOR M. BEATTIE personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That she resides in Kings County and that she was present and saw HAZEL RUTH JOHNSTONE personally known to her to be the same person described in and whose name is subscribed to the within and annexed instrument as a Party thereto, execute and deliver the same, and that she acknowledged to said affiant that she executed the same, and that said affiant subscribed her name thereto as a Witness.

WITNESS my hand and official seal.

(Seal) _____
Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
So. Calif. Edison Co.
At 54 Min. Past 9 A M
FEE $1.80
NOV 2 1953
570 OFFICIAL RECORDS P 154
COUNTY OF KINGS, STATE OF CALIFORNIA
STATE FREE (Address and Hour)
Delana Embry County Recorder

Vol. 570 Page 154

10834

GRANT OF EASEMENT
(INDIVIDUAL)

H3-122

THE GRANTOR, HAZEL RUTH JOHNSTONE

hereby grant(s) to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on, and over the real property hereinafter described, situated in the County of KINGS, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows: The Southeast quarter (SE¼) of the Northwest quarter (NW¼), and the South Seven Hundred Seven and Five Tenths (707.5) feet of the East Fifteen (15) Acres of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of Section Thirty-four (34), Township Eighteen South (T18S), Range Twenty-one East (R21E), M.D.B. & M.

Hanford
H3-122
425/58

All poles shall be erected and maintained within one foot of the following described line: Commencing at a point approximately One Thousand Six Hundred Thirty (1630) feet South and Four Hundred Fifty (450) feet West of the North quarter corner of said Section 34; thence Northerly Four Hundred Seventy-five (475) feet, more or less, to a point.

It is understood and agreed that the above line description is approximate only, it being the intention of the Grantor, by this conveyance to grant an easement for said electric line in the location in which said electric line shall be constructed on and over the above described property.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25 day of October, 1953

WITNESS:
Eleanor M. Seattle

SIGNATURE OF GRANTOR(s):
Hazel Ruth Johnstone
Hazel Ruth Johnstone

STATE OF CALIFORNIA
COUNTY OF TULARE } ss.

On October 27, 1953 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared ELEANOR M. SEATTLE personally known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says that she resides in Kings County and that she was present and saw HAZEL RUTH JOHNSTONE personally known to her to be the same person described in and whose name is subscribed to the within and annexed instrument as a party thereto, execute the same; and that said affiant subscribed her name to said instrument as a witness at the request of said party.

WITNESS my hand and official seal.

(Notary Public in and for said County and State)

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
So. Calif. Edison Co.
A.54 M. 24 P.M.
FEE
NOV 2 1953
570 OFFICIAL RECORDS Page 154
KINGS COUNTY, CALIFORNIA
Recorder

RECORDING REQUESTED BY:

KAHN, SOARES & CONWAY, LLP

WHEN RECORDED MAIL TO:

Ronald P. Jones
KAHN, SOARES & CONWAY, LLP
219 N. Douty Street
Hanford, CA 93230

Doc Nbr 0325117
Doc Type 07

Titles 01 Pages 007
Fees 25.00
Taxes 0.00
PAID $25.00

Kings County Clerk Recorder
George J Misner
09/05/2003
14:35:31

First American Title Company

r007

EASEMENT AGREEMENT

[1.97 Acres]

This EASEMENT AGREEMENT ("**Agreement**"), made and entered into in Kings County, California, this 5th day of September, 2003, by and between James a Bratton and Louella Bratton, Co-Trustees of the James A. Bratton and Louella Bratton Living Trust dated May 15, 1985 ("**Grantor**") and William L. Winterberg ("**Grantee**"), is as follows;

W I T N E S S E T H:

WHEREAS, Grantor is the owner of that certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference ("**Servient Tenement**").

WHEREAS, Grantee desires to use a portion of the Servient Tenement legally described on Exhibit "B" attached hereto and incorporated herein by this reference (the "**Easement Parcel**"), and Grantee desires a permanent easement to utilize the Easement Parcel in the fashion as is hereinbelow described.

NOW, THEREFORE, for and in consideration of the covenants and conditions of the parties hereinafter expressed, it is agreed by and between Grantor and Grantee as follows:

1. Easement. Grantor grants to Grantee the exclusive, permanent right to enter upon the Easement Parcel in order to utilize the Easement Parcel for any and all lawful purposes not prohibited by any governmental or quasi-governmental entity or agency. Grantee shall obtain, if and as necessary, all required licenses, permits and/or approvals for such use, consistent with all zoning ordinances of the County of Kings or the City of Hanford, as applicable. Grantee represents and warrants that at no time will Grantee conduct any type of industrial or light industrial activities on the Easement Property.

2. Equipment Placement. Grantee may install, maintain, replace and/or remove to or from the Easement Parcel, any and all reasonably necessary facilities, equipment, tools and vehicles which Grantee may require in connection with its use of the Property.

3. Right to Parcel. Grantor is the fee owner of the Easement Parcel. As soon as reasonably possible, at the sole election of Grantee, Grantee may cause the Easement Parcel to be parceled out and separated from the Servient Tenement in order to lodge fee title to the Easement Parcel in Grantee, which shall occur not later than two (2) years after such

parceling is permitted under law. In connection with such activity, Grantor represents, warrants and agrees to cooperate fully with all necessary governmental and/or quasi-governmental entities or agencies, and execute such documents reasonably presented by Grantee to Grantor, to facilitate such parceling of the Easement Parcel from the Servient Tenement and placing fee title thereto in Grantee.

4. Relationship of Parties. Nothing in this Agreement shall be deemed or construed to constitute or create between the parties hereto a partnership, joint venture, agency or employer/employee relationship.

5. Grantee's Representations and Warranties. Grantee represents and warrants as follows:

(a) Grantee shall obtain, at its own expense, all licenses and permits required of Grantee by all applicable governmental or quasi-governmental agencies having jurisdiction over the Easement Parcel, and, upon request, shall exhibit the same for examination by Grantor;

(b) Grantee shall comply with all safety ordinances and/or other regulations imposed by any governmental or quasi-governmental agency of the State of California (including cities and counties) or the United States;

(c) Grantee shall enter upon the Easement Parcel and use the same in a good and proper manner customary for such uses of the Easement Parcel as Grantee may engage in;

(d) Grantee shall at all times comply in all respects with all the laws and regulations relating to Property. Grantee shall provide Workmen's Compensation Insurance and such other insurances to cover personnel and all of its operations upon the Property in the amount and form as required by law. Grantee shall indemnify and hold the Grantor harmless and free from any and all claims, demands, or liabilities arising out of or in connection with the operations or activities of the Grantee hereunder. Grantee assumes full and sole responsibility for any work done on the Property and no employee or agent furnished by Grantee shall under any circumstances be deemed an employee or agent of the Grantor. Until such time as Grantee becomes fee title owner of the Easement Parcel, and prior to commencing any work thereon, Grantee shall provide Grantor with a copy of his liability insurance policy and a Certificate of Insurance designating Grantor as a named insured. Said insurance shall provide coverage for each incident or event in an amount not less $1,000,000.00 combined bodily injury/death and property damage coverage, shall be with a reputable company acceptable to Grantor, and shall provide Grantor at least ten (10) days notice of any cancellation or nonrenewal. In the event of cancellation or nonrenewal, Grantee shall provide a new policy and Certificate of Insurance meeting the foregoing requirements at least five (5) days prior to the cancellation or nonrenewal effective date of the prior coverage;

(e) Grantee shall indemnify Grantor and hold Grantor harmless from and against any and all claims of any persons whomsoever, for claims or damage to property or personal injury, including death resulting therefrom, arising from or out of Grantee's entry upon, occupation of or using the Easement Parcel (including the actions of Grantee's employees, agents or third party contractors);

(f) Grantee will promptly pay all sales and use taxes, severance taxes, property taxes, production taxes, or other governmental taxes, fees or charges of any kind or nature (excepting only Grantor's income taxes for the Easement Parcel) levied, charged or required as a result of or on account of Grantee's activities on the Easement Parcel and/or pursuant to this Agreement, and Grantee agrees to and shall indemnify and hold harmless Grantor from and against any and all liability, responsibility, obligations, costs, damages, expenses or attorneys' fees incurred or sustained by Grantor as a result thereof. This paragraph shall survive termination of this Agreement; and

(g) At no time shall Grantee undertake any activity upon the Easement Parcel that would constitute a nuisance with respect to the Servient Tenement and the Grantor's use thereof. Reasonable use of the Easement Parcel as a mobile home site or other similar residential use, and the activities normally associated therewith, shall not be considered or deemed to be a nuisance.

These representations and warranties shall survive the termination of this Agreement. Each representation and warranty shall be considered material and any breach thereof shall be an event of default hereunder.

6. Access. If and as necessary until such time as Grantee becomes fee title owner of the Easement Property, Grantor shall provide Grantee with rights of ingress to. and egress from the Easement Property in order to permit Grantee to utilize the Property.

7. Default. In the event either party shall fail to perform any obligation or keep any agreement as set forth herein, or violate any representation or warranty, the same shall be deemed a default hereunder. The non-defaulting party shall send the defaulting party a Notice of Default which will specify the scope and/or manner of the default, and that Grantee shall have ten (10) days to correct the same. In the event the defaulting party fails to cure said default within the ten (10) day period, the non-defaulting party shall have the right to exercise any and all remedies available at law or in equity.

8. Notices. Any notices or demands required hereunder shall be in writing and shall be effective when delivered personally or when sent by United States registered or certified mail, postage paid, addressed to the parties at the addressee; shown in this Agreement or such other addresses indicated to the other party in writing.

TO GRANTOR:	James A. Bratton 2763 N. Argyle Fresno, CA 93727	TO GRANTEE:	William L. Winterberg 12501 Lacey Blvd. Hanford, CA 93230

9. Severability. If any term or provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such provision shall not be affected thereby.

10. Attorneys' Fees. In the event either party commences an action to enforce this Agreement or obtain remedies hereunder, the prevailing party in such action shall be entitled to recover all costs and reasonable attorneys' fees incurred or sustained in connection therewith.

11. Time of Essence. Time is of the essence of this Agreement.

12. Binding Affect. This Agreement shall be binding upon and shall inure to the benefit of Grantor and Grantee, and their heirs, executors, representatives, successors and assigns.

13. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties as to the subject matter hereof, and upon execution and timely recordation shall supercede all prior agreements and understandings of the parties in connection therewith.

14. Amendment and Waiver. The parties hereto may by mutual agreement amend this Agreement in any respect provided that any such amendment shall be in writing and signed by both parties. The waiver of any provision of this Agreement shall not constitute a future waiver of said provision or any other provision hereof.

15. Construction and Governing Law. This Agreement is to be performed in the State of California and shall be construed and enforced in accordance with the laws of that State.

IN WITNESS WHEREOF, the parties have executed the Agreement to be effective on this date first written above.

GRANTOR:

JAMES A. BRATTON, Co-Trustee
of the James A. Bratton and Louella
Bratton Living Trust dated May 15, 2003

LOUELLA BRATTON, Co-Trustee
of the James A. Bratton and Louella
Bratton Living Trust dated May 15, 2003

GRANTEE:

WILLIAM L. WINTERBERG

word/8/8357.08/Documents/EasdementAgt2.doc

5

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On September 5, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared JAMES A BRATTON personally known to me (or 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.

WITNESS my hand and official seal.

Sharon Rodarmel
Notary Public

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2005

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On September 5, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared LOUELLA BRATTON personally known to me (or 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sharon Rodarmel
Notary Public

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2005

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On September 5, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared WILLIAM L. WINTERBERG personally known to me (or 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 hisr 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

WITNESS my hand and official seal.

Sharon Rodarmel
Notary Public

SHARON RODARMEL
COMM. #1290329
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My Comm. Expires Feb. 5, 2005

word/8/8357.08/Documents/EasdementAgt2.doc

6

SERVIENT TENEMENT LEGAL DESCRIPTION

A portion of the southwest quarter of Section 34, Township 18 south, Range 21 east, Mount Diablo Base and Meridian, in the unincorporated area, County of Kings, State of California, shown as Parcel No. 2 of Parcel Map recorded January 10, 1997 in Book 14, Page 66 of Parcel Maps, Kings County Records.

APN – 018-102-088-000

EXHIBIT "A"

7

LEGAL DESCRIPTION
EASEMENT AREA

That portion of Parcel No. 2 laying in the southwest quarter of Section 34, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, as shown on that certain parcel map recorded January 10, 1997 in Book 14, Page 66 of Parcel Maps, Kings County Records, laying north of the southern boundary thereof (contiguous with the Southern Pacific Railroad right of way); and east of the center line of 13th Avenue; and south of the center line of the Last Chance Ditch; constituting approximately 1.97 acres.

sa:8357.08:documents:EasementAgt2.doc

EXHIBIT "B"

END OF DOCUMENT

Doc Nbr: 0542760
Doc Type: 04

Titles: 01 Pages: 001
Fees: 7.00
Taxes: 0.00
Paid: $7.00

Kings County Clerk Recorder
Ken Baird

12/28/2005
14:38:09

r015

Recording Requested By:

William L. Winterberg

When Recorded Return To:

Ronald P. Jones, Esq.
KAHN, SOARES & CONWAY, LLP
219 North Douty Street
Hanford, CA 93230

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ASSIGNMENT OF EASEMENT

The undersigned, William L. Winterberg, as Grantee under that certain Easement Agreement [1.97 acres] recorded in the Kings County, California Recorder's Office on September 5, 2003, Document No. 0325117, with respect to that certain easement granted on a portion of Kings County parcel having Assessor's Parcel Number 018-102-088-000, hereby assigns all rights and benefits as the Grantee under the Easement Agreement to William L. Winterberg, Trustee, of the William L. Winterberg Revocable Trust dated December 13, 2005 (the "**Trust**").

William L. Winterberg
WILLIAM L. WINTERBERG, an individual

Dated: December 13, 2005

STATE OF CALIFORNIA)
) ss.
COUNTY OF KINGS)

On December 13, 2005 before me, Kristina L. Williams, the undersigned a Notary Public in and for said State, personally appeared WILLIAM L. WINTERBERG ~~personally known to me (or~~ 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.

WITNESS my hand and official seal.

(seal)

Kristina L. Williams
Notary Public

KRISTINA L. WILLIAMS
COMM. # 1576690
NOTARY PUBLIC-CALIFORNIA
KINGS COUNTY
COMM. EXP. MAY 7, 2009

8357.4\Documents\Assignment of Easement 050605

1

END OF DOCUMENT

Doc Nbr: 0811737
Doc Type: 07

Titles: 01 Pages: 001
Fees: 8.00
Taxes: 0.00
Paid: $8.00

Kings County Clerk Recorder - 2720 06/19/2008
Ken Baird 02:29:20

r018

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

KAHN, SOARES & CONWAY, LLP
219 N. Douty Street
Hanford, CA 93230

UNILATERAL ASSIGNMENT OF EASEMENT [1.97 Acres]

The undersigned, William Roy Winterberg, successor Trustee of the William L. Winterberg Revocable Trust dated December 13, 2005, as Grantee under that certain original Easement Agreement [1.97 acres] recorded in the Kings County, California Recorder's Office on September 5, 2003, Document No. 0325117, with respect to that certain easement granted on a portion of Kings County parcel having Assessor's Parcel No. 018-102-088-000, hereby assigns all rights and benefits as the Grantee under the Easement Agreement to William Roy Winterberg, an individual, and Lynda Delight Hooper, an individual, as Tenants in Common.

DATED: June 4, 2008

William Roy Winterberg
WILLIAM ROY WINTERBERG, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF Kings)

On June 4, 2008, before me, Gloria J. Bench, Notary Public, personally appeared WILLIAM ROY WINTERBERG, 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 Gloria J. Bench (Seal)

GLORIA J. BENCH
Commission # 1759341
Notary Public - California
Kings County
My Comm. Expires Aug 26, 2011

Mail Tax Statements to:
WILLIAM ROY WINTERBERG, 13261 Cortez Avenue, Turlock, California 95380

8357.4\Documents\Assignment of Easement (1.97) 031208

END OF DOCUMENT

DOC NBR: 1917444 10/15/2019 10:37:53 AM
OFFICIAL RECORDS OF Kings County
Clerk-Recorder, Kristine Lee
RECORDING FEE: $88.00
COUNTY TAX: $0.00
CITY TAX: $0.00

DOC TYPE: 07
1 PG
R055

KAHN SOARES & CONWAY

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

Ronald P. Jones
KAHN, SOARES & CONWAY, LLP
219 N. Douty Street
Hanford, CA 93230

UNILATERAL
ASSIGNMENT OF EASEMENT INTEREST
[1.97 Acres]

The undersigned, Lynda Delight Hooper, an unmarried individual, with respect to that certain original Easement Agreement [1.97 acres] recorded in the Kings County, California Recorder's Office on September 5, 2003, Document No. 0325117 ("Easement Agreement"), granting access across a portion of Kings County parcel having Assessor's Parcel No. 011-010-048-000 (previously APN 018-102-088-000), hereby assigns all of her one-half (1/2) undivided, Tenancy-in-Common rights, benefits and interests under the Easement Agreement to Lynda D. Hooper, Successor Trustee of The Hooper Family 2010 Trust.

DATED: ~~September~~ 10/10, 2019

Lynda Delight Hooper

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
Alameda) ss.
COUNTY OF ~~KINGS~~)

On Oct. 10, 2019, before me, Gayle M. Facciola, Notary Public, personally appeared Lynda Delight Hooper, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Gayle M. Facciola (Seal)

GAYLE M. FACCIOLA
Notary Public - California
Alameda County
Commission # 2252937
My Comm. Expires Sep 2, 2022

Mail Tax Statements to:
WILLIAM ROY WINTERBERG
P O. Box 10, Fish Camp, CA 93623

END OF DOCUMENT

END OF DOCUMENT

FINAL INITIAL STUDY

Millenium Estates Project

Prepared for:

City of Hanford - Community Development Department
317 N. Douty Street
Hanford, CA 93230
Contact Person: Gabrielle Myers
Phone: (559) 585-2578

Prepared by:

Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 310
Visalia, CA 93291
(559) 840-4414
Contact: Emily Bowen, LEED AP

April 2026

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NOTE: This Final MND consists of the publicly circulated Draft MND (3/4/2026 – 4/3/2026) and the addition of Appendix F. Appendix F provides an overview of the comment letter received on the Draft MND and the City responses to those comments. The only changes to the publicly circulated Draft MND are in the Hazards and Hazardous Materials Section and include the addition of Mitigation Measure HAZ-1. All text additions are shown in underline and deletions are in ~~strikethrough~~.

PROJECT INFORMATION

This document is the Initial Study for the potential environmental effects of the Millenium Estate Project (Project) proposed in the City of Hanford (City). To accommodate this Project, the City will need to approve a Planned Unit Development and Tentative Subdivision Map. The City of Hanford will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at the Hanford Community Development Department at 317 N. Douty Street, Hanford, CA 93230.

Project title

Millenium Estates Project

Lead agency name and address

City of Hanford - Community Development Department

317 N. Douty Street

Hanford, CA 93230

Contact person and phone number

Gabrielle Myers
City of Hanford
(559) 585-2578
Email: gmyers@hanford.ca.gov

Project location

The City of Hanford lies in the Central San Joaquin Valley region, in the eastern portion of Kings County (see Figure 1). State Route (SR) 198 runs east-west through the southern portion of the City and SR 43 runs north-south around the eastern boundary. The proposed Project site is located within the City of Hanford limits, near the western City limit boundary. The proposed development is located on an approximately 30.9-acre site south of Lacey Blvd and west of 12 ½ Avenue on Assessor's Parcel Number 011-010-010.

Project sponsor's name/address

N & M Capital LLC
1878 N. Mooney Blvd., Suite J
Tulare, CA 93274
(559) 799-6993

General plan designation

Low Density Residential

Zoning

R-L-5 (Low Density Residential)

Project Description

The Project Applicant intends to develop up to 211 single-family residential units on an approximately 30.9-acre site. Access roads, lighting, landscaping and other associated improvements will be constructed, per City Standards (see Figures 3) within the proposed Project site and along the future 12 ½ Avenue alignment (to be named Aquifer Drive). Construction will include the connection to City water, storm drain and sewer within the development with connection to existing lines in 12 ½ Avenue (to be named Aquifer Drive) and Millenium Way, along with other utilities such as electric and communication lines.

Entitlements needed to accommodate the proposed Project include a Tentative Subdivision Map and a Planned Unit Development to accommodate a variety of lot sizes and modified setbacks.

The proposed Project is consistent with the General Plan density of between two to ten units per acre in the Low Density Residential category. The proposed Project density is 6.82 units per acre.

Site Circulation

Vehicular access to the Project will be from future Millenium Way, which bisects the property and 12 ½ Avenue (to be named Aquifer Drive) to the east. Future connections have been provided to the north and west of the property, as shown in Figure 3. Each single-family residence will include a two-car garage.

Construction Phasing

The Project is anticipated to be developed in three phases over three years total.

Existing Conditions and Surrounding Land Uses

The Project site currently supports an active orchard with associated agricultural roads and small strips of disturbed vegetation along the edges of the boundaries. Analysis of aerial imagery indicates that the site has been used for agricultural purposes since at least 1957.

The project vicinity is characterized by a mix of urban and agricultural uses. Areas immediately surrounding the project site consist of agricultural lands in all directions, a small residential area to the north, a second small residential area and in-progress construction to the east, and a sporadically inundated, remnant segment of Mussel Slough to the south, a portion of which was historically excavated as a borrow pit and is now used as an overflow basin by the city and surrounding agricultural growers.

Other Project Approvals

- Approval of a Tentative Subdivision Map by the City of Hanford
- Approval of a Planned Unit Development by the City of Hanford
- Approval of Building Permits by the City of Hanford
- Compliance with Rule 9510 by the San Joaquin Valley Air Pollution Control District
- Storm Water Pollution Prevention Plan by the Central Valley Regional Water Quality Control Board
- Compliance with other federal, state and local requirements

Tribal Consultation

The City of Hanford has not received any Project-specific requests from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of Hanford.

Figure 1 – Location

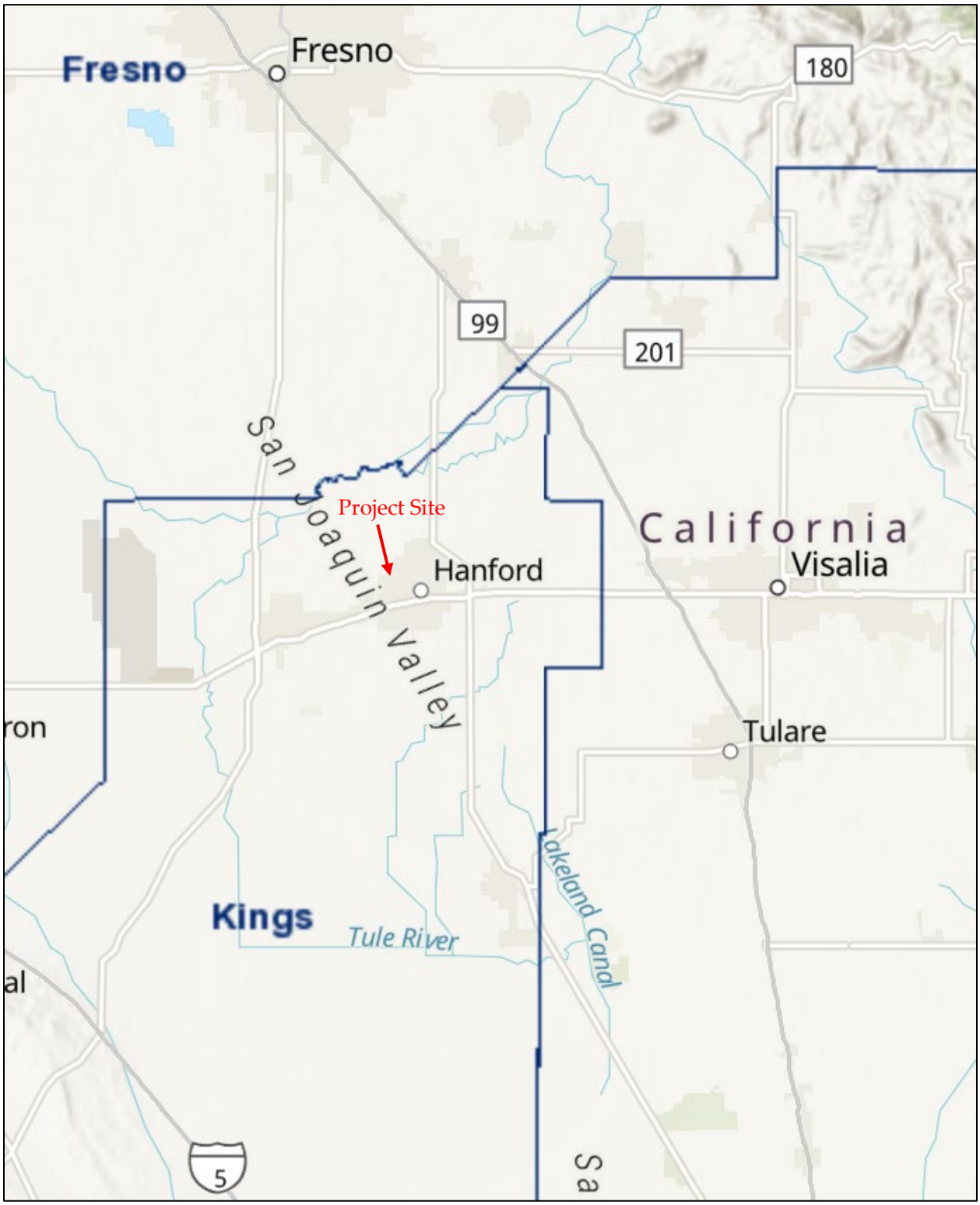
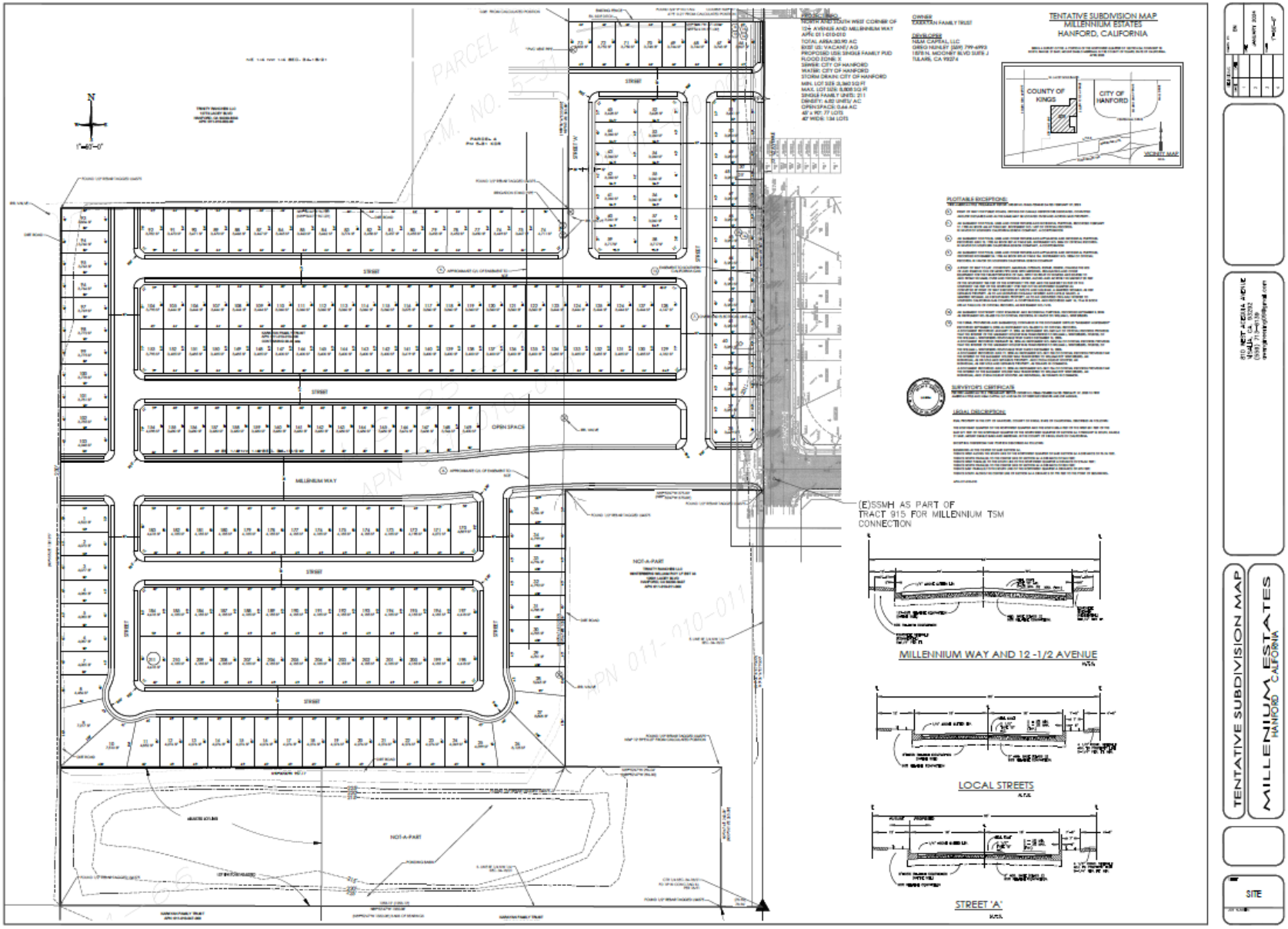


Figure 2 – Site Aerial



Figure 3 – Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Gabrielle Myers
City of Hanford

Date

ENVIRONMENTAL CHECKLIST

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The 30.9-acre Project site currently supports row crop agriculture. To the east of the Project is an existing apartment complex and a residential development under construction, west is agricultural land, north is agricultural land, south is an existing borrow pit which was formerly a part of the Mussel Slough and active agricultural land.

RESPONSES

a) Have a substantial adverse effect on a scenic vista?
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The Project Applicant intends to develop 211 single-family residential units on an approximately 30.9-acre site.

A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The City of Hanford is located in the northern portion of Kings County and is composed of 16.6 square miles of flat land, not covered by water. The only natural waterway is Mussel Slough, remnants of which still exist on the City's western boundary. The People's Ditch, an irrigation canal dug in the 1870's, spans Hanford from north to south. The City does not identify any scenic vistas within the Project area; views consist primarily of broad panoramas of agricultural land.

The land has been designated for and Low-Density Residential. There are no officially designated or eligible State Scenic Highways near the Project area. There are also no rock outcroppings within the City's General Plan Study Area. The City does have an ordinance protecting trees in Chapter 12.12, Street Trees and Shrubs, of the Municipal Code. However, the Project would be consistent with the tree ordinance. The Project would not substantially damage scenic resources, including, but not limited to, rock outcroppings, trees and historical buildings within a State Scenic Highway. Impacts would be ***less than significant.***

Mitigation Measures: None are required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?

Less than Significant Impact. The proposed Project would alter the existing visual character of public views of the site from agricultural row crops to fully developed single-family residences. Upon approval of the Planned Unit Development and Tentative Subdivision Map, the Project design is subject to the General Plan and zoning standards, which apply to site layout, building design, landscaping, interior street design, lighting, parking and signage.

The improvements such as those proposed by the Project are typical of City urban areas and are generally expected from residents of the City. The development will be required to comply with the General Plan, proposed zoning, R-L-5 Low-Density Residential, except where expressly modified through the planned

unit development, and the Tree Ordinance. The proposed improvements would not substantially degrade the visual character of the area and would not diminish the visual quality of the area, as they would be consistent with the existing urban visual setting. The proposed Project itself is not visually imposing against the scale of the existing nearby residential buildings and nature of the surrounding area.

Therefore, the Project would have ***less than significant impacts*** on the visual character of the area.

Mitigation Measures:

None Required.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as "light trespass". Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would

travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Current sources of light in the Project area are from adjacent roadways and nearby residential and agricultural uses. The Project would necessitate street lighting and such lighting that would be subject to City standards, as outlined in the Hanford Municipal Code, Section 17.50.140 – Outdoor Lighting Standards which would reduce regulate light and glare generated from the Project. Accordingly, potential impacts would be considered ***less than significant.***

Mitigation Measures:

None required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The proposed Project site is located in western Hanford, inside the City limits in Kings County within the San Joaquin Valley, California.

RESPONSES

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant Impact. The proposed site is designated as *Prime Farmland* by the State Farmland Mapping and Monitoring Program (FMMP).[1] No land under Williamson Act contracts occur in the proposed Project area.

The proposed Project site is currently planned for urban development in the General Plan. The General Plan EIR evaluated the full build-out of the Planning Area and determined that over the 2014-2035 planning period, approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland would be converted to nonagricultural uses with General Plan buildout. In accordance with the General Plan EIR, the Project would be required to adhere to the Hanford Municipal Code 16.40.110 (Right to Farm) and the proposed goals and agriculture-related policies of the General Plan. However, the loss of farmland as a result of the General Plan Update was determined to be significant and unavoidable. A statement of overriding considerations was adopted for the significant and unavoidable impacts resulting from agriculture conversion. As such, no new impacts resulting from the conversion of agricultural land will occur with Project implementation. Impacts are ***less than significant***.

Mitigation Measures: None Required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

[1] California Important Farmland Finder, Department of Conservation. https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed November 2025.

No Impact. The Project is currently zoned R-L-5 (Low-Density Residential). The Project parcels are not under Williamson Act Contracts, thus, there is ***no impact***.

Mitigation Measures: None are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The proposed Project site is currently an active agricultural row crop. The land immediately surrounding the site are residential and agricultural. No forestland is on-site or in the vicinity. The Project would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland or Timberland Zoned Timberland Production, as these designations do not exist within the City. The Project would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations also do not exist within the City. There is ***no impact.***

Mitigation Measures: None are required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. Project development is site specific and will not involve other changes to the existing environment. The site is designated for residential development and agricultural conversion impacts in the City's projected development areas were assessed in the Hanford General Plan EIR, planning period 2014 -2035. Impacts were considered significant and unavoidable and a Statement of Overriding Considerations was adopted. There would be ***a less than significant.***

Mitigation Measures: None are required.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. 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?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The climate of the San Joaquin Valley is characterized by long, hot summers and stagnant, foggy, winters. Precipitation is low and temperature inversions are common. These characteristics are conducive to the formation and retention of air pollutants and are in part influenced by the surrounding mountains which intercept precipitation and act as a barrier to the passage of cold air and air pollutants.

The proposed Project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O_3), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), particulate matter (PM_{10} and $PM_{2.5}$), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either "attainment", "non-

attainment", or "extreme non-attainment" areas for each criteria pollutant based on whether the NAAQS have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O_3, a State and Federal non-attainment area for $PM_{2.5}$, a State non-attainment area for PM_{10}, and Federal and State attainment area for CO, SO_2, NO_2, and Pb.[2]

REGULATORY SETTING

Federal

Clean Air Act

The federal Clean Air Act of 1970 (as amended in 1990) required the U.S. Environmental Protection Agency (EPA) to develop standards for pollutants considered harmful to public health or the environment. Two types of National Ambient Air Quality Standards (NAAQS) were established. Primary standards protect public health, while secondary standards protect public welfare, by including protection against decreased visibility, and damage to animals, crops, landscaping and vegetation, or buildings. NAAQS have been established for six "criteria" pollutants: carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), and lead (Pb).

State

California Air Resources Board

The California Air Resources Board (CARB) is the state agency responsible for implementing the federal and state Clean Air Acts. CARB has established California Ambient Air Quality Standards (CAAQS), which include all criteria pollutants established by the NAAQS, but with additional regulations for Visibility Reducing Particles, sulfates, hydrogen Sulfide (H_2S), and vinyl chloride.

The proposed Project is located within the San Joaquin Valley Air Basin, which includes San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and parts of Kern counties and is managed by the SJVAPCD.

Air basins are classified as attainment, nonattainment, or unclassified. Attainment is achieved when monitored ambient air quality data is in compliance with the standards for a specified pollutant. Non-compliance with an established standard will result in a nonattainment designation and an

[2] San Joaquin Valley Air Pollution Control District. Ambient Air Quality Standards & Valley Attainment Status. http://www.valleyair.org/aqinfo/attainment.htm. Accessed November 2025.

unclassified designation indicates insufficient data is available to determine compliance for that pollutant.

Standards and attainment status for listed pollutants in the Air District can be found in Table 1. Note that both state and federal standards are presented.

Table 1
Standards and Attainment Status for Listed Pollutants in the Air District[3]

	Federal Standard	California Standard
Ozone	0.075 ppm (8-hr avg)	0.07 ppm (8-hr avg) 0.09 ppm (1-hr avg)
Carbon Monoxide	9.0 ppm (8-hr avg) 35.0 ppm (1-hr avg)	9.0 ppm (8-hr avg) 20.0 ppm (1-hr avg)
Nitrogen Dioxide	0.053 ppm (annual avg)	0.30 ppm (annual avg) 0.18 ppm (1-hr avg)
Sulfur Dioxide	0.03 ppm (annual avg) 0.14 ppm (24-hr avg) 0.5 ppm (3-hr avg)	0.04 ppm (24-hr avg) 0.25 ppm (1hr avg)
Lead	1.5 µg/m3 (calendar quarter) 0.15 µg/m3 (rolling 3-month avg)	1.5 µg/m3 (30-day avg)
Particulate Matter (PM10)	150 µg/m3 (24-hr avg)	20 µg/m3 (annual avg) 50 µg/m3 (24-hr avg)
Particulate Matter (PM2.5)	15 µg/m3 (annual avg)	35 µg/m3 (24-hr avg) 12 µg/m3 (annual avg)

µg/m3 = micrograms per cubic meter

Additional State regulations include:

CARB Portable Equipment Registration Program – This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

[3] San Joaquin Valley Air Pollution Control District. Ambient Air Quality Standards & Valley Attainment Status. http://www.valleyair.org/aqinfo/attainment.htm. Accessed November 2025.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program – The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off- road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NOX) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act – Established in 2006, Assembly Bill 32 (AB 32) requires that California's GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

In addition, the proposed Project is being evaluated pursuant to CEQA.

Local

San Joaquin Valley Air Pollution Control District

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local agency charged with preparing, adopting, and implementing mobile, stationary, and area air emission control measures and standards. The SJVAPCD has several rules and regulations that may apply to the Project:

Rule 3135 (Dust Control Plan Fees) – This rule requires the project applicant to submit a fee in addition to a Dust Control Plan. The purpose of this rule is to recover the SJVAPCD's cost for reviewing these plans and conducting compliance inspections.

Rules 4101 (Visible Emissions) and 4102 (Nuisance) – These rules apply to any source of air contaminants and prohibits the visible emissions of air contaminants or any activity which creates a public nuisance.

Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) – This rule applies to use of asphalt for paving new roadways or restoring existing roadways disturbed by project activities.

Regulation VIII (Fugitive PM_{10} Prohibitions) – This regulation, a series of eight regulations, is designed to reduce PM_{10} emissions by reducing fugitive dust. Regulation VIII requires implementation of control measures to ensure that visible dust emissions are substantially reduced. The control measures are summarized in Table 2.

Table 2
San Joaquin Valley Air Pollution Control District
Regulation VIII Control Measures for Construction Related Emissions of PM_{10}[4]

The following are required to be implemented at all construction sites:
All disturbed areas, including storage piles, which are not actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressants, covered with a tarp or other similar cover, or vegetative
All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions during construction using water or chemical stabilizer
All land clearing, grubbing, scraping, excavation, land leveling, grading cut and fill, and demolition activities during construction shall be effectively controlled of fugitive dust emissions utilizing application of water or pre-soaking.
When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from top of container shall be maintained.
All operations shall limit, or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of
Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.
Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.

RESPONSES

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. An Air Quality and Greenhouse Gas Impact Memo (Memo) was prepared by Padre and Associates, October 2025, attached as Appendix A. The emissions were estimated using the most recent emission factors and load factors obtained from the California Emissions Estimator Model® (CalEEMod) User's Guide, Emission Factors (EMFAC) model.

If a Project were to generate criteria pollutants below significance thresholds adopted by the SJVAPCD the Project would be considered to result in a less than significant impact and in compliance with adopted SJVAPCD rules and regulations.

[4] San Joaquin Valley Air Pollution Control District. Current District Rules and Regulations. http://www.valleyair.org/rules/1ruleslist.htm#reg8. Accessed December 2025.

Estimates for both construction and operational emissions; based on the development of 211 housing units were evaluated in the Air Quality and Greenhouse Gas Memo as shown in Table 3-4 and 3-5 below.

Table 3

Estimated Construction Criteria Pollutant Emissions

Phase	NOx	ROG	PM10	PM2.5	CO	SO2
Year 1	0.513	0.054	0.893	0.156	2.100	0.006
Year 2	0.605	0.039	0.624	0.128	1.033	0.006
Year 3	0.098	0.010	0.062	0.017	0.393	0.001
SJVAPCD Significance Threshold (tpy)	**10**	**10**	**15**	**15**	**100**	**27**
Exceeds Thresholds?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Units shown in Tons per Year (tpy)

Table 4

Estimated Operational Criteria Pollutant Emissions

Phase	NOx	ROG	PM10	PM2.5	CO	SO2
Operations Phase without Resident Vehicle Emissions	0.044	0.102	0.003	0.001	5.14	0.0003
Operations Phase Resident Vehicle Emission	0.284	0.051	3.66	0.928	4.80	0.022
Total Operational Emissions	**0.33**	**0.153**	**3.66**	**0.929**	**9.94**	**0.023**
SJVAPCD Significance Threshold	**10**	**10**	**15**	**15**	**100**	**27**
Exceeds Thresholds?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Padre and Associates Memorandum, Appendix A

Units shown in Tons per Year (tpy)

As shown above, the Project's short-term (construction) and long-term (operational) emissions are below SJVAPCD thresholds. As a result, the Project will not conflict with or obstruct implementation of any air quality plans. The impact of the Project would be ***less than significant.***

b) 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?

Less Than Significant Impact. Based on the Project construction schedule of approximately three years, criteria pollutant emissions for the Project were estimated to be well below the SJVAPCD significance thresholds (refer to Table 3 above). Operational Emissions were also estimated to be well below the SJVAPCD thresholds as shown in Table 4.

The primary sources of particulate matter of 10 microns in diameter or less (PM10) and particulate matter 10 microns or less (PM2.5) emissions were fugitive dust from temporary grading activities and vehicles traveling on paved roads. Diesel particulate matter (DPM) from the use of onsite diesel-powered equipment was estimated to be less than 0.0061 tons per year. Full emissions estimate tables are provided as an attachment in Appendix A.

The San Joaquin basin is in non-attainment for ozone and PM2.5 for federal standards and non attainment for ozone, PM10 and PM 2.5 for State standards. SJVAPCD nonattainment status is attributed to the regions development history. Past, present, and future development projects contribute to the regions adverse air quality impacts on a cumulative basis. By it's very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emission contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Since the basin is in non-attainment for ozone, PM10 and PM2.5, it is considered to have an existing significant cumulative health impact without the Project. When this occurs, the analysis considered whether the Project's contribution to the existing violation of air quality standards is cumulatively considerable. The

SJVAPCD regional thresholds for Nox, VOC, PM10 and PM2.5 are applied as cumulative contribution thresholds. Projects that exceed the regional thresholds would be considered to have a cumulative health impact. As shown in Tables 3 and 4, the Projects construction and operational emissions would not exceed SJVAPCD thresholds, impacts are considered to be ***less than significant.***

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Using the Project construction and operational emissions estimates, Padre completed a health risk prioritization screening of the Project's construction and operational phase DPM emissions using the SJVAPCD's Prioritization Calculator. The Prioritization Calculator utilizes toxic profiles based on Assembly Bill (AB) 2588 Hotspots Air Toxic Profiles and estimated Project emissions to calculate a prioritization score between 0 and 100 for cancer risk, acute toxicity risk, and chronic toxicity risk. In accordance with the Air Toxics Hot Spots Program, Facility Prioritization Guidelines (CAPCOA, 1990 and 2016) and APR-1906 Framework for Performing Health Risk Assessments (SJVAPCD, 2015) a facility or project with a prioritization score between 0 and less than 10 would not be required to perform a Health Risk Assessments (HRA) and would have a less than significant impact.

The nearest sensitive receptors to the Project consist of two single-family residential homes on adjacent properties within 0 to 100 meters to the north and east of the Project, Receptors 1 and 2. The prioritization screening evaluated the impacts to receptors for the estimated onsite Project DPM emission associated with construction and operation phases, Table 5 below summarizes the results of the prioritization scores related to total DPM emissions generated for all three years of construction and operations. However, because DPM emissions from construction activities are dispersed throughout the site rather than originating from a single point, it is more representative to use the emissions generated within 0 to 100 meters of the nearest sensitive receptors. Therefore the study shows estimated DPM emissions generated with the portion of the Project that falls within the 0-to 100 meters of the two nearest receptors, Tables 6 and 7 below.

Table 5

Prioritization Screening – Total Onsite DPM Emissions

Receptor Proximity (Meters)	Construction Year 1	Construction Year 2	Construction Year 3	Operational Only
0-100	28.18	10.16	4.62	2.31

Table 6

Estimated Onsite DPM Emissions within a Defined Radius of Sensitive Receptor 1

Sensitive Receptor 1	Radius from Sensitive Receptor (Meters)		
	0 to 100	0 to 250	0 to 500
Year 1	0.0004	0.0018	0.0057
Year 2	0.0002	0.0007	0.0021
Year 3	0.0001	0.0002	0.0007

Table 7

Estimated Onsite DPM Emissions within a Defined Radius of Sensitive Receptor 2

Sensitive Receptor 2	Radius from Sensitive Receptor (Meters)		
	0 to 100	0 to 250	0 to 500
Year 1	0.0008	0.0043	0.0061
Year 2	0.0003	0.0016	0.0022
Year 3	0.0001	0.0005	0.0008

Using these estimated emissions, the maximum prioritization scores for the construction phase is 1.85 for Receptor 1 and 3.70 for Receptor 2, Tables 8 and 9 below.

Table 8

Prioritization Screening – Onsite DPM Emissions Generated within 0-100 Metters of Residential Receptor 1

Receptor Proximity	Construction Year 1
0-100	1.85

Table 9

Prioritization Screening – Onsite DPM Emissions Generated within 0-100 Metters of Residential Receptor 2

Receptor Proximity	Construction Year 1
0-100	3.70

None of the prioritization scores indicated for DPM emissions generated within 0-100 meters of Residential Receptor 1 and 2 exceed 10, therefore an HRA would not be required by the SJVAPCD, impacts are considered ***less than significant.***

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact. The Project will create temporary localized odors during Project construction, such as odors from diesel-powered equipment and vehicles. These odors will be temporary and would most likely not occur over an extended period of time or concentrated in one location on the Project.

The proposed Project uses are not anticipated to create or emit objectionable odors that would affect a substantial number of people; therefore impacts are considered to be ***less than significant.***

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is located in a portion of the central San Joaquin Valley that has, for decades, experienced intensive agricultural and urban disturbances. Current agricultural endeavors in the region include dairy, cattle, groves, and row crops.

Like most of California, the Central San Joaquin Valley experiences a Mediterranean climate. Warm dry summers are followed by cool moist winters. Summer temperatures usually exceed 90 degrees Fahrenheit, and the relative humidity is generally very low. Winter temperatures rarely raise much above 70 degrees Fahrenheit, with daytime highs often below 60 degrees Fahrenheit.

Native plant and animal species once abundant in the region have become locally extirpated or have experienced large reductions in their populations due to conversion of upland, riparian, and aquatic habitats to agricultural and urban uses. Remaining native habitats are particularly valuable to native wildlife species including special status species that still persist in the region.

A Biological Evaluation (BE) was performed on behalf of the Project by Live Oak Associates in May 2025 and is the basis of the impact analysis. The BE report can be found in its entirety in Appendix B.

A search of the California Natural Diversity Database (CNDDB), the Inventory of Rare and Endangered Vascular Plants of California, manuals, reports and references related to plants and animals of the San Joaquin Valley, and other available planning documents and biological studies from the general Project vicinity were utilized. Additionally, a field reconnaissance survey of the Project site was conducted as part of the BE.

<u>Database Searches</u>

The California Natural Diversity Data Base (CNDDB) was queried for special status plant and animal occurrences in the nine USGS 7.5-minute quadrangles containing and surrounding the Project (Riverdale, Laton, Burris Park, Lemoore, Hanford, Remnoy, Stratford, Guernsey, and Waukena). A number of special status plants and animals were returned in the query and are summarized below in Table 10. Sources of information for this table included California's Wildlife, Volumes I, II, and III (Zeiner et. al 1988-1990), California Natural Diversity Data Base (CDFW 2025), The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al 2012), the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2025), Calflora.org, and eBird.org.

Table 10

List of Special Status Species Potentially Occurring in the Project Vicinity

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Earlimart Orache (*Atriplex cordulata var. erecticaulis*)	CRPR 1B.2	Occurs in valley and foothill grasslands between 130 and 330 ft. in elevation; blooms August-September.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Brittlescale (*Atriplex depressa*)	CRPR 1B.2	Occurs in chenopod scrub, valley and foothill grassland, meadows and seeps, playas, and vernal pools. It is rarely found in riparian or marsh habitats. Blooms April-October; elevations below 1,050 ft.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Lesser Saltscale (*Atriplex minuscula*)	CRPR 1B.1	Occurs in cismontane woodland and valley and foothill grasslands of the San Joaquin Valley; alkaline/sandy soils blooms May-October; elevation 50-660 ft.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Subtle Orache (*Atriplex subtilis*)	CRPR 1B.2	Occurs in alkaline vernal pools; blooms July-Oct.; elevations below 400 ft.	**Absent.** Vernal pool habitat is absent from the Project.
Recurved Larkspur (*Delphinium recurvatum*)	CRPR 1B.2	Occurs in alkaline soils of cismontane woodland and valley and foothill grasslands in elevations 100 – 2,000 feet. Blooms March-June.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Alkali-Sink Goldfields (*Lasthenia chrysantha*)	CRPR 1B.1	Occurs in valley grassland, alkali sink, wetland riparian areas less than 328 ft. in elevation in the southern Sacramento Valley and San Joaquin Valley. Blooms February – June.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Panoche Pepper-grass (*Lepidium jaredii ssp. album*)	CRPR 1B.2	Occurs in valley grassland, dry streambeds, and alluvial fans below 1,000 ft. in elevation. Ranges from San Benito County to San Luis Obispo County. Blooms February – June.	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present on site or in the immediate vicinity.
Mud Nama (*Nama stenocarpa*)	CRPR 2B.2	Occurs in intermittently wet areas such as lake shores and riverbanks. Occurs sparingly in the Central Valley and more frequently in Southern California from sea level to below 1,640 feet. Blooms January-July.	**Absent.** Intermittently wet areas needed for the proliferation of this species are absent from the Project.
California Alkali Grass (*Puccinellia simplex*)	CRPR 1B.2	Occurs in alkali sinks and flats within grassland and chenopod scrub habitats of the Central Valley, San	**Absent.** Decades of agricultural disturbance would have eliminated any habitat that may have once been present

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
		Francisco Bay area and western Mojave Desert; elevations below 3,000 feet. Blooms March-May.	on site or in the immediate vicinity.
Sanford's Arrowhead (*Sagittaria sanfordii*)	CRPR 1B.2	Occurs in freshwater emergent marsh habitat in drainage ditches and canals of California's Central Valley. Blooms May to October.	**Absent.** Aquatic habitat needed to support this species is absent from the Project.

ANIMALS

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Valley Elderberry Longhorn Beetle (VELB) *(Desmocerus californicus dimorphus)*	FT	Occurs in vernal pools, clear to tea- colored water in grass or mud- bottomed swales, and basalt depression pools.	**Absent**. VELB distribution is no longer thought to include the San Joaquin Valley south of Merced County. Furthermore, blue elderberry shrubs required by this species are absent from the site.
Vernal Pool Fairy Shrimp *(Branchinecta lynchi)*	FT	Occurs in vernal pools, clear to tea- colored water in grass or mud- bottomed swales, and basalt depression pools.	**Absent.** Suitable habitat in the form of vernal pools is absent from the site and immediately surrounding lands.
Vernal Pool Tadpole Shrimp *(Lepidurus packardi*)	FE	Vernal pools of clear to turbid waters of the Central Valley measuring 54 sq.ft. to larger pools (largest known to be 89-acre Olcott Lake).	**Absent**. Suitable habitat in the form of vernal pools is absent from the site and immediately surrounding lands.

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
California Tiger Salamander- Central California DPS *(Ambystoma californiense)*	FT, CT	Found primarily in annual grasslands; requires vernal pools for breeding and rodent burrows for aestivation. Although most CTS aestivate within 0.4 mile of their breeding pond, outliers may aestivate up to 1.3 miles away (Orloff 2011).	**Absent.** The Project is situated in a matrix of urban and intensive agricultural lands within which this species would not have been able to persist. The aquatic features within the vicinity of the Project are unsuitable for this species' ecology. and there are no CNDDB occurrences within 10-miles of the Project (CDFW 2025).
Western Spadefoot *(Spea hammondii)*	FPT, CSC	Occurs in grasslands of San Joaquin Valley, where it breeds in vernal pools or other seasonal wetlands and aestivates in underground refugia such as rodent burrows. Baumberger et al. (2019) recorded a maximum distance of around 860 feet between breeding and aestivation sites.	**Absent.** The Project is situated in a matrix of urban and intensive agricultural lands within which this species would not have been able to persist.. The closest CNDDB occurrence is over 10 miles northeast of the Project (CDFW 2025).
Northwestern Pond Turtle (*Actinemys marmorata)*	FPT, CSC	Found in ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Requires partially submerged rocks or logs for basking sites. Nesting takes place in open areas, on a variety of soil types, and up to ¼ mile away from water. Overwintering and summertime aestivation includes use of upland habitat, generally with leaf	**Unlikely**. The Project consists entirely of intensive agricultural lands that lack aquatic features and offer little to no upland habitat for this species; the latter is limited to marginal nesting habitat in the site's small strips of uncultivated border lands. Historical aerials of the remnant portions of Mussel Slough in the near project vicinity indicate that the slough is typically only inundated during periods of heavy precipitation, which

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
		litter or other loose substrate for burying themselves.	would not be adequate to support this species. The surrounding upland habitat consists entirely of agricultural lands, which offer little to no suitable habitat for this species. Western pond turtles are known from the general area, having been documented in large numbers at the Hanford Wastewater Treatment Facility, approximately 2.5 miles southeast of the site (Germano 2010). Past that, the closest iNaturalist and CNDDB records of this species are approximately 7 miles northwest of the site in the Kings River and 7 miles southwest of the site in Mussel Slough, respectively. (iNaturalist 2025, CDFW 2025). Despite having some presence in the Hanford area, northwestern pond turtles are unlikely to be found on the Project for the reasons discussed here.
Blunt-Nosed Leopard Lizard *(Gambelia sila)*	FE, CE, FP	Occurs in semiarid grasslands, alkali flats, and washes. Avoids densely vegetated areas. Inhabits the San Joaquin Valley and adjacent valleys and foothills north to southern Merced County.	**Absent.** Agricultural and urban development has eliminated any potential habitat from the Project and surrounding area. There are no CNDDB occurrences within the vicinity of the Project (CDFW 2025).

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Swainson's Hawk *(Buteo swainsoni)*	CT	This breeding migrant to California nests in mature trees in riparian areas and oak savannah, and occasionally in lone trees at the margins of agricultural fields. Requires adjacent suitable foraging areas such as grasslands or alfalfa fields supporting rodent populations.	**Possible.** The Project contains foraging habitat in the form of an alfalfa field and a large eucalyptus tree that could feasibly support nesting by Swainson's hawks. Other trees within ¼ mile of the Project could also be used for nesting. This species is well- documented in the area; there are 14 CNDDB nesting occurrences within 10 miles of the site and over 70 eBird sightings within a 10-mile radius as well (CDFW 2025, eBird 2025).
Western Snowy Plover (Charadrius nivosus nivosus)	FT, CSC	A small shorebird that breeds on the Pacific and Gulf Coasts of the U.S. and Mexico and locally inland at various locations including the San Joaquin Valley. While much of the interior population overwinters on the coast, some San Joaquin Valley breeders remain year-round. Typical nesting habitat in the San Joaquin Valley includes barren to sparsely vegetated flats and along shores of alkaline and saline lakes, reservoirs, ponds, and braided river channels. Foraging habitat includes dry flats and areas near shallow water.	**Unlikely**. The western snowy plover is known from the general area, with eBird sightings at the Hanford Wastewater Treatment Facility, approximately 2.5 miles southeast of the site, and several other eBird records at ponds 5-6 miles southeast of site boundaries. The nearest CNDDB occurrence is approximately 9 miles southwest of the site at an evaporation pond system near Stratford. The site itself lacks suitable nesting and foraging habitat for the western snowy plover, and this species is not expected to occur here.

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Burrowing Owl *(Athene cunicularia)*	CC, CSC	Frequents open, dry annual or perennial grasslands, deserts, and scrublands characterized by low growing vegetation. Dependent upon burrowing mammals, most notably the California ground squirrel, for nest burrows. May occupy agricultural landscapes, utilizing burrows at field margins or on ditch banks or irrigation berms, and foraging in cropland.	**Unlikely.** The Project is situated in the outskirts of Hanford, in a matrix of anthropogenic uses generally not conducive to burrowing owl occupancy. LOA is not aware of any recent sightings of this species in the vicinity. Several eBird records are located between 5 and 7 miles from project boundaries, but all are from 2011 or prior. The closest CNDDB occurrence is a 2006 record mapped 9.5 miles northwest of the site. While the site's alfalfa field is theoretically suitable for foraging by this species, and the field margins theoretically suitable for roosting/nesting, landscape factors suggest a low probability of occurrence.
Tricolored Blackbird *(Agelaius tricolor)*	CT, CSC	Breeds colonially near fresh water in dense bulrush, cattails, thickets of willows or shrubs, and increasingly in wheat or triticale fields. Forages in grassland and cropland areas.	**Possible.** Tricolored blackbirds are not commonly documented in the project vicinity. The closest eBird records are 6.5-7 miles from project boundaries, and the closest CNDDB occurrence is over 10 miles away. Nevertheless, individuals of this species may pass through the area from time to time, in which case the site's alfalfa field may be used for foraging. The site does not provide nesting habitat for this species.

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
Tipton Kangaroo Rat *(Dipodomys nitratoides nitratoides*)	FE, CE	Inhabits valley saltbrush scrub, valley sink scrub, and grassland habitats located from the Valley floor to 300 ft. in elevation.	**Absent.** Suitable habitat is absent from the Project, and the site is situated in a matrix of intensive agricultural and urban uses within which this species would not have been able to persist. There are no CNDDB occurrences in the vicinity (CDFW 2025).
San Joaquin Kit Fox (*Vulpes macrotis mutica*)	FE, CT	Frequents desert alkali scrub and annual grasslands and may forage in adjacent agricultural habitats. Utilizes enlarged ground squirrel burrows as denning habitat. May become adapted to urban environments, as has occurred in the cities of Bakersfield, Taft, and Coalinga. Cities with kit foxes are typically adjacent to natural habitat. Kit foxes have not be observed in cities that are completely surrounded by agricultural land (Cypher et al. 2012).	**Unlikely.** This species was historically known from the project vicinity. There are 17 CNDDB occurrences within 10 miles of the Project, including one 2006 occurrence 1.5 miles northeast from project boundaries. The 2006 occurrence is the most recent with the remaining occurrences dating from 2002 back. Urbanization since that time has reduced the suitability of the greater Hanford area, and the project vicinity, for this species. Based on aerial imagery, the nearest remaining blocks of open natural land are over 8 miles west of the site near the Kings River. While the site itself may theoretically provide some foraging and denning opportunities for this species, landscape factors suggest a very low probability of occurrence.

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT
STATE SPECIES OF SPECIAL CONCERN			
California Glossy Snake (*Arizona elegans occidentalis*)	CSC	A medium sized snake most common in desert regions with arid scrub, rocky washes, grasslands, and chaparral habitat. Primarily nocturnal. Hunts small vertebrates.	**Absent.** Suitable habitat is absent from the Project, and the site is situated in a matrix of intensive agricultural and urban uses within which this species would not have been able to persist. There are no CNDDB occurrences within 10 miles of the site (CDFW 2025).
Yellow-headed Blackbird (*Xanthocephalus xanthocephalus*)	CSC	Occurs primarily as a migrant and summer resident from April to early October; breeds mid-April to late July. Small numbers winter in southern Central Valley and the Imperial and Colorado River valleys. Requires deepwater marshes and wetlands with tall emergent vegetation such as tules or cattails for breeding.	**Possible.** This species is occasionally sighted in the project vicinity. There is a 2024 eBird record in Hanford's Hidden Valley Park, approximately 2.5 miles northeast of the site. Several other eBird records are located 4-5 miles southwest to southeast of the site. There is some potential for yellow-headed blackbirds to occasionally forage in the site's alfalfa field. Nesting habitat is absent.
Pallid Bat (*Antrozous pallidus*)	CSC	Roosts in rocky outcrops, cliffs, and crevices with access to open habitats for foraging. May also roost in caves, mines, hollow trees and buildings.	**Possible.** The site provides suitable foraging habitat and potential roosting habitat in trees on the north end of the Project.
OCCURRENCE DESIGNATIONS AND STATUS CODES **Present:** Species observed on the site at time of field surveys or during recent past. **Likely:** Species not observed on the site, but it may reasonably be expected to occur there on a regular basis. **Possible:** Species not observed on the site, but it could occur there from time to time.			

SPECIES	STATUS	HABITAT	OCCURRENCE WITHIN THE PROJECT

Unlikely: Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient

Absent: Species not observed on the Site and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPT	Federally Proposed Threatened	SCS	California Species of Special Concern
FC	Federal Candidate	CFP	California Fully Protected
		CC	California Candidate for Listing

CRPR CODES

1A	Plants Presumed Extinct in California	2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere
1B	Plants Rare, Threatened, or Endangered in California and elsewhere		

Reconnaissance Survey

The Project site and a 50-foot buffer surrounding the Project site were walked and thoroughly inspected to evaluate and document the potential for the area to support state- or federally protected resources. The site supported a variety of weedy grasses and forbs typical of a disturbed agricultural environment. The Project did not contain wildlife movement corridors, sensitive natural communities, designated critical habitat, or state or federally protected waters or wetlands.

RESPONSES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation. As provided in Table 10, Ten (10) special status plant species have been documented in the Project vicinity. All ten species are considered absent from the Project due to an absence of suitable habitat and/or soils, the site's being situated outside of the species' distribution, or a combination thereof. Therefore, impacts to special status plants are considered less than significant under CEQA.

Of the sixteen (16) special status animal species that potentially occur in the general vicinity of the site, twelve are considered absent from or unlikely to occur within the Project due to the absence of suitable habitat and/or the Project being situated outside of the species' known distribution (see Table 10). These comprise the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), California tiger salamander (*Ambystoma californiense*), western spadefoot (*Spea hammondii*), northwestern pond turtle (*Actinemys marmorata*), blunt-nosed leopard lizard (*Gambelia sila*), California glossy snake (*Arizona elegans occidentalis*), burrowing owl (*Athene cunicularia*), western snowy plover (*Anarhynchus nivosus nivosus*), Tipton kangaroo rat (*Dipodomys nitratoides nitratoides*), and San Joaquin kit fox (*Vulpes macrotis mutica*). The Project is expected to have a less than significant to no impact on these species through construction mortality/disturbance or loss of habitat because there is little or no likelihood that they are present.

Swainson's hawk

The Swainson's hawk, a state-listed species, is known to nest in the Project vicinity. A suitable nesting tree is present on the north edge of the Project and many more exist within ¼ mile of the Project. Alfalfa fields, a preferred foraging habitat for Swainson's hawk, comprise the majority of the Project site. The presence of a preferred foraging habitat increases the likelihood that trees within the vicinity of the Project could be utilized by Swainson's hawks for nesting.

If Swainson's hawks are nesting on or near the Project at the time of construction, individual hawks could be injured, killed, or disturbed such that they would abandon their nest. Project activities that adversely affect the nesting success or result in mortality of Swainson's hawks would violate state and federal laws and would be considered a significant impact under CEQA.

The Project provides high quality foraging habitat in the form of approximately 30 acres of alfalfa field, all slated for permanent development. While the loss of this area may cause any Swainson's hawks that currently forage on site to shift their foraging patterns to other agricultural fields, at present there appears to be sufficient alternative habitat in the immediate vicinity, and many square miles of alternative habitat in rural areas surrounding Hanford. Swainson's hawks have large foraging ranges; Estep (1989) calculated an average size of 6,820 acres for his study population in Central Valley. Given the wide-ranging foraging habits of this species and the relative abundance of similar agricultural fields in the general vicinity, loss of foraging habitat for the Swainson's hawk is not considered a significant impact of the Project under CEQA.

Implementation of Mitigation Measures BIO-1 through BIO-4 would reduce potential impacts to nesting Swainson's hawk to ***less than significant.***

Roosting Bats

The proposed Project's mature trees have the potential to be used for roosting by various bat species, possibly including the pallid bat (*Antrozous pallidus*), a California Species of Special Concern. It is assumed that the trees will be removed to accommodate residential construction. Any bats roosting in the trees at the time of removal are likely to be injured or killed. Construction-related injury or mortality of the pallid bat, or mortality of a significant number of bats associated with a roost sight or maternal roost is considered a potentially significant impact of the Project. The Project will not result in a significant loss of foraging habitat for the pallid bat. Although potential roost sites will be removed, other mature trees will remain available elsewhere in the Project vicinity. The site does not offer unique foraging habitat for bats, nor is it likely to represent an important part of any individual foraging range, given its disturbed nature and urban setting. Similar and higher quality foraging habitats are abundant in the Project vicinity and elsewhere in the region.

Implementation of Mitigation Measure BIO-8 through BIO-11 would reduce potential impacts to roosting bats to ***less than significant.***

Migratory Birds

The proposed Project is likely to support nesting by various birds and raptors protected by the Migratory Bird Treaty Act and related state laws. For example, the alfalfa field could be used by ground- or vegetation-nesting birds such as the mourning dove and western meadowlark, and the trees could be used by American robins, American crows, and northern mockingbirds, among other species. If Project construction takes place during the nesting season, birds nesting on site could be injured or killed by construction activities, while birds nesting near the site could be disturbed such that they would abandon their nests. Construction-related mortality of nesting birds and disturbance leading to nest abandonment would violate state and federal laws and constitute a significant impact of the project. Implementation of Mitigation Measures BIO-5 through BIO-7 would reduce potential impacts to ***less than significant.***

Conclusion

Construction activities such as excavating, trenching, or using other heavy equipment that disturbs or harms a special-status species or substantially modifies its habitat could constitute a significant impact. Mitigation Measures BIO-1 through BIO-11 are required to reduce the potential impacts to ***less than significant*** levels.

Mitigation Measures:

BIO-1

To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March 1 through September 15.

BIO-2

If the Project must be constructed between March 1 and September 15, a qualified biologist shall conduct six pre-construction surveys within ¼ of the Project across a minimum of two survey periods as outlined in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (SHTAC 2000).

BIO-3

Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged.

BIO-4

Should construction activity be necessary within the designated buffer around an active Swainson's hawk nest, a qualified biologist shall monitor the nest daily for one week, and thereafter once a week, for the duration of the activity or until the nest is no longer active, whichever comes first. Should construction activity within the buffer change such that a higher level of disturbance will be generated, monitoring shall occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer shall be altered or suspended until the biologist determines that there is no more potential to compromise success of the nest.

BIO-5

If feasible, future construction activities will take place entirely outside of the avian nesting season, defined as February 1 to August 31.

BIO-6

If construction must occur between February 1 and August 31, a qualified biologist shall conduct surveys for active bird nests within 7 days prior to the start of work during this period. The survey area shall encompass the site and surrounding lands within 500 feet for nesting raptors and 250 feet for other nesting birds.

BIO-7

Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged and are capable of foraging independently.

BIO-8

If feasible, demolition and removal of the mature trees will occur outside of the period between April 15 and September 30. This is the time frame within which colony-nesting bats in the vicinity generally assemble, give birth, nurse their young, and ultimately disperse.

BIO-9

Within 10 days prior to the removal of the site's trees, a qualified biologist shall survey them for roosting bats. The biologist shall look for individuals, guano, and staining, and shall listen for bat vocalizations. If necessary, the biologist shall wait for nighttime emergence of bats from roost sites.

BIO-10

Should any active maternity roosts be discovered, the biologist shall identify a suitable construction-free buffer around the maternity roost. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the nursery is no longer active.

BIO-11

If a non-breeding bat colony is found in tree cavities, the individuals shall be humanely evicted, under the direction of a qualified biologist, to ensure that bats are not physically harmed by removal of the trees.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. As stated in the BE (see Appendix B), the proposed Project site does not contain any aquatic, water or hydrologic features. No impacts are anticipated to the adjoining portion of the Mussel Slough. There is no sensitive natural community on-site as the site is currently and has historically been utilized for agricultural production.

In conclusion, the proposed Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or United States Fish and Wildlife Service (USFWS) as no riparian habitat or other sensitive natural community is present in the Project area. The proposed Project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as no impacts to wetlands will occur. As such, there will be ***less than significant impacts.***

Mitigation Measures: None are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact. As stated in the BE, the Project did not contain wildlife movement corridors, sensitive natural communities, designated critical habitat, or state or federally protected waters or wetlands. Therefore, the Project will have *no impact*.

Mitigation Measures: None are Required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. According to the BE, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as no trees or biologically sensitive areas will be impacted. The development will also not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan as no such plan has been adopted. As such, there is ***no impact***.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area. The most frequently encountered prehistoric and early historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and sites of rock art. Historic archaeological sites may include foundations or features such as privies, corrals, and trash dumps.

Cultural Resources are defined as prehistoric or historical archaeological sites as well as historical objects, buildings, or structures. In accordance with 36 Code of Federal Regulations (CFR) §60.4, "historical" in this report applies to cultural resources which are at least 50 years old. The significance or importance of a cultural resource is dependent upon whether the resource qualifies for inclusion at the local level in a local register of historical resources, at the state level in the California Register of Historical Resources (CRHR), or at the federal level in the National Register of Historic Places (NRHP). Cultural resources that are determined to be eligible for inclusion in the CRHR are called "historical resources" (California Code of Regulations [CCR] 15064.5[a]). Under this statue the determination of eligibility is partially based

on the consideration of the criteria of significance as defined in 14 CCR 15064.5(a)(3). Cultural resources eligible for inclusion in the NRHP are deemed "historic properties".

A Phase 1 Cultural Resource Assessment was prepared by Taylored Archaeology for the proposed Project dated May 2025, see Appendix C. The assessment included a California Historical Resources Information System (CHRIS) record search by Southern San Joaquin Information Center (SSJIC) for the Project on April 21, 2025. According to the search results, six previous investigations have been conducted within the Project area. These studies were conducted between 2000 and 2010. Of these six studies, only one study (KI-00114), completed in 2001, overlaps the Project boundary. The survey for KI-00114 was negative for cultural resources.

The SSJVIC records search results identified 10 previous investigations that have been conducted within the 0.5-mile radius. These studies were conducted between 1981 and 2019. None of these studies intersected the Project boundary. As the result of these studies, three cultural resources have been documented within a 0.5-mile radius of the Project area. These include two historic-era structures, the Southern Pacific Railroad (P-16-000122) and the Last Chance Ditch (P-16-000128) and one historical archaeological site (P-16-000068) of scattered historical debris along a partial covered irrigation ditch. The three cultural resources do not overlap the Project boundary. For a full description of the studies, see Tables 4-2 and 4-3 in the Cultural Resource Assessment, Appendix C.

In addition to the records search, Taylored Archaeology conducted an on-site pedestrian survey of the site on April 26, 2025. During the pedestrian survey the Project was comprised of alfalfa fields. Ground surface visibility was poor (0 to 5 percent) on most of the site due to alfalfa crops. The existing basin south of the alfalfa field had poor (0 to 5 percent) ground surface visibility due to annual grasslands and saplings). The low-lying area to the southwest of the alfalfa field had excellent ground surface visibility (100 percent) due to soil disturbance from heavy equipment. Rodent burrows and any related soil piles were closely examined for lithic scatters and for indications of buried deposits. The Project was accessible and surveyed. The basin and low-lying areas were opportunistically surveyed due to wet and muddy conditions, and slippery slopes.

No prehistoric or historic archaeological resources were identified during the pedestrian survey. The natural topography of the area has been altered by historical and modern agricultural practices and much of the land on the Project has been graded and plowed, which has caused additional disturbance to the soil.

RESPONSES

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact With Mitigation. There are no known historical resources on or near the subject property that would be impacted by the proposed Project. There are also no known archaeological resources located within the Project area.

Although no significant cultural or archaeological resources, paleontological resources or human remains have been identified in the project area, the possibility exists that such resources or remains may be discovered during Project site preparation, excavation and/or grading activities. Mitigation Measures CUL – 1 and CUL – 2 will be implemented to ensure that Project will result in ***less than significant impacts with mitigation***.

Mitigation Measures:

CUL – 1

Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Hanford, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).

CUL – 2

In order to ensure that the proposed project does not impact buried human remains during construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the issuance of any grading permit, the project proponent shall provide the City of Hanford with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be

halted until the Kings County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

In 2024, California was the fourth-largest total electricity producer in the nation. It is also the nation's third-largest electricity consumer and imports the second-largest amount of electricity of any state.

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximately amounts of energy contained in common energy sources are as follows:

Energy Source	BTUs[5]
Gasoline	120,429 per gallon
Natural Gas	1,037 per cubic foot
Electricity	3,412 per kilowatt-hour

Table 11 presents the electrical consumption in California by end-use sector.

[5] U.S. Energy Information Administration. Energy Units and Calculators Explained. https://www.eia.gov/energyexplained/index.php?page=about_energy_units. Accessed December 2025.

Table 11
2018 California Energy Consumption[6]

End User	BTU of energy consumed (in trillions)	Percentage of total consumption
Residential	1,166.6	17.1
Commercial	1,157.7	17.0
Industrial	1,456.7	21.4
Transportation	3,034.0	44.5
Total	**6,815**	--

REGULATORY SETTING

California Energy Code (Title 24, Part 6, Building Energy Efficiency Standards)

California Code of Regulations Title 24, Part 6 comprises the California Energy Code, which was adopted to ensure that building construction, system design and installation achieve energy efficiency. The California Energy Code was first established in 1978 by the CEC in response to a legislative mandate to reduce California's energy consumption, and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. The standards are updated periodically to increase the baseline energy efficiency requirements. The 2013 Building Energy Efficiency Standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings and include requirements to enable both demand reductions during critical peak periods and future solar electric and thermal system installations. Although it was not originally intended to reduce greenhouse gas (GHG) emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

California Green Building Standards Code (Title 24, Part II, CALGreen)

The California Building Standards Commission adopted the California Green Buildings Standards Code (CALGreen in Part 11 of the Title 24 Building Standards Code) for all new construction statewide on July 17, 2008. Originally a volunteer measure, the code became mandatory in 2010 and the most recent update (2025) went on January 1, 2026. CALGreen sets targets for energy efficiency, water consumption, dual plumbing systems for potable and recyclable water, diversion of construction waste from landfills, and use of environmentally sensitive materials in construction and design, including eco-friendly flooring,

[6] U.S. Energy Information Administration. California State Profile and Energy Estimates. https://www.eia.gov/state/?sid=CA#tabs-1. Accessed November 2025.

carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. The 2022 CALGreen Code includes mandatory measures for non-residential development related to site development; water use; weather resistance and moisture management; construction waste reduction, disposal, and recycling; building maintenance and operation; pollutant control; indoor air quality; environmental comfort; and outdoor air quality. Mandatory measures for residential development pertain to green building; planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; environmental quality; and installer and special inspector qualifications.

Clean Energy and Pollution Reduction Act (SB 350)

The Clean Energy and Pollution Reduction Act (SB 350) was passed by California Governor Brown on October 7, 2015, and establishes new clean energy, clean air, and greenhouse gas reduction goals for the year 2030 and beyond. SB 350 establishes a greenhouse gas reduction target of 40 percent below 1990 levels for the State of California, further enhancing the ability for the state to meet the goal of reducing greenhouse gas emissions by 80 percent below 1990 levels by the year 2050.

Renewable Portfolio Standard (SB 1078 and SB 107)

Established in 2002 under SB 1078, the state's Renewables Portfolio Standard (RPS) was amended under SB 107 to require accelerated energy reduction goals by requiring that by the year 2010, 20 percent of electricity sales in the state be served by renewable energy resources. In years following its adoption, Executive Order S-14-08 was signed, requiring electricity retail sellers to provide 33 percent of their service loads with renewable energy by the year 2020. In 2011, SB X1-2 was signed, aligning the RPS target with the 33 percent requirement by the year 2020. This new RPS applied to all state electricity retailers, including publicly owned utilities, investor-owned utilities, electrical service providers, and community choice aggregators. All entities included under the RPS were required to adopt the RPS 20 percent by year 2020 reduction goal by the end of 2013, adopt a reduction goal of 25 percent by the end of 2016, and meet the 33 percent reduction goal by the end of 2020. In addition, the Air Resources Board, under Executive Order S-21-09, was required to adopt regulations consistent with these 33 percent renewable energy targets.

RESPONSES

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The Project proposes the construction of 211 residential units that will result in additional energy consumption, as discussed below.

Construction

During Project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This energy consumption will be short-term and temporary. There are not unusual project characteristics or construction processes that would require use of equipment that will be more energy intensive than used for comparable activities. Construction will include site preparation, building construction, paving and architectural coatings. The primary source of energy for construction will be diesel and gasoline.

All equipment shall conform to current emission standards and related fuel efficiencies including applicable California Air Resources Board (CARB) regulations, California Code of Regulations (Title 13, Motor Vehicles) and Title 24 standards. Compliance with these regulations would ensure that short-term, temporary construction activities do not result in wasteful, inefficient or unnecessary consumption of energy resources.

Operations

Project operation involves the heating, cooling, use of equipment, and vehicle trips. Operation of the 211 residential homes would be required to comply with energy efficiency standards as dictated by State and federal regulations including Tite 24 energy efficiency requirements and adopted energy efficient standards by the California Energy Commission.

Therefore, the Project is expected to comply with all energy efficiency standards and requirements and will have a ***less than significant impact.***

Mitigation Measure: None are Required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project would comply with the versions of CCR Titles 20 and 24, including CALGreen, that are applicable at the time that building permits are issued. Part 11, Chapter 4 and 5, of the State's Title 24 energy efficiency standards establishes mandatory measures for residential and nonresidential buildings. Examples of these mandatory measures include solar, electric vehicle (EV) charging infrastructure, bicycle parking, energy efficiency, water efficiency and conservation, and material conservation and resource efficiency. Where applicable, the Project would comply with more stringent local regulations. In addition, the proposed Project would constitute

development within an area planned for residential development and would not be opening a new geographical area for development such that it would draw mostly new trips, or substantially lengthen existing trips. The proposed Project would be well positioned to accommodate the existing and planned population.

The Project would provide connectivity within the Project site and to adjacent uses. Compliance with these aforementioned mandatory measures and Project design features would ensure that the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, operational energy efficiency and renewable energy standards consistency impacts would be less than significant.

For the above reasons, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be ***less than significant.***

Mitigation Measures: None are Required.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code	☐	☐	☒	☐

	creating substantial risks to life or property?				
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

Hanford is located in the center of the Central Valley, which is a nearly flat northwest-southeast trending basin approximately 450 miles long and approximately 75 miles wide. The City of Hanford is located on soil types characterized by a thick section of sedimentary rock overlying a granitic basement layer. The soil types found in Hanford are not subject to annual flooding or ponding and are considered well-drained. The hazards due to ground-shaking are considered low due to the relative distance of the City from seismic faults. The nearest faults are the San Andreas Fault (approximately 46.5 miles to the southwest of the western boundary of the City) and the White Wolf Fault, located near Arvin and Bakersfield to the southwest in Kern County. The City of Hanford is located in Seismic Zone III, as defined by the California Uniform Building Code.

RESPONSES

a-i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

a-ii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a-iii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a-iv) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. The proposed Project site is located on an approximately 30,9-acre site, in central western Hanford, south of Lacey Blvd 12th Avenue and west of 12 ½ Avenue. The proposed site is not located in an earthquake fault zone as delineated by the 1972 Alquist-Priolo Earthquake Fault Zoning Map Act.[7] The nearest known potentially active fault is the San Andreas Fault, which is approximately 46.5 miles to the southwest of the western boundary of the City. No active faults have been mapped within the Project boundaries, so there is no potential for fault rupture. It is anticipated that the proposed Project site would be subject to some ground acceleration and ground shaking associated with seismic activity during its design life. The proposed Project site would be engineered and constructed in strict accordance with the earthquake resistant design requirements contained in the latest edition of the California Building Code (CBC) for Seismic Zone III, as well as Title 24 of the California Administrative Code, and therefore would avoid potential seismically induced hazards on planned structures.

The proposed Project site has a generally flat topography, which would preclude the likeliness of a landslide. The impact of seismic or landslide hazards on the Project would be ***less than significant.***

Mitigation Measures: None are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project Applicant intends to develop 211 single-family residential units on an approximately 30.9-acre site. The site is currently within the City's limits. The development will also include access roads, parking, lighting and other associated improvements.

Construction activities associated with the Project involve ground preparation work for the new housing development and associated improvements. These activities could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the Project site. During construction, nuisance flow caused by minor rain could flow off-site. The contractor would be required to employ appropriate sediment and erosion control BMPs as part of a Stormwater Pollution Prevention

[7] Earthquake Hazard Zones, California Department of Conservation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed November 2025.

Plan (SWPPP) that would be required in the California National Pollution Discharge Elimination System (NPDES). As such, any impacts would be considered ***less than significant.***

Mitigation Measures: None are required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less Than Significant Impact. See Section VI a. above. The site is not at significant risk from ground shaking, liquefaction, or landslide and is otherwise considered geologically stable. The City of Hanford sits on top of a mix of different loam classifications; with the predominant soils in the proposed Project area being Nord fine sandy loam and Nord complex.[8] These soil types are characterized as well drained, with low runoff. These soils also have low shrink/swell potential, which is generally not conducive to liquefaction or expansion. Additionally, liquefaction typically occurs when there is shallow groundwater, low-density non-plastic soils, and high-intensity ground motion. The proposed Project is located on relatively flat agricultural fields and the threat of a landslide occurring on or adjacent to the Project site is considered low.

Subsidence is typically related to over-extraction of groundwater from certain types of geologic formations where the water is partly responsible for supporting the ground surface. The City of Hanford is recognized by the U.S. Geological Service as being in an area of subsidence.[9] The site would be designed in accordance with engineering design standards and structural improvement requirements to withstand the effects of soil settlement and collapsible soils. Engineered compacted fill would likely be used during construction in accordance with building code requirements, which would reduce the potential for lateral spreading or collapse of soils from Project construction.

Impacts are considered ***less than significant***.

[8] U.S. Department of Agriculture. Natural Resource Conservation Service. Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx. Accessed November 2025.

[9] U.S. Geological Service. Areas of Land Subsidence in California. https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html Accessed November 2025.

Mitigation Measures:

None required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The proposed Project does not include the construction, replacement, or disturbance of septic tanks or alternative wastewater disposal systems. The Project will be required to tie into the existing City sewer system (See Utilities section for more details). Therefore, there is ***no impact.***

Mitigation Measures: None are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation. As identified in the cultural studies performed for the Project site (see Appendix B), there are no known paleontological resources on or near the site. Mitigation measures have been added that will protect unknown (buried) resources during construction, including paleontological resources. There are no unique geological features on site or in the area. Therefore, there is a ***less than significant impact*** with mitigation measures implemented.

Mitigation Measures: See CUL-1, CUL-2 and CUL-3

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

Various gases in the earth's atmosphere play an important role in moderating the earth's surface temperature. Solar radiation enters earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation, but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth's atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO_2), methane (CH_4), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality and supply. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of

the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state's useable annual water supply. Snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

REGULATORY SETTING

Federal

The USEPA Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO_2-equivalent per year beginning in 2010, report their emissions on an annual basis. On May 13, 2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the CAA permitting programs. The final rule set thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in Massachusetts v. EPA (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of GHGs under the CAA. On April 17, 2009, the USEPA found that CO_2, CH_4, NO_x, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not proposed regulations based on this finding.

State

California is taking action to reduce GHG emissions. In June 2005, Governor Schwarzenegger signed Executive Order S-3-05 to address climate change and GHG emissions in California. This order sets the following goals for statewide GHG emissions:

- Reduce to 2000 levels by 2010
- Reduce to 1990 levels by 2020
- Reduce to 80 percent below 1990 levels by 2050

In addition, the proposed Project is being evaluated pursuant to CEQA.

Local

San Joaquin Valley Air Pollution Control District (SJVAPCD)

In August 2008, the SJVAPCD adopted the Climate Change Action Plan, which directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project specific greenhouse gas emissions on global climate change.

In 2009, the SJVAPCD adopted the guidance document: Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA. This document recommends the usage of performance-based standards, otherwise known as Best Performance Standards (BPS), to assess the significance of project-specific greenhouse gas emissions on global climate change during the environmental review process. Projects implementing BPS in accordance with SJVAPCD's guidance would be determined to have a less than significant individual and cumulative impact on greenhouse gas emissions and would not require project specific quantification of greenhouse gas emissions.[10]

RESPONSES

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction: Greenhouse gases would be generated during construction from activities including site demolition, site preparation, grading, building construction, application of architectural coatings, and paving. GHG emissions for the Project were estimated to be approximately 1,157 metric tons of carbon dioxide equivalent per year (MTCO2E/year) for construction, Table 12 below and Table 13 for operations. The analysis was completed utilizing the CalEEMod Modeling Software. The full analysis can be found in Appendix A.

[10] SJVAPCD. Guidance for Assessing and Mitigating Air Quality Impacts. February 19, 2015. Page 112. https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF. Accessed November 2025

Table 12
Estimated Construction Related Greenhouse Gas Emissions (Tons/Year)

Phase	N2O	CH4	CO2	MTCO2E/yr
Year 1	0.031	0.106	561	519
Year 2	0.067	0.030	585	548
Year 3	0.006	0.005	97.4	89.9

Operation: Implementation of the proposed Project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. Total GHG operational phase plus amortized construction phase emissions for the Project were estimated using the CalEEMod model, which estimates emissions to be approximately 2,267 MCO2E/year, Table 13 below. Mobile emissions were estimated to be the primary source of GHG emissions.

Table 13

Estimated Operational Greenhouse Gases

Phase	Unit	N_2O	CH_4	CO_2	$MTCO_2E/yr$
Operational Phase without Resident Vehicle* Emissions	Tons/yr	0.005	0.140	209	194
Operational Customer with Resident Emissions	Tons/yr	0.0721	0.012	2,265	2,073
Total Operations Emissions	**Tons**	**0.077**	**0.152**	**2,474**	**2,267**
Total Operational Phase Plus Amortized Construction Phase Emissions $MTCO_2E$/year*					**2,306**

*Notes: * - Construction GHG emissions were amortized over 30 years.*
Total emissions numbers may not add up due to rounding.

The SJVAPCD has not established a numeric threshold for GHG emissions. The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (e.g., a CAP). Neither the City nor the SJVAPCD has developed or adopted numeric GHG significance thresholds. Therefore, the proposed Project was analyzed for consistency with the 2022 Scoping Plan.

The 2022 Scoping Plan includes key project attributes that reduce operational GHG emissions in Appendix D, Local Actions, of the 2022 Scoping Plan. As discussed in Appendix D of the 2022 Scoping Plan, absent consistency with an adequate, geographically specific GHG reduction plan such as a CEQA-qualified CAP, the first approach the State recommends for determining whether a proposed residential

or mixed-use residential development would align with the State's climate goals is to examine whether the Project includes key project attributes that reduce operational GHG emissions. The Project's consistency with key project attributes from the 2022 Scoping Plan that would be applicable to residential and mixed-use development is shown in Table 14.

Table 14

Project Consistency with the 2022 Scoping Plan Key Residential Project Attributes that Reduce GHGs

Priority Areas	Key Project Attribute	Project Consistency
Transportation Electrification	Provides EV charging infrastructure that, at minimum, meets the most ambitious standards.	Consistent. CALGreen Code requires provision of infrastructure to accommodate EV chargers. The proposed Project will be consistent with the requirements set forth in the CALGreen Code.
VMT Reduction	Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer)	Consistent. The Project site is surrounded by agriculture and residential development. As detailed in the Transportation section of this document, the proposed Project screens out of VMT analysis due to its small size and consistency with the General Plan Land Use Designation. Additionally, a transit stop is approximately 0.19 miles to the west of the site.
	Does not result in the loss or conversion of natural and working lands.	Consistent. The proposed Project site is fallowed agricultural land and a rural residence. The site has been designated for residential development by the City of Hanford General Plan and is zoned for residential development by the Zoning

		Ordinance. As such, any impacts resulting from agricultural conversion were assessed at the time the land was designated for residential development. No new conversion impacts would result with Project implementation and the Project is consistent with this key project attribute.
	Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre) or is in proximity to existing transit stops (within a half mile) or satisfies more detailed and stringent criteria specified in the region's SCS	Consistent. The Project site is located within 0.5 miles of two transit stops. The Centennial at Target stop is approximately 0.41 miles to the east while the Lacey at Four Seasons stop is 0.2 miles to the west. The Project is consistent with this key project attribute.
	Reduces parking requirements by eliminating parking requirements or including maximum allowable parking ratios (i.e,. the ratio of parking spaces to residential units or square feet); or providing residential parking supply at a ratio of less than one parking space per dwelling unit; or for multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.	Consistent. The proposed Project would consist of 211 single family residential units and would be consistent with the City's parking requirements for single family homes. Thus, the Project would be consistent with the intent of this key project attribute.
	At least 20% of units included are affordable to lower-income residents.	Consistent. While the Project does not include affordable housing units, the median household income in 2023 in

		California was $96,334.[11] The median household income in 2023 in the City of Hanford is $73,544, which is approximately 23% less than the state average. Comparatively speaking, residents in the Hanford area have a lower income than the State median. The Project would be consistent with the intent of this key project attribute.
	Results in no net loss of existing affordable units.	Consistent. No affordable housing units would be lost as a result of Project implementation. The Project would be consistent with this key project attribute.
Building Decarbonization	Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooling.	Consistent. The proposed Project would be all electric, which is consistent with this key project attribute.

Residential projects that have all of the key project attributes as outlined in Table 14 would be considered to accommodate growth in a manner consistent with State GHG reduction and equity prioritization goals as outlined in the 2022 Scoping Plan. As demonstrated in Table 14, the proposed Project would be consistent with the 2022 Scoping Plan key residential project attributes. As such, the Project's generation of GHG emissions would result in a ***less than significant impact*** on the environment.

Mitigation: None are Required.

[11] United States Census Bureau. QuickFacts. https://www.census.gov/quickfacts/fact/table/hanfordcitycalifornia,CA. Accessed December 2025.

d) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The City of Hanford adopted a Regional Climate Action Plan (CAP) in coordination with Kings County. The CAP includes a GHG inventory, a benchmarking/goal setting project and identified a reduction target for 2020. Although the CAP does not include a target for reduction in 2030, the measures in the plan will continue to provide reductions and help demonstrate continued progress in achieving the SB32 target for 2030.

The Regional CAP included policies that support emission reductions from new development. The Project contains features that been evaluated for consistency with policies in the CAP and found consistent as summarized below in Table 15.

Table 15

Consistency with the Regional Climate Action Plan Policies

E-4.1 Encourage local homebuilders to participate in the New Solar Homes Partnership to install solar PV systems on qualifying new homes. **Consistent.** The proposed Project will comply with the latest CALGreen solar readiness and installation requirements.
E-4.2 Work with the building industry to incorporate designs improving solar readiness into building plans through voluntary green building guidelines. **Consistent.** The proposed Project will comply with the latest CALGreen solar readiness and installation requirements.
E-5.2 Provide project applicants with green building resources, including the SJVAPCD's Best Performance Standards list for GHG reductions, and promote workshops offered by community organizations **Consistent.** The proposed Project would include sustainability features in the project design in accordance with SJVAPCD requirements, CALGreen, and City of Hanford standards.
TL-1.1 Support and encourage mixed-use and medium- and high-density land use categories located within ¼ mile of a transit stop, park and ride facility, or existing developed areas, by allowing flexible zoning and/or density bonuses for applicable projects. **Consistent**. The Project is located within 0.36 mile of a transit stop. The development and the area surrounding the development provide a range of residential densities.

TL-1.3 Allow live/work developments that permit residents to live at their place of work and thereby reduce VMT and associated GHG emissions. **Consistent.** The proposed Project includes residential uses within close proximity of commercial facilities that will potentially allow employees of the commercial areas to live within walking distance.
TL-2.3 Establish minimum design criteria for bicycle and pedestrian circulation and implement through the design review process. **Consistent.** The proposed Project would provide pedestrian infrastructure connecting to neighboring uses.
TL-2.5 Support land use planning that will promote pedestrian and bicyclist access to and from new development by encouraging land use and subdivision designs that provide safe bicycle and pedestrian circulation, including bicycle parking facilities and internal bicycle and pedestrian routes, where feasible. **Consistent.** The proposed Project would comply with all applicable City design standards related to safe bicycle and pedestrian circulation.
TL-3.4 Support and encourage new development that provides safe routes to adjacent transit stops, where applicable. (Community) **Consistent.** The proposed Project would comply with City design standards that provide a safe route to a nearby transit stop.

Source: King County Association of Governments Regional Climate Action Plan

The proposed Project would incorporate features that would minimize GHG emissions, as summarized above. These feature are consistent with the Regional CAP. As such, the Project will not conflict with plans, policies and regulations pertaining to GHG's, therefore impacts would be considered ***less than significant.***

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency	☐	☐	☒	☐

	response plan or emergency evacuation plan?				
g.	Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is located in the western portion of the City of Hanford. The site currently supports agricultural row crops.

RESPONSES

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation Incorporated. The Project Applicant intends to develop 211 single-family residential units on an approximately 30.9-acre site. The site is currently within the City limits, south of Lacey Blvd west of Avenue 12 ½. The development will also include access roads, parking, lighting and other associated improvements.

Lands surrounding the proposed Project are agricultural row crops, a basin, rural residences, single family residential developments and active agriculture.

A Phase 1 Assessment was prepared by Paul Humphrey, EP dated February 13, 2025. The Phase 1 included a review of records, interviews and a site reconnaissance visit, full report can be found in Appendix D. The results of the Phase 1 are summarized below.

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-21 as: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. Paul Humphrey, EP's assessment has revealed the following RECs associated with the Subject Property or nearby properties:

• No on-site RECs were identified during the course of this assessment.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-21 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). Paul Humphrey, EP's assessment has revealed the following CRECs associated with the Subject Property or nearby properties:

• No on-site CRECs were identified during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-21 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). Paul Humphrey, EP's assessment has revealed the following HRECs associated with the Subject Property or nearby properties:

• No on-site HRECs were identified during the course of this assessment.

While the Phase I Site Assessment did not identify any HRECs on the proposed Project site, the site has historically been utilized for agricultural production. When agricultural crops are developed into residential land uses, several contaminants of concern can be present, including pesticides and organochlorine pesticides (OCPs). Soil sampling, as detailed in Mitigation Measure HAZ-1, would allow the City to identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property.

There is no other reasonably foreseeable condition or incident involving the Project that could result in release of hazardous materials into the environment, other than any potential accidental releases of standard fuels, solvents, or chemicals encountered during typical construction of a residential subdivision. Should an accidental hazardous release occur or should the Project encounter hazardous soils, existing regulations for handling hazardous materials require coordination with the California Department of Toxic Substances Control for an appropriate plan of action, which can include studies or testing to determine the nature and extent of contamination, as well as handling and proper disposal. Therefore, potential impacts are ***less than significant*** with the incorporation of Mitigation HAZ-1.

The operational phase of the proposed Project would occur after construction is completed and residents move in to occupy the residential structures. The proposed Project will include land uses that are

considered compatible with the surrounding uses. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be ***less than significant with mitigation incorporation***.

Mitigation Measures: ~~None are required.~~

HAZ -1 Soil sampling, per California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural properties (August 7, 2008)*[12] shall be conducted to identify the amounts of OCPs in the soil. If present, OCPs requiring further analysis, per DTSC consultation, are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Should these OCPs be present, soil remediation shall be conducted until levels are reduced per DTSC guidelines prior to issuance of grading permits. Additionally, if any level of arsenic is present, further analysis and sampling shall meet Human Health Risk Assessment NOTE NUMBER 3, DTSC-SLs approved thresholds. [13] If arsenic levels do not meet the approved thresholds, remedial action shall take place to reduce levels below thresholds prior to issuance of grading permits.

Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There are no schools located within the 0.25-mile radius of the proposed Project site. The College of the Sequoias Hanford Education Center and the Sierra Pacific Hight school are approximately one-half mile north of the proposed Project site. As the proposed Project includes the development of single-family residences, it is not reasonably foreseeable that the proposed Project will

[12] California Department of Toxic Substances Control. Interim Guidance for Sampling Agricultural Properties (Third Revision). August 7, 2008. https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf . Accessed April 2026.
[13] California Department of Toxic Substances Control. Human and Ecological Risk Office. June 2020, revised May 2022. https://dtsc.ca.gov/wp-content/uploads/sites/31/2025/04/HHRA-Note-3-Revised-April-2025.pdf Accessed April 2026.

cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Residential land uses do not generate, store, or dispose of significant quantities of hazardous materials. See also Responses *a.* and *b.* above regarding hazardous material handling. There would be a ***less than significant impact.***

Mitigation Measures: None are required.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. A database search was conducted to identify recorded hazardous materials incidents in the Project area. The search included cleanup sites under Federal Superfund (National Priorities List), State Response, and other federal, state, and local agency lists. The proposed Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Geotracker[14] and Envirostor[15] databases). There is ***no impact.***

Mitigation Measures: None are required.

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. There are no private or public airstrips in the Project vicinity. The Hanford Municipal Airport is located approximately 4.5 miles to the southeast of the proposed Project site. Thus, any impacts are ***less than significant***.

Mitigation Measures: None are required.

[14] Geotracker Database, California State Water Resources Control Board. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Hanford. Accessed December 2025..

[15] EnviroStor Database, California Department of Toxic Control Substances. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Hanford. Accessed December 2025.

e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project has been designed for adequate emergency access and has been reviewed by the City. The internal roadways will be designed with sufficient clearances for emergency vehicles to access the entire site. Therefore, the Project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Any impacts are ***less than significant***.

Mitigation Measures: None are required.

f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The site is completely surrounded by actively managed agricultural land or residential development and the site itself is in agricultural production. There are no wildlands on or near the Project site. There is ***no impact***.

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off- site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. 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; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The City of Hanford is located in the Tulare Lake hydrologic region, specifically within the Kings Sub-basin of the San Joaquin Valley groundwater basin.[16] The Kings Subbasin encompasses approximately 1,530 square miles within Fresno, Tulare and Kings counties. The Kings Subbasin is designated as a critically over-drafted high priority basin by the Department of Water Resources. The existence of overdraft in the Kings Subbasin is documented by historical decline in ground water levels and is confirmed by the historical water budgets presented by the Mid-Kings River Groundwater Sustainability Agency and the Alta Irrigation District.[17] Hanford has a groundwater depth of up to 300 feet below the surface.[18]

RESPONSES

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

[16] City of Hanford, General Plan Update Draft Environmental Impact Report, December 2006. Page 3 – 74.

[17] City of Hanford 2020 Urban Water Management Plan. October 2021. https://www.cityofhanfordca.com/DocumentCenter/View/567/2020-Urban-Water-Management-Plan-PDF. Accessed December 2025.

[18] Ibid.

Less Than Significant Impact. The proposed Project site is currently comprised of agricultural row crops. Grading, excavation and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas.

Three general sources of potential short-term construction-related stormwater pollution associated with the proposed Project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion and transportation, via storm runoff or mechanical equipment. Generally, routine safety precautions for handling and storing construction materials may effectively reduce the potential pollution of stormwater by these materials. These same types of common sense, "good housekeeping" procedures can be extended to non-hazardous stormwater pollutants such as sawdust and other solid wastes.

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are also common sources of stormwater pollution and soil contamination. In addition, grading activities can greatly increase erosion processes. Two general strategies are recommended to prevent construction silt from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed. Secondly, the area should be secured to control offsite migration of pollutants. These Best Management Practices (BMPs) would be required in theStormwater Pollution Prevention Plan (SWPPP) to be prepared prior to commencement of Project construction. When properly designed and implemented, these "good-housekeeping" practices are expected to reduce short-term construction-related impacts to less than significant.

In accordance with the National Pollution Discharge Elimination System (NPDES) Stormwater Program, the Project will be required to comply with existing regulatory requirements to prepare a SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the Regional Water Quality Control Board (RWQCB) has deemed effective in controlling erosion, sedimentation, runoff during construction activities. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement.

The City of Hanford will provide water to the Project site and the Project will be required to tie into the City's existing water service infrastructure. The Project will comply with all City ordinances and standards to assure proper grading and drainage. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements. The Project will be required to prepare a grading and drainage plan for review and approval by the City Engineer, prior to issuance of building permits. Therefore, any impacts will be ***less than significant***.

Mitigation Measures: None are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Site development will result in an increased demand for water. The City of Hanford relies on groundwater as its sole water supply source. The City currently operates 15 water supply wells, 3.5 million gallons of storage tanks, and over 15,600 individual connections to the City system.[19]

The City of Hanford is part of the Mid-Kings River Groundwater Sustainability Agency (KREGSA) which prepared a Groundwater Sustainability Plan (GSP) of which the City of Hanford is a participant. The City adopted its latest Urban Water Management Plan (UWMP) in December 2021. The UWMP states that with implementation of the projects and management actions identified in the KREGSA GSP, the City's groundwater supplies are anticipated to be sustainable and available to meet the projected demands of its Public Water System service area.[20]

The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. According to the City of Hanford 2020 UWMP the demand for water in 2020 was 11,714 acre feet. In 2020, single family uses used 6,903 AF, which accounted for 59 percent of the total water used. The proposed Project consists of 211 dwelling units and the average household size in Hanford is 3.08 people; therefore, the Project would house approximately 650 people. According to the UWMP, the amount of groundwater predicted to be pumped in 2020 was 11,714 acre feet or 10.4 million gallons per day. The 211-lot subdivision would be expected to use approximately 111,150 gallons of water per day (people (650) x 2020 average gallons per day per person (171)) under normal operation, including domestic and landscape irrigation. This equates to approximately 124.5 acre feet per year. Although the Project would utilize groundwater for domestic purposes, the amount of water used is not considered significant and would not substantially lower the groundwater table of the aquifer or interfere substantially with the recharge of the underground aquifer.

Additionally, the site has been planned for residential development in the General Plan and as such, has been accounted for in the City's infrastructure planning documents, including the 2020 UWMP. Thus,

[19] City of Hanford. Water System. https://www.ci.hanford.ca.us/1564/Utility-Division. Accessed January 2026.

[20] Ibid.

the Project demands for groundwater resources have been planned for. Proposed Project implementation would not substantially deplete groundwater supplies and/or otherwise interfere with groundwater recharge efforts being implemented by the City of Hanford. Future demand can be met with continued groundwater pumping and conservation measures. Additionally, compliance with existing State regulations will ensure that impacts to groundwater supply will be ***less than significant.***

Mitigation Measures: None are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

   i. result in substantial erosion or siltation on- or offsite;

   ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

   iii. 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; or

   iv. impede or redirect flood flows?

Less Than Significant Impact. Lands surrounding the proposed Project are agricultural row crops, a ponding basin, rural residences and single family developments.

The proposed Project will change drainage patterns of the site through the installation of impervious surfaces and structures (houses, driveways, streets, etc.) and will be required by the City to be graded to facilitate proper stormwater drainage into the storm basin located to the southeast of the Project site. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP will be retained on-site during construction.

The proposed Project site is located outside of any Special Flood Hazard Areas or Other Areas of Flood Hazard, as indicated by FEMA flood hazard map 06031C0185C, effective 6/16/2009. The proposed development will be built in accordance with the current City ordinances and California Building Code regarding construction in flood zones. The Project will be designed for adequate storm drainage. Accordingly, the chance of flooding (and therefore the release of pollutants due to flooding) at the site is remote. Impacts are ***less than significant.***

Mitigation Measures: None are required.

d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. As discussed in Impact X(c), the proposed Project site is located outside of any Special Flood Hazard Areas or Other Areas of Flood Hazard. The Project includes development of adequate storm drainage. The proposed development will be required to prepare and submit a water quality control plan to be implemented during construction, as required by the National Pollutant Discharge Elimination System. This plan will be reviewed and approved by the City Engineer prior to the start of construction.

There are no inland water bodies that could be potentially susceptible to a seiche in the Project vicinity. This precludes the possibility of a seiche inundating the Project site. The Project site is more than 100 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. There are no steep slopes that would be susceptible to a mudflow in the Project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of Hanford. This precludes the possibility of a mudflow inundating the Project site. Any impacts are ***less than significant***.

Mitigation Measures: None are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project will not conflict with any water quality control plans or sustainable groundwater management plan. However, as mentioned in Section c., all new development within the City of Hanford Planning Area must conform to standards and plans contained in the Hanford Stormwater Drainage Master Plan. By conforming to all standards and policies as outlined, there will be ***no impacts*** associated with the Project.

Mitigation Measures: None are required.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The proposed Project site is inside the western City limit of Hanford. The City of Hanford lies in the Central San Joaquin Valley region, in the northwestern portion of Kings County. State Route (SR) 198 runs east-west through the southern portion of the City and SR 43 runs north-south around the eastern boundary. The site is currently designated for low density residential by the City of Hanford General Plan and zoned R-L-5, which has a required density of between two to ten units per acre.

RESPONSES

a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The proposed Project includes development of 211 single-family residential units on an approximately 30.9-acre site. The site is in the western portion of the City and lands surrounding the proposed Project are agricultural row crops, a ponding basin, rural residences and single-family residential developments.

The proposed Project site has a current land use designation of Low Density Residential in the General Plan and zoned R-L-5 Single Family Residential. The Project includes an application for a Planned Unit Development (PUD) to allow a variety of lot sizes, while still meeting the densities in the General Plan.

The Project will create 211 units on 30.9 acres, which is a density of 6.82 units per acre, which is consistent with the Land Use Element of the General Plan density of Low Density of 2 to 10 units per acre.

The Project would provide housing opportunities for the residents of Hanford and improve access to existing surrounding areas. The proposed development has no characteristics that would physically divide the City of Hanford. Any impacts will be ***less than significant impact.***

Mitigation Measures: None are required.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

According to the Hanford 2035 General Plan Background Report, the only significant mineral commodities that have been found within the Hanford Planning Area are sand and gravel for road and building construction. At this time there are no known significant deposits, and no active mines.

RESPONSES

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no known mineral resources in the proposed Project area and the site is not included in a State classified mineral resource zones. No mineral resource locations are within the vicinity of the City of Hanford.[21] Therefore, there is ***no impact***.

Mitigation Measures: None are required.

[21] City of Hanford General Plan Update Background Report, October 2006. Page 9-12.

XIII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Noise is often described as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. The City of Hanford is impacted by a multitude of noise sources. Principal noise sources include traffic on roadways, agricultural noise and industrial noise. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City. The Project site is located in an area with a mix of uses. The predominant noise sources in the Project area include traffic on local roadways, residential noise (lawn mowers, audio equipment, voices, etc.), and potential noise from the nearby agricultural land uses.

RESPONSES

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

Short-term (Construction) Noise Impacts

Proposed Project construction related activities will involve temporary noise sources. Typical construction related equipment include graders, trenchers, small tractors and excavators. During the proposed Project construction, noise from construction related activities will contribute to the noise environment in the immediate vicinity. Table 16 indicates the anticipated noise levels of the typical construction-related equipment (i.e., graders, trenchers, tractors) based on a distance of 50-feet between the equipment and the sensitive noise receptor.[22]

Table 16
Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source
Air Compressor	80
Backhoe	80
Compactor	82
Concrete Mixer	85
Dozer	85
Generator	82
Grader	85
Jack Hammer	88
Loader	85
Paver	85
Truck	84

The closest noise sensitive receptors are the school and the residents of the single-family and multiple family residential properties to the east. The Hanford Municipal Code (HMC) Section 9.10.060(A)(10)

[22] The Noise and Vibration Impact Assessment Manual, Federal Transit Administration, U.S. Department of Transportation. September 2018. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Table 7-1. Accessed December 2025.

does limit construction noise to between the hours of 7:00 a.m. and 8:00 p.m. The Project construction will be required to limit construction noise to these hours.

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time in urban environments. Most residents of urban areas recognize this reality and expect to hear construction activities on occasion.

Long-term (Operational) Noise Impacts

The primary source of on-going noise from the Project will be from vehicles traveling on internal access roads and from traffic traveling along Lacey Blvd. The Project will result in an increase in traffic on some roadways in the Project area. However, the relatively low number of new trips associated with the Project is not likely to increase the ambient noise levels by a significant amount. The area is active with vehicles, residential housing, and agricultural land uses, so the proposed Project will not introduce a new significant source of noise that isn't already occurring in the area. The City Municipal Code does not contain specific noise standards for motor vehicles and other noise sources; however, the General Plan contains guidelines that limit exterior noise levels for residential and schools to 60 – 70 dBA CNEL.

Because noise generated from construction would be temporary and operational noise from the residential will be required to comply with HMC Section 9.10, impacts are determined to be ***less than significant.***

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. Construction associated with the proposed Project includes construction of 211 single-family residences. The site construction will also include internal access roads, street lighting, site landscaping and additional related improvements.

The approximate threshold of vibration perception is 65 VdB, while 85 VdB is acceptable only if there are an infrequent number of events per day. Table 17 describes the typical construction equipment vibration levels.[23]

Table 17
Typical Construction Vibration Levels

Equipment	VdB at 25 ft
Small Bulldozer	58
Jackhammer	79

The primary vibration-generating activities associated with the proposed Project would occur when grading of the site is conducted, and when infrastructure such as utilities, and foundations are constructed. Operating cycles for the types of construction equipment used during construction may involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

While there are residences to the east of the proposed Project, vibratory compactors/rollers would be used only on a limited and interval basis during compaction, and would be moving throughout the site, instead of stationary or operated long-term in the same location to the extent it would damage buildings due to longer-term extended use.

Vibration from construction activities will be temporary and not exceed the Federal Transit Administration (FTA) threshold for the nearest rural residences to the Project site. Therefore, the impact is considered ***less than significant.***

Mitigation Measures: None are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

[23] The Noise and Vibration Impact Assessment Manual, Federal Transit Administration, U.S. Department of Transportation. September 2018. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Table 7-1. Accessed December 2025.

No Impact. According to the Kings County Airport Land Use Plan, the Project is not located in an airport land use plan. The Project is approximately four and one-half miles from the Hanford public airport. The Project is outside the anticipated noise contours as shown on the Airport Compatibility Zone Map in the General Plan Background Report. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The California Department of Finance determined that as of January 1, 2025, the Hanford population is 61,238.[24] The average household size, as determined in the U.S. Census Bureau was 3.08 persons.[25]

RESPONSES

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

[24] California Department of Finance. Report: 108,000 More Californians in 2024: Total State Population Tops 39.5 Million. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dof.ca.gov/media/docs/forecasting/Demographics/estimates/E-1_2025_Press_Release.pdf. Accessed December 2025.

[25] Ibid.

Less Than Significant Impacts. There will be 211 new homes associated with the proposed Project. The site would provide additional housing for approximately 650 people. The site is currently inside the western City limits of Hanford and is designated and zoned for residential development. As such, the increase in population has been accounted for in the City's General Plan and associated General Plan Environmental Impact Report. Entitlements needed to accommodate the proposed Project include Planned Unit Development and a Tentative Subdivision Map.

The City of Hanford's primary industry is agriculture, but there is a sufficient labor force in the area to support many other types of industries, as the regional unemployment rate in August 2025 was 8.9%.

The proposed Project will alleviate some overcrowding in the regional population by contributing reliable housing and will additionally provide temporary construction jobs to the local workforce.

The site is currently in agricultural production and does not contain any houses, as such, no houses will be displaced with Project implementation.

In conclusion, the Project implementation will not displace people and instead provide needed housing. Any impacts are considered ***less than significant***.

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The Hanford Fire Department is located at 350 W, Grangeville Boulevard in Hanford, approximately 2.3 miles northeast of the Project site. The Hanford Fire Department offers a full range of services including fire/rescue, emergency medical treatment and transport, fire prevention, and hazardous materials first response.

Police protection services are provided by the Hanford Police Department, which is approximately 2.5 miles northeast of the Project site at 680 South Alta Avenue, Hanford. The Hanford Police Department provides a full range of police services.

Educational services are provided by the Hanford Unified School District (DUSD). Hanford Unified School District operates eleven schools within the planning area; six elementary schools, one middle

school, one traditional high school, one continuing education school, one independent study school, and one adult education school.

RESPONSES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Less Than Significant Impact. The Hanford Fire Department (HFD) will provide fire protection services to the proposed development. The nearest fire station to the site is approximately 2.3 miles to the northeast.

The HFD follows the International City/County Management Association (ICMA) Yearbook for guidelines. The Yearbook recommends 1.02 firefighters per 1,000 residents. In 2013, the department had 27 fire suppression personnel for 55,470 residents, a ratio of 0.49. The station would currently need 58 fire suppression personnel to meet the standard. The addition of 211 residential units proposed with Project development will increase the demand for fire protection services. The existing fire stations are placed to provide optimum service; however, new stations will be needed to support the expanding city. The demand for additional personnel and equipment will be compensated for by the development impact fee of $546.39 per unit of Low-Density Housing. To support the expansion of fire services, the total development impact fee is $115,288.29. The timing of when new fire service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts on a potential future facility would be speculative. As new or expanded fire service facilities become necessary, construction or expansion would be subject to their own separate CEQA review to identify and mitigate any potential environmental impacts. However, payment of Fire Impact Fees will reduce impacts associated with new and altered governmental facilities. Therefore, the impact is ***less than significant.***

Police Protection?

Less Than Significant Impact. The Hanford Police Department (HPD) will provide services to the proposed development. The HPD headquarters are located approximately 2.5 miles northeast of the

proposed Project site. The development would increase the demand for police service with the addition of 240 residential units. The HPD seeks a service standard of 1.1 to 1.2 sworn officers per 1,000 residents. In 2013, the Department had 55 sworn officers for 55,470 residents, a ratio of .99. The Department seeks at least 10 new officers for the growing city. The demand for additional officers and equipment will be compensated by the development impact fee of $296.50 per unit of Low-Density Housing. The total development impact fee for police protection services would be $62,561.50. The timing of when new police service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts on a potential future facility would be speculative. As new or expanded police service facilities become necessary, construction or expansion Projects would be subject to their own separate CEQA review to identify and mitigate any potential environmental impacts. Additionally, the impact will be reduced by paying Police Impact Fees to account for the increased demand for police services caused by the Project. Therefore, the impact is ***less than significant.***

Schools?

Less Than Significant Impact. The proposed Project is within the Hanford Elementary School District (HEUSD) and the Hanford Joint Union High School District (HJUHSD). According to the AUESD, HESD, and HJUHSD Development Fee Justification Study, the residential student generation rates[26] are as follows:

HESD – Grades TK-8 Total: 0.406

HJUHSD – Grades 9-12: 0.180

Since the proposed Project includes the addition of 211 single-family homes, the number of Tk-8 grade students will increase by approximately 86 while the number of 9-12 grade students will increase by approximately 38, for a total of 124 students. The proposed Project site is located within the City limits and is designated and zoned for residential development. Growth associated with the Project has been planned and expected. In addition to the goals and policies of the City's General Plan, future development is required to pay development impact fees to the school districts at the time of building

[26] AUESD, HESD, and HJUHSD Development Fee Justification Study. Odell Planning & Research, Inc. Table B-3. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://resources.finalsite.net/images/v1652275949/hesdk12caus/ruavlzeog3pxdhfpyqjt/FeeStudy2022-HJUHSDHESDAUESDFinal.pdf#:~:text=Based%20upon%20past%20development%20activity%20and%20reasonable,in%20the%20next%20ten%20years%20in%20HESD. Accessed January 2026.

permit issuance. The City of Hanford charges $4.08 per square foot of residential development. The exact square footage for the housing has yet to be determined, however, the Project will pay its fair share in fees for schools. Therefore, the impact is ***less than significant.***

Parks?

Less Than Significant Impact. The proposed Project includes the construction of a 211 single family residential development. The closest park to the proposed Project is Rotary Park, approximately 1.05 miles to the northeast. The Project will be required to pay City Park facility impact fees to compensate for any service demand increase on existing parks within the Hanford area. The Project applicant would be required to comply with the Municipal Code and Ordinances. Impacts are ***less than significant.***

Other public facilities?

Less Than Significant Impact. The proposed Project is within the land use and growth projections identified in the City's General Plan and other infrastructure studies. The Project, therefore, would not result in increased demand for, or impacts on, other public facilities such as library services. Any impacts would be ***less than significant***.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The City has a total of twenty-one parks available for use. These include neighborhood parks, such as Coe Park, community parks, such as Hidden Valley Park, and special use parks, such as the Harris Street Ball Park. These parks are managed by the City of Hanford's Parks and Community Services Department. This department also supervises and coordinates a wide variety of community programs and activities.

RESPONSES

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Project Applicant intends to develop 211 single-family residential units on an approximately 30.9-acre site. No park is proposed with the development and as such, the proposed Project will be subject to pay the park impact fees which will offset the parkland not provided in the development, in accordance with Hanford Municipal Code Section 15.44.020. The future park

construction will undergo separate environmental review at the time it is developed. Impacts are considered ***less than significant.***

Mitigation Measures: None are required.

XVII. TRANSPORTATION/TRAFFIC

Would the project:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b.	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d.	Result in inadequate emergency access?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The proposed Project is a proposal to develop residential uses on a 30.9 acre parcel located south of West Lacey Boulevard, west of 12½ Avenue. The Project is bisected by future Millenium Way, a collector street as designated in the Hanford 2035 General Plan. The Project is in the vicinity of the following arterials: Lacey Boulevard and 12th Avenue. State Route 198 is located approximately one-third of a mile to the south.

The City of Hanford has adopted the Vehicle Miles Traveled (VMT) Thresholds and Implementation Guidelines (VMT Guidelines) to address the issue VMT in accordance with CEQA Guidelines. The City VMT Guidelines contains thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed VMT analysis. Screening thresholds include:

1. Residential and office projects within a Transit Priority Area

2. Locally serving retail projects with a combined area of up to 55,000 square feet

3. Redevelopment projects that result in equal or net reduction in VMT.

4. 100 percent affordable housing projects

5. Projects that are consistent with the General Plan and generate fewer than 1,000 average daily trips

A development project meeting one or more of the above attributes may be presumed to produce a less than significant VMT impact.

Vehicular Access: Vehicular access to the Project will be to 12 ½ Avenue (to be named Aquifer Drive) and Millenium Way as collector streets. The Project has been designed to provide future connections to the north and west of the Project.

Pedestrian and Cyclist Connectivity: The Project will install sidewalks along all arterial and collector streets as well internal local streets in accordance with City development standards.

REGULATORY SETTING

Federal

Federal Transit Administration.

The Federal Transit Administration (FTA) is an authority that provides financial and technical assistance to local public transit systems, including buses, subways, light rail, commuter rail, trolleys, and ferries. The FTA is funded by Title 49 of the United States Code, which states the FTA's interest in fostering the development and revitalization of public transportation.

Americans with Disabilities Act of 1990.

Titles I, II, III, IV, and V of the ADA have been codified in Title 42 of the United States Code, beginning at Section 12101. Title III prohibits discrimination on the basis of disability in "places of public accommodation" (businesses and nonprofit agencies that serve the public) and "commercial facilities" (other businesses). The regulation includes Standards for Accessible Design, which establish minimum standards for ensuring accessibility when designing and constructing a new facility or altering an existing facility.

State

Senate Bill (SB) 743.

On September 27, 2013, Governor Jerry Brown signed SB 743 into law and codified a process that changed transportation impact analysis as part of CEQA compliance. SB 743 directs the California Office of Planning and Research (OPR) to administer new CEQA guidance for jurisdictions that removes

automobile vehicle delay and LOS or other similar measures of vehicular capacity or traffic congestions from CEQA transportation analysis. Rather, it requires the analysis of VMT or other measures that "promote the reduction of greenhouse gas emissions, the development of multi-modal transportation networks, and a diversity of land uses," to be used as a basis for determining significant impacts to circulation in California. The goal of SB 743 is to appropriately balance the needs of congestion management with statewide goals related to reducing GHG emissions, encourage infill development, and promote public health through active transportation.

RESPONSES

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The Project consists of the construction of 211 single family residential units as well as on-site circulation-related infrastructure improvements, including new local residential streets. A traffic Study was prepared by C2 Consulting, July 2025, Appendix E, which was signed off by the City on September 16, 2025. The City requested that the following intersections be studied as part of the traffic study.

1) 12 ½ Avenue at Millenium Way (future)

2) 12 ½ Avenue at Lacey Blvd

3) Centennial Drive at Millenium Way

4) Centennial Drive at Lacey Blvd (signalized)

5) Centennial Drive/Mall Drive at 12th Avenue (signalized)

The TIS included a Level of Service (LOS) analysis for the following scenarios:

1) Existing

2) Existing plus the Millenium Estates Project

3) Existing plus the Millenium Estates Project (mitigated, if necessary)

Level of Service (LOS) Standard The City of Hanford's Transportation Element Policy T29 sets the maximum Level of Service at "E" on streets and intersections within the area bounded by Highway 198, 10th Avenue, 11th Avenue, and Florinda Avenue, inclusive of these streets. The City has set a peak hour

Level of Service of "D" on all other streets and intersections with the Planned Growth Boundary.

New trips generated by the Millenium Estates project were estimated using the Institute of Transportation Engineer's Trip Generation Manual. This publication provides average rates of trip generation for different land uses and relates these to dwelling units (residential). Trip generation rates are provided for weekdays along with the proportion of trips that are inbound or outbound from the development. The resulting Project trip generation is 147 trips in the AM peak hour and 200 trips in the PM peak hour. The Project is estimated to generate a total of 2,0006 daily trips.

The LOS for all intersections was calculated for Existing plus Project. In addition, City staff requested that the intersection of Centennial Drive at Millenium be studied at Existing plus previously approved projects plus Millenium Estates, see Supplemental to the Traffic Study. As illustrated below, all intersections are calculated to operate at or above the City's LOS minimum of "D" therefore no mitigations are required and impacts are considered ***less than significant.***

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. The City of Hanford VMT Guidelines were used to evaluate consistency with CEQA Guidelines Section 15064.3. According to the guidelines, the Project is screened out from further review because it is in a low VMT area. Utilizing the City of Hanford VMT Screening Tool, the parcel has a VMT of 2.9 VMT per capita, which is far below the threshold of 8.9 VMT identified in the guidelines.

As the VMT per capita for the parcel is lower than the regional threshold of 8.9 VMT, the Project can be screened out, therefore it will not conflict or be inconsistent with CEQA Guidelines 15064.3. There is **no impact.**

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed Project has been designed for ease of access, adequate circulation/movement, and is typical of residential developments in the City of Hanford. On-site circulation patterns do not involve high speeds, sharp curves or dangerous intersections. Although there will be an increase in the volume of vehicles accessing the site and surrounding areas, the proposed Project will not present a substantial increase in hazards. Any impacts are considered ***less than significant.***

Mitigation Measures: None are required.

d) Result in inadequate emergency access?

Less Than Significant Impact. The proposed Project does not involve a change to any emergency response plan. The site will remain accessible to emergency vehicles of all sizes. As such, potential impacts are ***less than significant.***

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

RESPONSES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

   ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, potentially affected Tribes were formally notified of this Project and were given the opportunity to request consultation on the Project. The City contacted the Native American Heritage Commission, requesting a contact list of applicable Native American Tribes, which was provided to the City. The City provided letters to the listed Tribes on November 22, 2023, notifying them of the Project and requesting consultation, if desired.

A Cultural Resources Assessment was prepared by Taylored Archaeology dated May 2025, Appendix C. As stated in the assessment, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource, nor is it listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. As part of the assessment, a records search was completed by the Southern San Joaquin Valley information Center. Based on the results of the records search, no previously recorded tribal cultural resources are located within the Project. Although no historical resources were identified and the presence of remains are not anticipated, cultural resources under the ground surface is possible. The Cultural Resources Assessment included a recommendation for two mitigations previously listed under Cultural Resources, CUL 1 and CUL 2. The City and the Santa Rosa Rancheria Tachi Yokut Tribe have also agreed to an additional mitigation measure that requires the developer/owner to agree to a burial treatment plan prior to any ground disturbing activities, as detailed in CUL-3. Mitigation Measures CUL-1, CUL-2 and CUL 3 will ensure that impacts will be **less than significant with mitigation.**

Mitigation Measures:

CUL – 3

A burial treatment plan shall be entered into by the Project applicant/property owner prior to any ground disturbing activities.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The proposed Project will be required to connect to water, sewer, stormwater and wastewater services provided by the City of Hanford and may be subject to water use fees and/or development fees to be provided such service. In addition, the Project will require solid waste disposal services.

Water

The City of Hanford's water supply system is a groundwater system. The city is located within the Tulare Lake Hydrologic Region is within the Tulare Lake Groundwater Subbasin which transmits, filters, and stores water from the main San Joaquin Valley Groundwater Basin. The system consists of 15 groundwater wells, three storage reservoirs, distribution mains, and fire hydrants. The system does not use surface water.

Solid Waste

Solid waste in the city is collected by a private contractor, Kings Waste Recycling Authority (KWRA). Refuse is sorted at the KWRA facility to recover recyclable materials before being hauled to the landfills in Kettleman Hills. For single-family residential customers, the City has instituted a green waste collection mixed recycle collection program.

Wastewater

The City of Hanford wastewater system provides for the treatment, disposal, and reuse of effluent, which meets all of the state's discharge requirements for the city. The wastewater system consists of a treatment plant and 21 sanitary sewer lift stations located throughout the city. The treatment facility has a capacity of 8 million gallons per day and is located south of Houston Avenue and East of 11th Avenue. The City's wastewater system also pursues water conservation strategies to ensure the long-term reuse of treated disinfected wastewater to reduce the need for groundwater.

RESPONSES

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. The Project site is located within the service territory of the City of Hanford and is currently designated for residential development in the City of Hanford General Plan. Operational discharge flows treated at the City's wastewater treatment facility would be required to comply with applicable water discharge requirements issued by the Central Valley Regional Water Quality Control Board (RWQCB). Compliance with conditions or permit requirements established by the City as well as water

discharge requirements outlined by the Central Valley RWQCB would ensure that wastewater discharges coming from the proposed Project site and treated by the WWTF system would not exceed applicable Central Valley RWQCB wastewater treatment requirements.

As discussed in Section IX, Hydrology and Water Quality, with an increase in the area of impervious surfaces on the Project site, an increase in the amount of storm water runoff is anticipated. The site will be designed so that storm water is collected and deposited in the existing stormwater basin to the south. Any additional runoff infrastructure will tie into the City's existing storm drain system. The storm water collection system design will be subject to review and approval by the City Public Works Department. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction.

Additionally, as the site is designated and zoned for residential development, water usage, electricity and natural gas usage and the use of telecommunications facilities has been accounted for is the City's and utility providers long-range planning documents.

Thus, the proposed Project would have a ***less than significant impact.***

Mitigation Measures: None are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. Water service would be provided to the Project by the City of Hanford, which relies on groundwater as its sole water supply source. The City is a member of the Kings River East Groundwater Sustainability Agency (KREGSA). The most recent KREGSA GSP Annual Report indicates that groundwater levels at Representative Monitoring Sites near the City are above their designated Minimum Thresholds and on track to meet the forecast groundwater level projections and Interim Milestones established for these wells.[27]

Additionally, the City anticipates that its sources of supplies will be available to meet demands on a consistent basis for all year types throughout the planning horizon of the UWMP, as the site is planned for residential development and has been included in the City's infrastructure planning documentation. The proposed development will be required to follow the City's General Plan and Zoning Ordinances which include land use goals, policies, and implementation measures for developments regarding water

[27] Ibid. Pg 1-3.

use. The Project developer will also be required to pay the City of Hanford's water system impact fees. Funds accrued under this fee are used to make capital improvements to the City's water system, including conservation improvements. Impacts are ***less than significant impact.***

Mitigation Measures: None are required.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The proposed Project will result in wastewater from residential units that will be discharged into the City's existing wastewater treatment system. The wastewater will be typical of other residential developments consisting of bathrooms, kitchen drains, and other similar features. The Project will not discharge any unusual or atypical wastewater that would violate the City's waste discharge requirements. Therefore, assuming compliance with applicable standards and payment of required impact fees and connection charges, the Project would not result in a significant impact related to construction or expansions of existing wastewater treatment facilities. The impact of the Project on wastewater treatment is ***less than significant***.

Mitigation Measures: None are required.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The City of Hanford, provides weekly curbside solid waste collection services to all households, businesses, and industries within City limits. The Project will result in the generation of additional solid waste typical of residential uses. Because the City's existing infrastructure has the capacity to accommodate the solid waste currently planned in the General Plan for expanded population, it can be inferred that the existing solid waste infrastructure has adequate capacity to serve the proposed Project.

The proposed Project conforms to all applicable statues and regulations related to solid waste disposal and will comply with the adopted policies related to solid waste. The Project would not generate solid waste in excess of State or Local Standards and any impacts will be ***less than significant.***

Mitigation Measures: None are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The City of Hanford's planning area is composed of urbanized portions of land and the surrounding agricultural fields. The Project site has ensured fire protection by the Hanford Fire Department, located at 350 W. Grangeville Boulevard, approximately 2.3 miles northeast of the site. Given the location of the nearest fire station, approximately .8 miles to the southeast, response time is expected to be extremely quick in the rare event of a fire event.

RESPONSES

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The proposed Project is located in an area developed with rural residential, residential and agricultural uses, which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread.

According to the Kings County Multi-Jurisdictional Hazard Mitigation Plan, the City of Hanford is not at high risk for Wildfires and the City is not in a State responsibility area or classified as a Fire Hazard Severity Zone, as shown on the Kings County Federal, State, and Local Responsibility Severity Zones Map for Kings County.

The proposed Project does not require the installation or maintenance of associated infrastructure that would increase wildfire risk or result in impacts to the environment. To receive building permits, the proposed Project would be required to be in compliance with the adopted emergency response plan. As such, any wildfire risk to the project structures or people would be ***less than significant.***

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

RESPONSES

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the

number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation. The proposed Project site is currently undeveloped and surrounded by agricultural and residential land uses. The Project includes the development of 211 residential units. As evaluated in this IS/MND, the proposed Project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been included to lessen the significance of potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share a similar cultural paleontological and biological resources. Consequently, the incremental effects of the proposed Project, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the Project would have a ***less than significant impact with mitigation incorporated.***

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. All Project- related impacts were determined to be either less than significant, or less than significant after mitigation. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). Due to buildout of the area and existing land constraints, it is not anticipated that further unplanned substantial residential development will occur in the area in the foreseeable future. As such, Project impacts are not considered to be cumulatively considerable given the lack

of proposed new development in the area and the insignificance of Project-induced impacts. The impact is therefore ***less than significant***.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the project may have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated as described in each specific impact area which will reduce all potentially significant impacts to ***less than significant.***

LIST OF PREPARERS

Crawford & Bowen Planning, Inc.

- Emily Bowen, LEED AP, Principal Environmental Planner
- Travis Crawford, AICP, Principal Environmental Planner
- Caroline Gibbons, Associate Environmental Planner

Padre and Associates

Live Oak Associates

Taylored Archaeology

Paul Humphry

C2 Consulting

Persons and Agencies Consulted

City of Hanford

- Gabrielle Myers, City Planner

Appendix A

Air Quality Assessment

Appendix B

Biological Evaluation

Appendix C

Cultural Study

Appendix D

Phase I Environmental Site Assessment

Appendix E

Traffic Study

Appendix F

Comments Received & City Responses

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 10, 2026

Gabrielle Myers
Principal Planner
City of Hanford
317 N Douty Street
Hanford, CA 93230
gmyers@hanfordca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE MILLENNIUM ESTATES RESIDENTIAL PROJECT DATED MARCH 5, 2026, STATE CLEARINGHOUSE NUMBER 2026030252

Dear Gabrielle Myers,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Millennium Estates Residential Project. The Project Applicant intends to develop up to 211 single-family residential units on an approximate 30.9-acre site. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons

and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. The City of Hanford should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Hanford address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

DTSC appreciates the opportunity to comment on the MND for the Millennium Estates Residential Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via CEQA Review email for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

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Scott Wiley
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Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

MARCH 26, 2026

VIA EMAIL: GMYERS@HANFORDCA.GOV
CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
GABRIELLE MYERS
317 N. DOUTY STREET
HANFORD, CA 93230

Dear Ms. Myers:

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE MILLENNIUM ESTATES RESIDENTIAL PROJECT, SCH# 2026030252

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Initial Study and Mitigated Negative Declaration for the Millennium Estates Residential Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents.

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The Project Applicant intends to develop up to 211 single-family residential units on an approximately 30.9-acre site. Access roads, lighting, landscaping and other associated improvements will be constructed, per City Standards within the proposed Project site The Project site contains Prime Farmland as designated by DOC's Farmland Mapping and Monitoring Program.

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (*See* Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; *see also King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

California Council of Land Trusts

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Millennium Estates Residential Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

Monique Wilber

Monique Wilber

Conservation Program Support Supervisor

Appendix F

Comment Letters & Responses

This appendix contains a summary of the written comments received during the public review period, along with City responses to each comment. The full comment letters can be found at the end of this Appendix. The following two public agencies provided public comment during the public review period:

California Department of Toxic Substances Control
Dave Kereazis, Associate Environmental Planner
8800 Cal Center Drive
Sacramento, CA 95826

California Department of Conservation
Monique Wilber, Conservation Program Support Supervisor
715 P Street, MS 1904
Sacramento, CA 95814

Department of Toxic Substances Control (DTSC) letter dated 3/10/2026

Summary of comments – DTSC recognizes that the Project site is currently in agricultural production and several contaminants of concern can be present in the soil which could pose a threat to future residents. DTSC has requested site soil testing to take place prior to earth moving activities. DTSC also recommends that all imported soil/fill material be tested to ensure that any contaminants of concern meet the state standards of screening levels.

Response to comments – The City concurs that soil testing should occur prior to Project-related earth moving activities. Mitigation Measure HAZ-1 has been included to require soil testing. The site soils will balance on-site and no fill material will be required.

Department of Conservation (DOC) letter dated 3/26/2026

Summary of comments - The DOC recognizes that the proposed Project site contains Prime Farmland, which will be removed with the construction of a residential development. DOC advises a discussion of that farmland to be converted, including amount and location, potential land use conflicts, implementation of City mitigation plans, cumulative impacts and proposed mitigation measures. DOC also advises that the environmental review address mitigation for the loss or conversion of agricultural land, including the discussion of an agricultural conservation easement.

Response to comments- A discussion of impacts resulting from agricultural conversion is provided on Page 18 of the ISMND. Page 18 of the ISMND also discusses that the proposed Project site has been designated for residential development by the City's General Plan. The environmental review for agricultural conversion at this specific location took place in the General Plan EIR, where agricultural conversion impacts were found to be a significant and unavoidable impact. The environmental review for this impact has already taken place.

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 10, 2026

Gabrielle Myers
Principal Planner
City of Hanford
317 N Douty Street
Hanford, CA 93230
gmyers@hanfordca.gov

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Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

Governor's Office of Land Use and Climate Innovation
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Emily Bowen
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Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

MARCH 26, 2026

VIA EMAIL: GMYERS@HANFORDCA.GOV
CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
GABRIELLE MYERS
317 N. DOUTY STREET
HANFORD, CA 93230

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Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Millennium Estates Residential Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

Monique Wilber

Monique Wilber

Conservation Program Support Supervisor

AGENDA
STAFF REPORT

MEETING DATE: 4/14/2026	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0064-26: a request to allow a mobile vending vehicle (food truck) to operate at Superior Dairy in the MX-D Downtown Mixed Use zone district. The project is located at 325 N. Douty St. (APN 010-276-001).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2026-05, approving Conditional Use Permit 0064-26.

RECOMMENDED MOTION

1. I move to adopt Resolution 2026-05, approving Conditional Use Permit 0064-26.

PROJECT DESCRIPTION

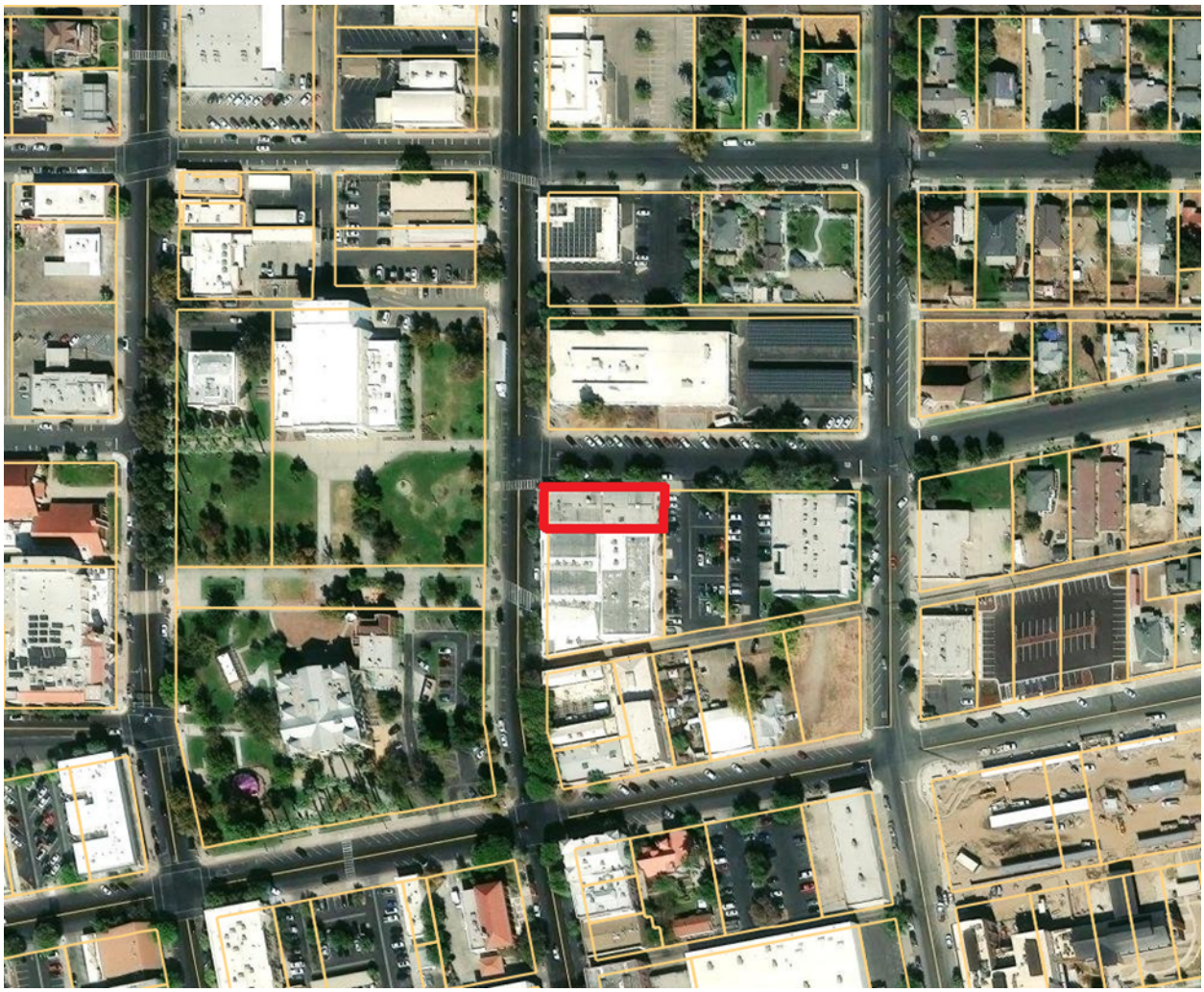
The project is a request to allow a mobile vending vehicle (food truck) to operate at Superior Dairy in the MX-D Downtown Mixed Use zone district during remodeling of their storefront.

The truck will operate within the back of the existing building, as shown in **Attachment 1.**

Project Location

The project is located at 325 N. Douty Street (APN 010-276-001), as shown in Figure 1. The property is located within the Historic Overlay Zone.

Figure 1:
Land Use (property shown in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2). According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by maintaining dining activities in the Downtown Mixed Use Land Use Designation.

Figure 2: General Plan Designation
Downtown Mixed Use (property outlined in bold)



Zoning Designation

The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan designation (See Figure 3). Mobile food vendors and food trucks are permitted in the MX-D Downtown Mixed Use zone district, subject to the regulations set forth in Chapter 5.64 (See Figure 4). Section 5.64.050 Mobile Vending Vehicles (D) (11) requires food trucks operating on a site for longer than six months to obtain a conditional use permit:

D. Operation on Private Property. In addition to the requirements of Section 5.64.040, a mobile vending vehicle on private property shall be subject to the following requirements and limitations:

11. A vending vehicle may remain on private property for more than six (6) months, upon approval of a conditional use permit, in zones as provided in Section 17.08.030 of this code. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle.

The applicant proposes the food truck to serve ice cream on the property for the duration of on-site construction, which will take longer than six months.

Figure 3: Zoning Designation
MX-D Downtown Mixed Use (property outlined in bold)



Figure 4: Land Use Table

Table 17.08.030

Commercial, Office, and Industrial Zone 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	
A	**Accessory and Support Uses**															
A13	Mobile food vendor or food truck	T	T	T	T	T	T	T		T	T	T				Chapter 5.64

In accordance with Section 17.96.020 Land Use Definitions "Mobile vending or food truck" means a motorized vehicle that periodically parks to provide food or foodstuffs to customers.

In accordance with Section 5.64.020 Definitions “Mobile food vendor” means and refers to the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of food or beverages from any vending vehicle or non-motorized cart on a public street or highway or private property. (See additional regulations in Chapter 5.64 of this code.)

In accordance with Section 5.64.020 Definitions “Mobile vending vehicle” or “vending vehicle” means and refers to any self-propelled, motorized device by which any person or property may be propelled or moved upon a public street, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, from which foodstuffs are sold, displayed, solicited or offered for sale, bartered, exchanged, given or otherwise.

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80. The subject site is 7,703 square feet.

17.28.040 Lot Dimensions

The minimum lot frontage of the MX-D Downtown 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. The subject site has over 50 feet of street frontage along Douty Street and 150 feet of street frontage along Ninth Street.

17.28.050 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, off-street parking and loading requirements were evaluated and mandated as part of the plan review process.

17.28.060 Building Setback Area

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

Front Building Setback

In the MX-D Downtown Mixed Use zone district there is no front building setback area. The existing building has no setback from the front property line.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the front property line.

Rear Building Setback

In the MX-D Downtown 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. The rear property line does not abut a public street or any of the stated zone districts; therefore, a zero-setback is permissible. The existing building has no setback from the rear property line.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the rear property line.

Side Building Setback

In the MX-D Downtown Mixed Use zone district, the side building setback may be zero feet from side lot lines, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The subject site is abutted by a property in the MX-D Downtown Mixed Use zone district to the north and a public street to the south; therefore, a zero-setback is permitted from the side property lines. The existing building has no setback from the side property lines.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the side property lines.

All setback requirements for the MX-D Downtown Mixed Use zone district have been satisfied.

17.28.070 Distances Between Structures

In the MX-D Downtown Mixed Use zone district, all distances allowed by the building code area allowed. The project proposed to be developed has been evaluated by the Building Official and Fire Chief and conditioned according to the California Building and Fire Codes.

17.28.080 Height of Structures

The maximum structure height in the MX-D Downtown Mixed Use zone district shall be 100 feet. The existing building on site is 22 feet in height, well below the 100-foot maximum height limitation.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approve by the City Engineer. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible. The site has one existing driveway along the Ninth Street frontage. The food truck will utilize this driveway to access the site. No changes proposed to or required for the existing driveway; therefore, the driveway requirements have been satisfied.

17.28.100 Off-Street Parking

In accordance with Section 17.54.040, restaurants, bars, nightclubs, lounges, brewpubs, and microbreweries shall provide parking at a ratio of one space per 150 square feet of building area. The existing business is 7,525 square feet. Therefore, a minimum of 50 parking spaces are required for the business.

Table 17.54.040

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet

Calculation:

7,525 square feet ÷ 150 square feet = 50.2 parking spaces (50 minimum)

The existing site has no off-street parking spaces. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. There is on-street parking available along Douty and Ninth Streets. Additionally, in accordance with the Hanford Municipal Code Section 17.54.050 Exceptions to Required Number of Spaces, “no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.” Approval of this Conditional Use Permit will neither change the use of the site nor allow a building enlargement in the existing building. Also per Section 17.54.050, “no existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.”

In accordance with Section 5.64.050 Mobile vending vehicles (D) (4), Vendors shall only occupy parking spaces not required to meet the minimum requirements of the current primary use(s) on the property, as required in Section 17.54.040. Use of the primary business(es)’ required parking spaces by a vendor is prohibited. The vending facility shall not be placed on landscaped areas, nor shall the vending facility adversely impact any landscaping or landscaped areas. The location of the food truck will not encroach into any parking or landscape areas.

17.28.110 Usable open space

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. Usable open space is not a requirement of this application.

17.28.120 Landscaping

In the MX-D Downtown Mixed Use 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, except where the setback area is covered by structures, parking, or driveways. The existing site is fully developed. Landscaping is not provided within any building setback areas, since the building essentially covers the entire property. There are three street trees provided along Ninth Street. There are no landscaping changes proposed. The landscaping requirements are satisfied.

17.28.130 Screening, Fences, and Walls

A block wall with a minimum height of seven (7) 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. The subject site does not abut any of the specified zones; therefore, a block wall is not required. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is no existing or proposed fence or wall placed in front of or within any landscaped areas. 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. Such storage shall not be visible above the fence or wall. Outdoor storage is not proposed for the subject site. All materials are stored within the existing building.

17.28.140 Signs

Signs placed in the MX-D Downtown Mixed Use zone district shall be subject to the following requirements:

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Signage is also subject to the standards in Chapter 17.48 Historic Overlay Zone. Signage is required to comply with the above requirements and is subject to a separate application.

In accordance with Section 5.64.040 Vendor regulations—Generally. (H) Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

17.28.150 General Provisions and Standards

In the MX-D Downtown Mixed Use zone district, all businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title. All food truck operations are proposed to be located within the existing footprint of the building. The sliding door on the north side of the building will remain open during business hours to allow customer access to the food truck.

All requirements of the MX-D Downtown Mixed Use zone district have been satisfied.

Conformance with the standards of Chapter 5.64 Mobile Vendors

5.64.040 Vendor regulations—Generally.

A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city.

B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.

C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County Department of Public Health, as required.

Analysis: A mobile food vendor permit has been obtained, which required submittal of a valid

California Department of Tax and Fee Administration seller's permit and food vending permit, issued by the Kings County Department of Public Health.

D. Mobile vending vehicles shall not operate in any city-owned parking lot, park, or garage, with the exception of Civic Park.

Analysis: The conditional use permit applies to the operation of mobile vending on private property, not within a city-owned parking lot, park, or garage. The mobile vending vehicle may operate in Civic Park with permission from the Parks and Community Services Department.

E. Vendors shall not operate in yellow commercial loading/unloading zones or white passenger loading zones.

Analysis: There is a yellow commercial loading/unloading zone along the curb on both sides of the existing driveway for this property. The mobile vending vehicle will not block access to the yellow commercial loading/unloading zones.

F. Vendors shall not stop within twenty-five (25) feet of an intersection when making a sale or attempting to make a sale.

Analysis: The conditional use permit applies to the stationary operation of mobile vending on private property. The mobile vending vehicle will be parked over 25 feet from the nearest intersection.

G. Vendors shall not park within ten (10) feet of a structure or another food vending vehicle.

Analysis: No other mobile food vendor is proposed to operate within 10 feet of this site. The vending vehicle will be placed within the existing building. A temporary wood framed wall will be provided between the construction area and the rear of the building where the food truck will be parked. Separation between structure requirements are typically dictated by California Building and Fire Code requirements. The proposal has been reviewed and evaluated for consistency with the California Building and Fire Codes, and has been conditioned accordingly.

H. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

Analysis: Prohibition of the A-frame signage is a condition of approval.

I. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.

J. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.

K. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.

Analysis: The above appear as conditions of approval of the conditional use permit.

L. Vending shall not be permitted directly to persons in other vehicles or from other than the curbside of the vending vehicle when the vehicle is parked in the right-of-way.

Analysis: The conditional use permit applies to the stationary operation of mobile vending on private property. Sales will not occur to persons in other vehicles or within the right-of-way.

M. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.

N. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.

Analysis: The above appear as conditions of approval of the conditional use permit.

5.64.050 Mobile vending vehicles.

D. Operation on Private Property. In addition to the requirements of Section 5.64.040, a mobile vending vehicle on private property shall be subject to the following requirements and limitations:

1. Have written documentation of the property owner's authorization to operate on the property in their possession.

Analysis: The application for this conditional use permit was submitted on behalf of the property owner. The property owner is requesting to operate the food truck on their property for the duration of site construction.

2. Be located on a fully developed parcel. Locations shall have curb, gutter, sidewalk and be paved with a solid material, to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, for parking of the mobile food vending vehicle and guests.

Analysis: The subject site is fully developed with curb, gutter, sidewalk, and pavement. The food truck will be parked on a paved surface within the existing footprint of the building.

3. Be located outside of the required setback area, established by the zone district, in accordance with Title 17.

Analysis:

Front Building Setback

In the MX-D Downtown Mixed Use zone district there is no front building setback area. Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the front property line.

Rear Building Setback

In the MX-D Downtown 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, an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear property line does not abut a public street or any of the stated zone districts; therefore, a zero-setback is permissible. Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the rear property line.

Side Building Setback

In the MX-D Downtown Mixed Use zone district, the side building setback may be zero feet from side lot lines, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The subject site is abutted by a property in the MX-D Downtown Mixed Use zone district to the north and a public street to the south; therefore, a zero-setback is permitted from the side property lines. Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the side property lines.

4. Vendors shall only occupy parking spaces not required to meet the minimum requirements of the current primary use(s) on the property, as required in Section 17.54.040. Use of the primary business(es)' required parking spaces by a vendor is prohibited. The vending facility shall not be placed on landscaped areas, nor shall the vending facility adversely impact any landscaping or landscaped areas.

Analysis: There are no on-site parking spaces for this property. The location of the food truck will not encroach into any parking or landscape areas.

5. Cannot be located within two hundred fifty (250) feet of a brick and mortar restaurant business, except as follows:

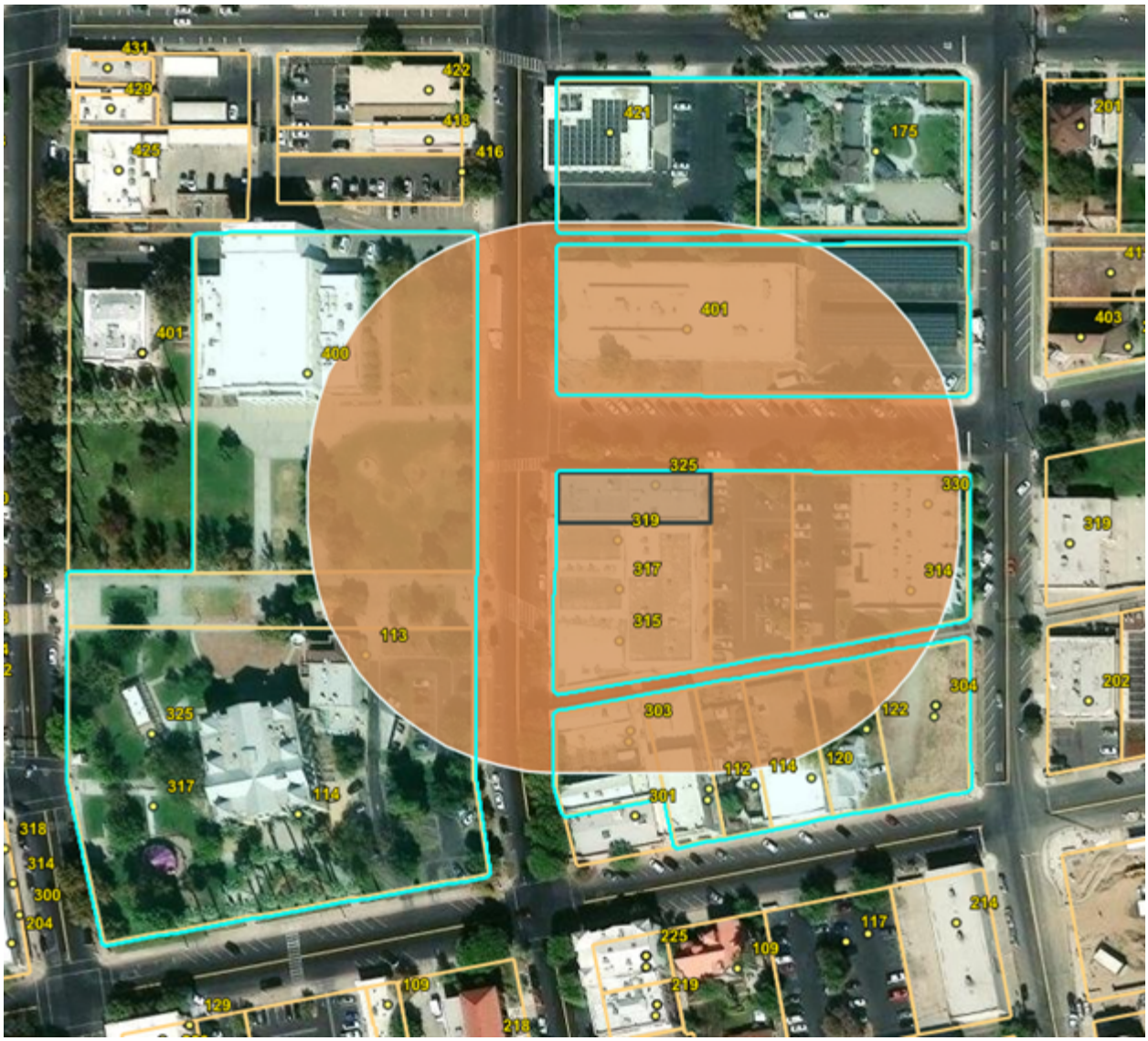
a) The restaurant and vendor are operated by the same entity; or

b) The vendor has prior written permission of the brick and mortar restaurant business owner to operate on the property of that existing business; or

c) The vendor is authorized to locate in Civic Park as part of a certified farmers' market, special event, or specified permit, as allowed in subsection E of this section.

Analysis: The radius map below demonstrates the properties within 250 feet of the subject site. The only brick and mortar restaurant business within 250 of the subject site is Superior Dairy itself. The restaurant and vendor will be operated by the same entity.

Figure 5: 250-foot-radius



Other properties within the 250-foot radius include: City Hall, Civic Park, the Hanford branch of the Kings County Library, Chase Bank, Children's Storybook Garden & Museum, the Social Security Administration office, the Kings County Women, Infants, and Children office, Champions, Hanford Antique Emporium, Kings Christian School Thrift store, and A & N Thrift and more.

6. If a mobile vending vehicle will be parked at a location for more than one hour, the site must contain toilet facilities for employees on site or within two hundred (200) feet of the vending vehicle. Applicants will be required to submit a letter signed by the party owning or controlling the toilet facilities indicating that the facilities used to fulfill this obligation can be used by the mobile vending vehicle employees.

Analysis: As a condition of approval, for mobile vending vehicles parked at the location for more than one hour, the property owner shall grant access to the toilet facilities, allowing the toilet facilities to be used by the mobile vending vehicle employees. A mobile accessible restroom will be provided on site specifically for facility staff.

7. Only be established on sites which have an active business open during the hours of the mobile food vendor's operations. Mobile food vending shall be an ancillary use to the primary business on site.

Analysis: Superior Dairy maintains a valid business license with the City. For the duration of site construction, the rear of the building where the vending vehicle will be placed will be the primary point of service for business. Customers will not be permitted to enter the construction area. Hours of operation will be consistent with the business' normal operating hours.

8. Hours of operation shall be limited to those hours the primary business on the site is open, excepting that where a business is located within one hundred fifty (150) feet of the R-L, R-M, R-H, or O-R zone district, vending shall be prohibited during the hours of ten p.m. to seven a.m.

Analysis: The hours of operation of the food truck will be limited to the primary business' operating hours. The site is not located within 150 feet of the R-L, R-M, R-H, or O-R zone districts.

9. Confine the entire operation on the private property, including queuing of patrons.

Analysis: As shown on the applicant's site plan, patrons will be able to queue on the property adjacent to the vending vehicle. This is a condition of approval.

10. A temporary use permit may be issued for a time period not to exceed six (6) months for a single location. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle. A new permit for the same or a different vending vehicle may not be issued at the location for a minimum of six (6) months.

11. A vending vehicle may remain on private property for more than six (6) months, upon approval of a conditional use permit, in zones as provided in Section 17.08.030 of this code. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle.

Analysis: The applicant is requesting to operate a mobile vending vehicle on the property for a period exceeding the six-month temporary use permit limitation, which requires approval of a conditional use permit. As a condition of approval, Superior Dairy's vendor's permit shall be maintained for the mobile vendor vending while the vehicle operates on site.

12. Provide garbage and recycling receptacles for immediate use by customers.

Analysis: This is a condition of approval.

13. Mobile vendor permits are not required for mobile vendors to cater a one-day private event or party located on private property with no retail sale to the general public and no admission charge to the event, with the exception that the mobile vendors must have a food vending permit from Kings County and a business license.

Analysis: The conditional use permit applies to mobile vendors conducting sale to the general public, therefore mobile vendor permits are required.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT

Conditional Use Permit No. 0064-26

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: The proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. Mobile food vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendor will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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: The proposed mobile food vendor is compatible with existing land uses and future permitted land uses within the MX-D Downtown Mixed Use zone district. Mobile food vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendor will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors. Plan B Taphouse was previously approved to have mobile food vendors operate on their property through the Conditional Use Permit process.

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

ANALYSIS: According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by maintaining dining activities in the Downtown Mixed Use Land Use Designation.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15311 Accessory Structures of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as Attachment 2.

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: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 and Chapter 5.64 of the Hanford Municipal Code. The use of this site for a mobile food vendor is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval.

CONDITIONS OF APPROVAL

Conditions of Approval:

1. Comply with all regulations set forth in Chapter 17.28 Downtown Mixed Use of the Hanford Municipal Code.

2. Comply with all applicable regulations of Chapter 5.64 Mobile Vendors of the Hanford Municipal Code.

Chapter 5.64 Requirements:

A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city. The mobile food vendor permit shall be maintained for the duration of on-site food vending.

B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.

C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County department of public health, as required.

D. Vendors shall not operate in yellow commercial loading/unloading zones or white passenger loading zones.

E. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

F. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.

G. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.

H. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.

I. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.

J. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.

K. If a mobile vending vehicle will be parked at a location for more than one hour, the site must contain toilet facilities for employees on site or within 200 feet of the vending vehicle.

L. Confine the entire operation on the private property, including queuing of patrons.

M. Provide garbage and recycling receptacles for immediate use by customers.

3. An active business license shall be maintained for this location.

4. Customers shall not be permitted to enter the area of the site under construction. Public access to the food truck shall occur only through the sliding door at the back of the building.

5. Relocation of the mobile vending vehicle on site shall require review by the City of Hanford.

6. Any future outdoor dining area shall comply with all regulations set forth in Section 17.60.110 Outdoor Dining Areas of the Hanford Municipal Code.

Building Department Conditions:

7. Post sign that no public restroom available.

8. Trailer may require an air curtain at windows or other insect control method. Check with Kings County for conditions.

9. Power to trailer not to cross over public walkways to cause tripping hazard or accessibility barriers.

10. An accessible window or sales counter will be required, not to exceed 34 inches in height and 36 inches in width and required to meet either a forward or side approach (11B-904.4).

11. Final inspection from Health Department and Fire Inspector required.

12. If trailer does not contain an Overcurrent Protection Device, then a disconnect is required for power to trailer that is easily accessible.

13. A portable fire extinguisher will be required to be visible and accessible, minimum 2A:10BC.

Conditions of approval from the Kings County Department of Public Health appear in the resolution.

ENVIRONMENTAL ASSESSMENT

That mobile vendors are exempted from environmental review, in accordance with the California Environmental Quality Act Guidelines Section 15311 Accessory Structures. A Notice of Exemption has been prepared for the project – **Attachment 2.**

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on April 1, 2026 and mailed to property owners within 300 feet of the project site on April 2, 2026. No public comments have been received as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2026-05, approving Conditional Use Permit 0064-26.

Applicant:
Neil Miller
1543 See Canyon Rd.
San Luis Obispo, CA 93405

Property Owner:
Grade A Land Holdings LLC
1560 E. Cerini Ave.
Laton, CA 93242

ATTACHMENTS:

1. Resolution No. 2026-05
2. Attachment 1 - Site Plan
3. Attachment 2 - Notice of Exemption No. 2026-19
4. Assessor's Map

RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0064-26, A REQUEST TO ALLOW A MOBILE VENDING VEHICLE (FOOD TRUCK) TO OPERATE AT SUPERIOR DAIRY IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 325 N. DOUTY ST. (APN 010-276-001).

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 14, 2026 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0064-26, a request to allow a mobile vending vehicle (food truck) to operate at Superior Dairy in the MX-D Downtown Mixed Use zone district, as shown in **Exhibit A**, 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 at 325 N. Douty St. (APN 010-276-001); and

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

WHEREAS, the project is exempt from environmental review, per Section 15311 Accessory Structures of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 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: The proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. Mobile food vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendor will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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: The proposed mobile food vendor is compatible with existing land uses and future permitted land uses within the MX-D Downtown Mixed Use zone district. Mobile food vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendor will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and

regulations set forth for Mobile Vendors. Plan B Taphouse was previously approved to have mobile food vendors operate on their property through the Conditional Use Permit process.

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

   ANALYSIS: According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by maintaining dining activities in the Downtown Mixed Use Land Use Designation.

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

   ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15311 Accessory Structures of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 and Chapter 5.64 of the Hanford Municipal Code. The use of this site for a mobile food vendor is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0064-26 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. Comply with all regulations set forth in Chapter 17.28 Downtown Mixed Use of the Hanford Municipal Code.

2. Comply with all applicable regulations of Chapter 5.64 Mobile Vendors of the Hanford Municipal Code.

<u>Chapter 5.64 Requirements:</u>

A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city. The mobile food vendor permit shall be maintained for the duration of on-site food vending.

B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.

C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County department of public health, as required.

D. Vendors shall not operate in yellow commercial loading/unloading zones or white passenger loading zones.

E. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

F. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.

G. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.

H. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.

I. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.

J. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.

K. If a mobile vending vehicle will be parked at a location for more than one hour, the site must contain toilet facilities for employees on site or within 200 feet of the vending vehicle.

L. Confine the entire operation on the private property, including queuing of patrons.

M. Provide garbage and recycling receptacles for immediate use by customers.

3. An active business license shall be maintained for this location.

4. Customers shall not be permitted to enter the area of the site under construction. Public access to the food truck shall occur only through the sliding door at the back of the building.

5. Relocation of the mobile vending vehicle on site shall require review by the City of Hanford.

6. Any future outdoor dining area shall comply with all regulations set forth in Section 17.60.110 Outdoor Dining Areas of the Hanford Municipal Code.

Building Department Conditions:

7. Post sign that no public restroom available.

8. Trailer may require an air curtain at windows or other insect control method. Check with Kings County for conditions.

9. Power to trailer not to cross over public walkways to cause tripping hazard or accessibility barriers.

10. An accessible window or sales counter will be required, not to exceed 34 inches in height and 36 inches in width and required to meet either a forward or side approach (11B-904.4).

11. Final inspection from Health Department and Fire Inspector required.

12. If trailer does not contain an Overcurrent Protection Device, then a disconnect is required for power to trailer that is easily accessible.

13. A portable fire extinguisher will be required to be visible and accessible, minimum 2A:10BC.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to 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 will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

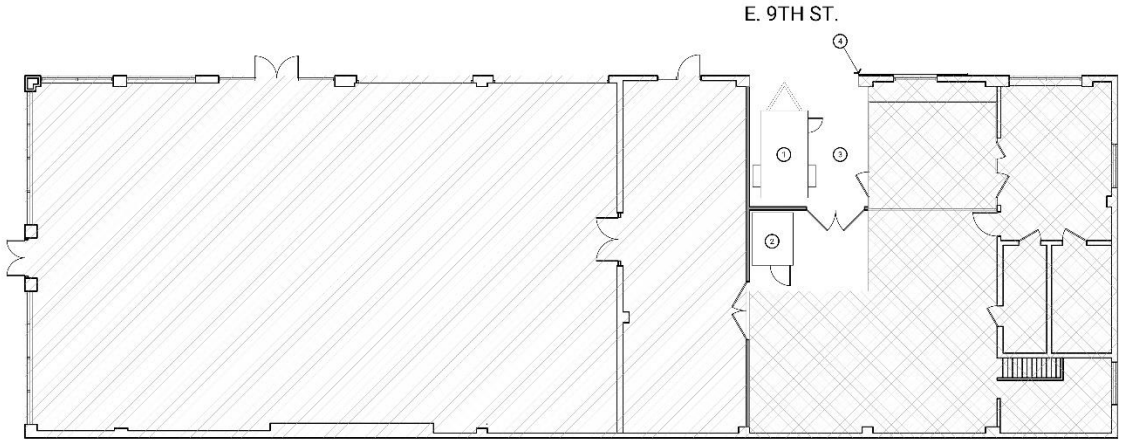
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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

I, **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 14th day of April 2026.

Jason Waters, Secretary

Exhibit A
Site Plan



1 FLOOR PLAN
MOBILE FOOD SERVICE FACILITY & REQUIRED ACCESSIBLE RESTROOM

SCALE: 1/8" = 1'-0"

SHEET LEGEND

(E) WALL TO REMAIN

(N) TEMPORARY WOOD FRAMED WALL

AREA OF INTERIOR TENANT IMPROVEMENT, REFER TO NRBP25-1078 FOR MORE INFORMATION

AREA NOT IN SCOPE

KEYNOTES

1. MOBILE FOOD SERVICE FACILITY, 12' x 8' ICE CREAM
2. MOBILE ACCESSIBLE RESTROOM, STAFF USE ONLY, PORTA-POTTY OR EQUAL, SHALL BE WITHIN 200' OF MOBILE FOOD SERVICE FACILITY
3. GUEST WAITING AND SERVICE AREA, NO SEATING PROPOSED
4. (E) SLIDING DOOR TO REMAIN LOCKED OPEN DURING BUSINESS HOURS, CONTRACTOR TO ADD PERMANENT LOCKING MECHANISM TO DOOR



2 MOBILE FOOD SERVICE LICENSE
ISSUED BY KINGS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

SCALE: 1/8" = 1'-0"

EXCEED
THOUGHTFUL DESIGN SOLUTIONS

SUPERIOR DAIRY
CONDITIONAL USE PERMIT
325 N. DOUTY ST, HANFORD, CA 93230

CONDITIONAL USE PERMIT

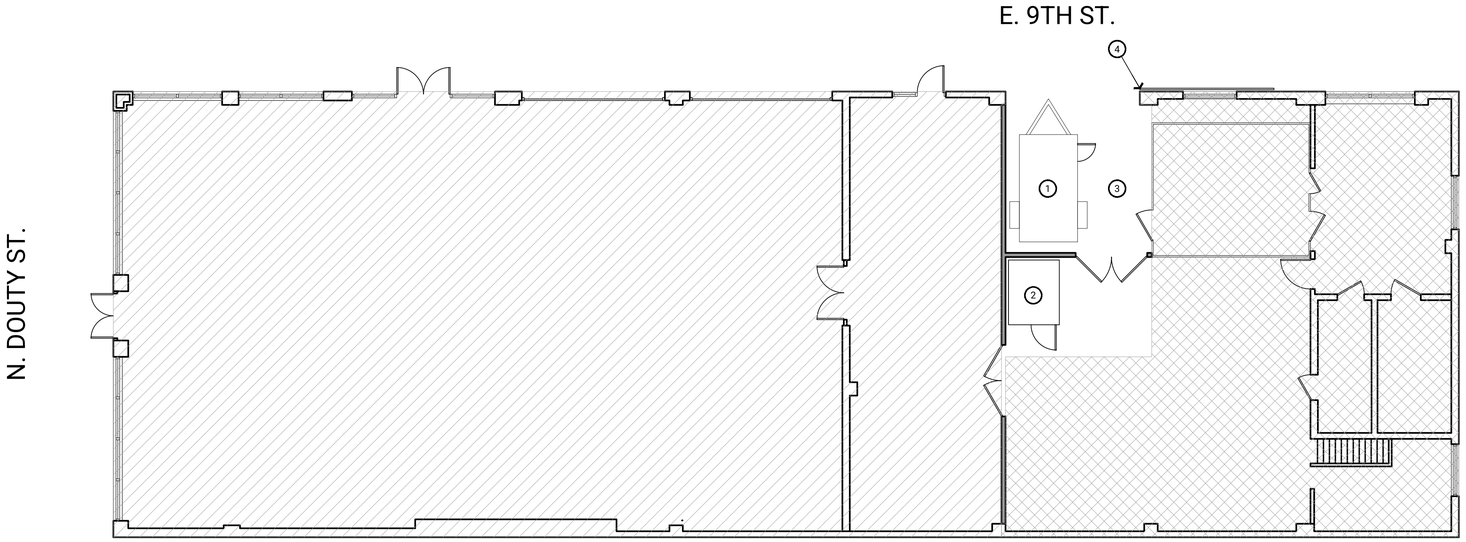
CUP

Exhibit B
Kings County Department of Public Health - Conditions of Approval

Kings County Department of Public Health

Please contact Lindsay Hullinger at the Kings County Department of Public Health – Environmental Health Services Division at (559) 584-1411 or lindsay.hullinger@co.kings.ca.us with any questions regarding the following requirements:

The mobile food unit must have a current permit to operate by the Kings County Environmental Health Department.



1 FLOOR PLAN
MOBILE FOOD SERVICE FACILITY & REQUIRED ACCESSIBLE RESTROOM

SCALE: 1/8" = 1'-0"

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ISSUED BY KINGS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

SCALE: 1/8" = 1'-0"

EXCEED
THOUGHTFUL DESIGN SOLUTIONS

NEIL MILLER
NEIL@EXCEEDDSGN.COM
805.748.8020
SAN LUIS OBISPO, CA 93401

SUPERIOR DAIRY
CONDITIONAL USE PERMIT
325 N. DOUTY ST, HANFORD, CA 93230

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE DESIGNER. THE DESIGN AND INFORMATION REPRESENTED ON THESE DRAWINGS ARE EXCLUSIVELY FOR THE PROJECT INDICATED AND SHALL NOT BE TRANSFERRED OR OTHERWISE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE DESIGNER

REV	DATE	SUBMITTAL
	3.4.2026	CUP - #1

CONDITIONAL USE PERMIT

CUP

DRAWN BY: NM

Notice of Exemption 2026-19

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 Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit 0064-26

Project Location – 325 N. Douty St. (APN 010-276-001)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0064-26: a request to allow a mobile vending vehicle (food truck) to operate at Superior Dairy in the MX-D Downtown Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Neil Miller
Address: 1543 See Canyon Rd. San Luis Obispo, CA 93405
Phone Number: (805) 748-8020

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15311 Accessory Structures
☐ 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 15311 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 11 exemptions consist of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. This project involves the placement of a mobile food unit, accessory to the primary commercial building on site.

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

Signature: _____ Date: April 14, 2026 Title: Associate Planner

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

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JUNE 2023
Provided by: PARCELQUEST

KINGS COUNTY ASSESSOR'S MAP

DOPKINS ADDITION

E. TENTH ST.

2-148

2-091

22

C 271

D 276

E 272

E 275

26

E. NINTH ST.

E. EIGHTH ST.

N. DOUTY ST.

N. HARRIS ST.

271 273

274

28

BROWN ST.

N. GREEN ST

BK 12

KINGS SUB.

2-091

2-148

1" = 100'

1"

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