

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

CONSENT CALENDAR  
ITEM #: 2-C

## MEMORANDUM

**TO:** City Council

**FROM:** Kevin J. Tromborg: Community Development Director/Building Official

**DATE:** April 18, 2024,

**MEETING DATE:** April 23, 2024

**SUBJECT:** Consideration of acceptance of Final Subdivision Map 23-03, regarding Sub-Division 878 Phase 2 and Phase 3 Submitted by Stonfield Homes.

**Recommendation:** Staff recommend acceptance of Final Map 23-03 pertaining to Planning Commission Resolution 07-04 regarding Subdivision 878.

**Discussion:** On January 8, 2007, the Planning Commission approved Tentative Subdivision Map 878 (Resolution 07-04 ) (see attached) regarding A 69 + acre parcel located south of Bainum Avenue, West of 6 ½ /Dairy Avenue, APN ( 034-220-026) Stonfield Home has submitted the final map for phase 2, and 3. The map was reviewed and approved by the Community Development Director and the City Engineer. Staff will present the sub-division agreement at a future meeting.

**Budget Impact:** There is no impact on the General fund.

### **Attachments**

1. Final map
2. Title documents
3. Easement Grant Deeds
4. Boundary Document
5. Planning Commission Resolution 07-04



**OWNER'S STATEMENT:**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS FINAL MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF KINGS COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS, AVENUES AND STREET AND RELINQUISH TO THE CITY OF CORCORAN ALL ACCESS RIGHTS DIRECTLY OR BY BANKRUPT ALIEN AS SHOWN ON THIS FINAL MAP.

OWNER: STONEFIELD HOME, INC. A CALIFORNIA CORPORATION

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

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.

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA | S.S. COUNTY OF \_\_\_\_\_ A NOTARY PUBLIC ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ IN THE PRESENCE OF ME, \_\_\_\_\_ A NOTARY PUBLIC, AND WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS FINAL MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF KINGS COUNTY, CALIFORNIA.

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: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

**TRACT NO. 878  
THE SEQUOIAS  
UNIT NO. 2, PHASE 2**

BEING A SUBDIVISION OF LOT "A" AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE SEQUOIAS UNIT NO. 2, PHASE 2" AS SHOWN IN VOLUME 26 OF THE KINGS COUNTY RECORDS, AND

LYING IN ONE PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST,

MOUNT DIABLO MERIDIAN  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
JANUARY, 2024

**NORTHSTAR ENGINEERING GROUP, INC.**  
620 12th Street, Modesto, CA 95354  
(209) 524-3525

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
LOT 1 OF "TRACT NO. 878 'THE SEQUOIAS UNIT NO. 2, PHASE 1', IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, RECORDED JUNE 14, 2020 IN BOOK 26, PAGE 70 OF PARCEL MAPS OF OFFICIAL RECORDS.

**PFMD STATEMENT**

THE LOTS WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP WILL BE MAINTAINED AS SEPARATELY OWNED LOTS WITHIN AN UNINCORPORATED DISTRICT WITH ASSIGNMENTS FOR MAINTENANCE OF PUBLIC IMPROVEMENTS.



**VICINITY MAP**  
N.T.S.

**SOILS REPORT STATEMENT:**

I HEREBY STATE THAT A SOILS REPORT WAS PREPARED BY ME ON \_\_\_\_\_, 20\_\_\_\_ IN ACCORDANCE WITH THE PROVISIONS OF STATE AND LOCAL STATUTES.  
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRINT NAME \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE:**

APPROVED BY THE CORCORAN PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD \_\_\_\_\_, 20\_\_\_\_.

KEVIN TRUMBORG, COMMUNITY DEVELOPMENT DIRECTOR

**SURVEYOR'S STATEMENT:**

I, NICOLE CANNELLA, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR SHEETS, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN DECEMBER, 2017, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF THE SURVEY. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST, 2025, AND THAT THE MONUMENTS ARE OR WILL BE CONFORMABLE TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



*Nicole Cannella*  
NICOLE CANNELLA  
PLS 3058  
DATE: 2.29.24

**CITY ENGINEER'S STATEMENT:**

I, ORFEL MUNIZ, CITY ENGINEER OF THE CITY OF CORCORAN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH SNA 86442(b).



ORFEL MUNIZ, P.E. 88165  
CITY ENGINEER, CITY OF CORCORAN

**CITY SURVEYOR'S STATEMENT:**

I, RICHARD F. AVILES, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



RICHARD F. AVILES, PLS 9273  
CITY SURVEYOR, CITY OF CORCORAN

**CITY CLERK'S STATEMENT:**

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CORCORAN HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE TO MAINTAIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP. THE ORDER WAS MADE IN BEHALF OF THE PUBLIC BY THE CITY CLERK AND THE CITY ENGINEER AND ACCESS RIGHTS AS INDICATED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF CORCORAN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARLENE SPAIN, CITY CLERK

**TAX COLLECTOR'S / TREASURER'S STATEMENT:**

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JAMES P. ERB, DIRECTOR OF FINANCE

BY: \_\_\_\_\_ DEPUTY

**RECORDER'S CERTIFICATE:**

DOCUMENT NUMBER: \_\_\_\_\_ FEE PAID: \_\_\_\_\_

RECORDED AT THE REQUEST OF TREWING PIONEER, LLC ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF LICENSED

SURVEYOR'S PLATS, AT PAGE \_\_\_\_\_, KINGS COUNTY RECORDS

KRISTINE LEE, KINGS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY COUNTY RECORDER

# TRACT NO. 878

## THE SEQUOIAS UNIT NO. 2, PHASE 2

BEING A SUBDIVISION OF LOT "A" AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE SEQUOIAS UNIT NO. 2, PHASE 1" AS SHOWN IN VOLUME 26 OF LICENSED SURVEYOR'S PLATS, AT PAGE 70, Lying in OF THE RECORDS AND LIES IN THE NORTH-EAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA JANUARY, 2024

**NORTHSTAR ENGINEERING GROUP, INC.**  
620 12th Street, Modesto, CA 95354  
(209) 524-3525

### LEGEND:

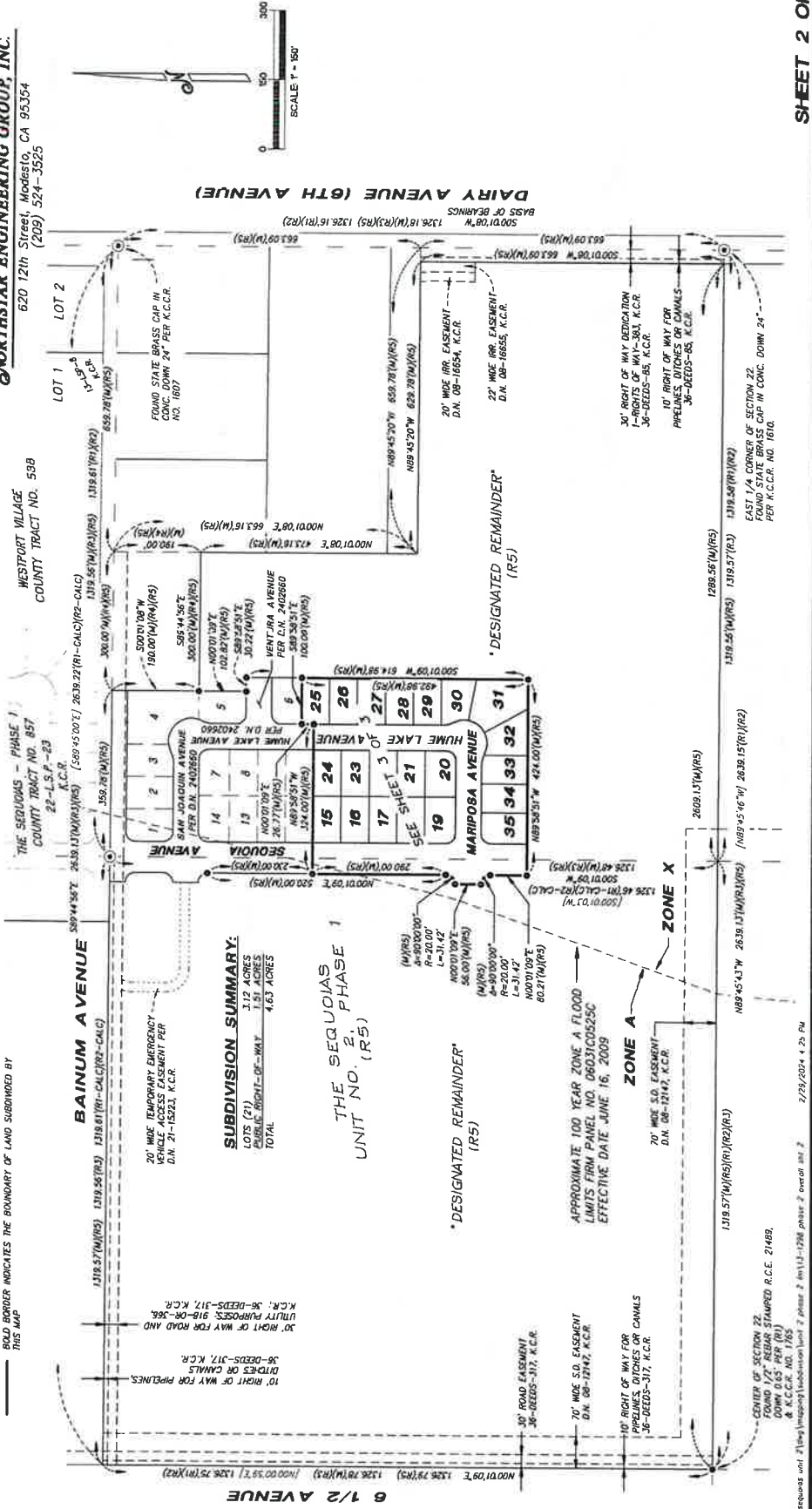
- SET 1/4" x 24" IRON PIPE, TAGGED LS 9089, U.O.N.
- SET 3/4" IRON PIPE, TAGGED LS 9089 IN MONUMENT WELL, U.O.N.
- FOUND 3/4" IRON PIPE, TAGGED LS 9089 (R5), U.O.N.
- FOUND 3/4" IRON PIPE, TAGGED LS 9089 IN MONUMENT WELL (R5), U.O.N.
- CONC. RECORD BEARING
- (R5) REFERENCES THIS SHEET
- (M) MEASURED
- L.S.P. LAND SURVEYOR'S PLATS
- K.C.C.R. KINGS COUNTY RECORDS
- OR KINGS COUNTY CORNER RECORD
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- (R) RECORD
- (R) IRREGULAR
- IRR. IRRIGATION
- S.D. STORM DRAIN
- PUBLIC UTILITY EASEMENT
- BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP

### REFERENCES:

- (R1) BOOK 12 OF LICENSED SURVEYOR'S PLATS, PAGE 66.
- (R2) MAP OF WESTPORT VILLAGE, COUNTY TRACT NO. 538, BOOK 13 OF LICENSED SURVEYOR'S PLATS, PAGE 8.
- (R3) THE SEQUOIAS - PHASE 1, COUNTY TRACT NO. 857, BOOK 22 OF LICENSED SURVEYOR'S PLATS, PAGE 23.
- (R4) GRANT DEED D.N. 9914436, K.C.C.R.
- (R5) THE SEQUOIAS - UNIT NO. 2, PHASE 1 TRACT NO. 878, BOOK 26 OF LICENSED SURVEYOR'S PLATS, PAGE 70.

### NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL REFERENCES ARE TO KINGS COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.



**SUBDIVISION SUMMARY:**

LOTS (21)	3.12 ACRES
PUBLIC RIGHT-OF-WAY	1.51 ACRES
TOTAL	4.63 ACRES





**OWNER'S STATEMENT:**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS FINAL MAP AND THAT WE ARE THE ONLY PERSONS ENTITLED TO SIGN THIS CERTIFICATE TO THE REAL OFFICER AND TO THE RECORDER AND HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF KINGS COUNTY, CALIFORNIA.

WE ALSO OFFER FOR CONDEMNATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS FINAL MAP.

OWNER: STONEFIELD HOME, INC. A CALIFORNIA CORPORATION

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

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.

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA \_\_\_\_\_ S.S. \_\_\_\_\_  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_  
WHO PROMISED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE RECORDED IN THIS INSTRUMENT TO BE THE PERSON(S) TO WHOM THE INTERESTS IN THIS INSTRUMENT WERE TO BE TRANSFERRED AND THAT BY SIGNING THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), AND THAT BY RECEIVING THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON THE ENTIRETY 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: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE:**

APPROVED BY THE CORCORAN PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW BY DULY AUTHORIZED MEETING HELD \_\_\_\_\_, 20\_\_\_\_.

KEVIN TROMBORG, COMMUNITY DEVELOPMENT DIRECTOR

**TRACT NO. 878  
THE SEQUOIAS  
UNIT NO. 2, PHASE 3**

LYING IN OF A PORTION OF THE  
SOUTH 1/4, TOWNSHIP 20N, RANGE 22E, EAST,  
SECTION 22, MOUNT DIABLO MERIDIAN,  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
FEBRUARY, 2024

**Northstar Engineering Group, Inc.**

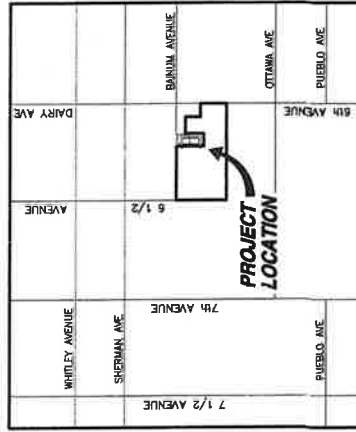
620 12th Street, Modesto, CA 95354  
(209) 524-3325

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BEING SITUATED IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
"FORMERLY REBANDMENT OF TRACT NO. 808, THE SEQUOIAS UNIT NO. 2, PHASE 1, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, RECORDED IN BOOK 17, PAGE 28, PAGE 79 OF PARCEL MAPS, OF OFFICIAL RECORDS."

**PFMD STATEMENT**

THE LOTS WHICH ARE REMOVED FROM THE SUBDIVISION SHOWN HEREON, THIS MAP WILL BE INCLUDED IN A PUBLIC FACILITY MAINTENANCE DISTRICT WITH ASSESSMENTS FOR MAINTENANCE OF PUBLIC IMPROVEMENTS



VICINITY MAP  
N.T.S.

**SOILS REPORT STATEMENT:**

HEREBY STATE THAT A SOILS REPORT WAS PREPARED BY ME ON \_\_\_\_\_, 20\_\_\_\_  
IN ACCORDANCE WITH THE PROVISIONS OF STATE AND LOCAL STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINT NAME \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

I, NICOLE CANNELLA, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR SHEETS, CORRECTLY REPRESENTS A SURVEY CALLED ME OR UNDER MY DIRECTION IN DECEMBER, 2017, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY ENGINEER OF THE CITY OF CORCORAN. THE SURVEY WAS CONDUCTED ON THE POSITIONS BEFORE AUGUST, 2024, AND THAT THE MONUMENTS INDICATED OR THAT WILL BE SET IN THOSE POSITIONS BEFORE AUGUST, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO IDENTIFY THE CORNER POINTS OF THE SUBDIVISION AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



**Nicole Cannella**  
NICOLE CANNELLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 145309  
DATED: 2.29.24

**CITY ENGINEER'S STATEMENT:**

I, ORFEL MUNIZ, CITY ENGINEER OF THE CITY OF CORCORAN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TENTATIVE MAP AND THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.



**Orfel Muniz**  
ORFEL MUNIZ, P.E. 18115  
CITY ENGINEER, CITY OF CORCORAN  
DATE \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT:**

I, RICHARD F. AWLES, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



**Richard F. Awles**  
RICHARD F. AWLES, PLS 9231  
CITY SURVEYOR, CITY OF CORCORAN  
DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT:**

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CORCORAN HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE AUTHORIZING THE CITY ENGINEER TO SIGN AND SUBMIT TO THE COUNTY CLERK FOR RECORDING ON BEHALF OF THE PUBLIC ALL OF THE EASEMENTS, AS SHOWN AND INDICATED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF CORCORAN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**Marlene Spain**  
MARLENE SPAIN, CITY CLERK

**TAX COLLECTOR'S / TREASURER'S STATEMENT:**

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**James P. Erb**  
JAMES P. ERB, DIRECTOR OF FINANCE

BY: \_\_\_\_\_ DEPUTY

**RECORDER'S CERTIFICATE:**

DOCUMENT NUMBER: \_\_\_\_\_ FEE PAID: \_\_\_\_\_

RECORDED AT THE REQUEST OF TREVINO PIONEER, LLC ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF LICENSED SURVEYOR'S PLATS, AT PAGE \_\_\_\_\_, KINGS COUNTY RECORDS

**Aristine Lee**  
ARISTINE LEE, KINGS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY COUNTY RECORDER



# TRACT NO. 878 THE SEQUOIAS UNIT NO. 2, PHASE 3

BEING A SUBDIVISION OF A PORTION OF THE  
SOUTH HALF OF THE NORTHEAST QUARTER OF  
SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST,  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
FEBRUARY, 2024

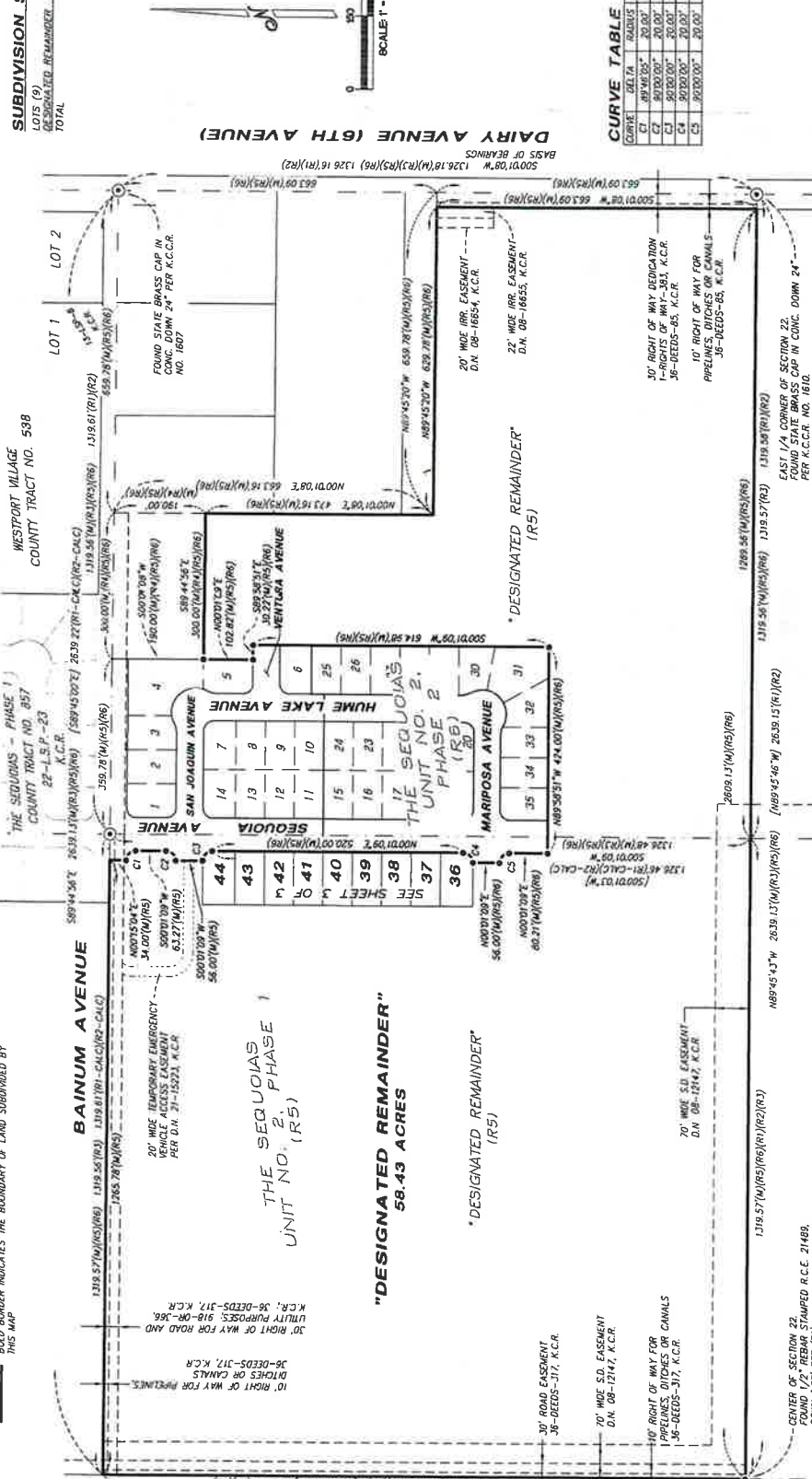
**NORTHSTAR ENGINEERING GROUP, INC.**  
620 12th Street, Modesto, CA 95354  
(209) 524-3525

**SUBDIVISION SUMMARY:**  
LOTS (R)  
DESIGNATED REMAINDER 58.43 ACRES  
TOTAL 59.84 ACRES

- REFERENCES:**
- (R1) BOOK 12 OF LICENSED SURVEYOR'S PLATS, PAGE 66.
  - (R2) MAP OF WESTPORT VILLAGE, COUNTY TRACT NO. 538, BOOK 13 OF LICENSED SURVEYOR'S PLATS, PAGE B.
  - (R3) THE SEQUOIAS - PHASE 1, COUNTY TRACT NO. 897, BOOK 22 OF LICENSED SURVEYOR'S PLATS, PAGE 23.
  - (R4) GRANT DEED D.N. 9914336, K.C.R.
  - (R5) THE SEQUOIAS - UNIT NO. 2, PHASE 1 TRACT NO. 878, BOOK 26 OF LICENSED SURVEYOR'S PLATS, PAGE 70.
  - (R6) THE SEQUOIAS - UNIT NO. 2, PHASE 2 TRACT NO. 878, BOOK 26 OF LICENSED SURVEYOR'S PLATS, PAGE 70.

- NOTES:**
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
  2. ALL REFERENCES TO KING COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.

- LEGEND:**
- SET 1/4" x 24" IRON PIPE, TAGGED LS 9099 U.O.N.
  - SET 1/4" x 24" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
  - FOUND 1/4" x 24" IRON PIPE, TAGGED LS 9099 (R5), U.O.N.
  - FOUND 1/4" x 24" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL (R5), U.O.N.
  - CONC. CONCRETE
  - (R) RECORD BEARING THIS SHEET
  - (M) MEASUREMENTS THIS SHEET
  - (L.S.P.) LAND SURVEYOR'S PLATS
  - (K.C.R.) KINGS COUNTY RECORDS
  - (C.C.R.) CORNER CORNER RECORD
  - (O.R.) OFFICIAL RECORDS
  - (D.N.) DOCUMENT NUMBER
  - (U.O.N.) UNLESS OTHERWISE NOTED
  - (R) RADIAL
  - (C.C.) CALCULATED
  - (P.B.) PUBLIC UTILITY EASEMENT
  - (S.D.) STORM DRAIN
  - (P.U.E.) PUBLIC UTILITY EASEMENT
  - (B.O.B.) BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	89°46'50"	20.00'	31.33'
C2	80°00'00"	20.00'	31.47'
C3	80°00'00"	20.00'	31.47'
C4	80°00'00"	20.00'	31.47'
C5	80°00'00"	20.00'	31.47'









# Fidelity National Title Company OF CALIFORNIA

## PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company of California** 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. 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 Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent



Visit Us on our Website: [www.fntic.com](http://www.fntic.com)



**Fidelity National  
Title Company**  
OF CALIFORNIA

**ISSUING OFFICE:** 7475 N. Palm Avenue, Ste 107, Fresno, CA 93711

**FOR SETTLEMENT INQUIRIES, CONTACT:**

Fidelity National Title Company  
155 W. El Portal Drive, Suite B • Merced, CA 95340  
(209)722-3911 • FAX (209)722-7812

**Another Prompt Delivery From Fidelity National Title Company of California Title Department  
Where Local Experience And Expertise Make A Difference**

**PRELIMINARY REPORT**

Title Officer: Laura Marquez  
Email: [imarquez@fnf.com](mailto:imarquez@fnf.com)  
Title No.: FWVI-TO23001753-LM

Escrow Officer: Judy Caplan  
Email: [jcaplan@fnf.com](mailto:jcaplan@fnf.com)  
Escrow No.: FFOM-3012300888

TO: STONEFIELD HOME, INC  
923 E. Pacheco Blvd, Suite C  
Los Banos, CA 93635  
Attn:

**PROPERTY ADDRESS(ES):** REMAINDER LOT OF SEQUOIAS UNIT 2 - PHASE 1, Corcoran, CA

**EFFECTIVE DATE:** October 27, 2023 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:  
A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
Stonefield Home, Inc., a California Corporation
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 034-220-046-000

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

DESIGNATED REMAINDER OF TRACT NO. 878, THE SEQUOIAS UNIT NO. 2, PHASE 1, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 26, PAGE 70 OF LICENSED SURVEYOR'S PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	001-002
Tax Identification No.:	034-220-046-000
Fiscal Year:	2023-2024
1st Installment:	\$8,715.38 Open
2nd Installment:	\$8,715.38 Open
Exemption:	\$0.00
Land:	\$1,641,190.00
Improvements:	\$0.00
Personal Property:	\$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Taxes and assessments levied by the Corcoran Irrigation District.

Amounts are unavailable at this time. A report has been ordered and the Company reserves the right to add additional items or make further requirements after review of the requested report.

4. Taxes and assessments levied by the Cross Creek District.

Amounts are unavailable at this time. A report has been ordered and the Company reserves the right to add additional items or make further requirements after review of the requested report.

5. Taxes and assessments levied by the Kings River Conservation District.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	H. J. Whitley
Purpose:	Public road or highways, pipelines, ditches or canals
Recording Date:	December 9, 1909
<u>Recording No.:</u>	<u>Book 36, Page 317 of Deeds</u>
Affects:	As described therein

Reference is hereby made to said document for full particulars.

**EXCEPTIONS**  
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company  
Purpose: Public utilities and incidental purposes  
Recording Date: August 3, 1966  
Recording No.: Book 893, Page 751, Document No. 10948, of Official Records  
Affects: As described therein

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Corcoran  
Purpose: Roadway and utilities  
Recording Date: February 27, 1968  
Recording No.: Book 918, Page 366, Document No. 2761 of Official Records  
Affects: As described therein

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Corcoran  
Purpose: storm drain purposes  
Recording Date: June 25, 2008  
Recording No.: 0812147 of Official Records  
Affects: as more fully described in said document

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Corcoran Irrigation District and the City of Corcoran  
Purpose: irrigation pipeline purposes  
Recording Date: September 3, 2008  
Recording No.: 0816654 of Official Records  
Affects: as more fully described in said document

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Corcoran Irrigation District and City of Corcoran  
Purpose: Irrigation pipeline purposes  
Recording Date: September 3, 2008  
Recording No.: 0816655 of Official Records  
Affects: as more fully described in said document

12. Recitals as shown on that certain map/plat, Tract No. 878, The Sequoias Unit No. 2, Phase 1

Recording Date: June 17, 2020  
Recording No.: Book 26, Page 70 of Licensed Surveyor's Plats

Reference is hereby made to said document for full particulars.



**EXCEPTIONS**  
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: 20' wide temporary emergency vehicle access easement  
Affects: Designated Remainder  
Recording No.: [Book 26, Page 70](#) of Licensed Surveyor's Plats

14. Matters contained in that certain document

Entitled: Subdivision Improvement Agreement  
Dated: June 17, 2020  
Executed by: Stonefield Home Inc., and City of Corcoran  
Recording Date: June 17, 2020  
Recording No.: [2010440 of Official Records](#)

Reference is hereby made to said document for full particulars.

15. Pending assessment for the District shown below:

District: Public Facility Maintenance District  
Preliminary Assessment: Pending Assessment  
Disclosed by: Subdivision Improvement Agreement  
Recording Date: June 17, 2020  
Recording No.: [2010440 of Official Records](#)

When the Notice of Assessment is recorded in the public records, the assessment shall become a lien on said Land.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Corcoran  
Purpose: A temporary emergency vehicle access easement  
Recording Date: July 7, 2021  
Recording No.: [2115223, of Official Records](#)  
Affects: Portion of said land

17. 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.

18. Water rights, claims or title to water, whether or not disclosed by the public records.

**EXCEPTIONS**  
(continued)

19. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

20. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
21. Any lien or right to a lien for services, labor or material not shown by the Public Records.
22. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
23. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
24. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
25. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Stonefield Home, Inc., a California Corporation

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

**EXCEPTIONS**  
(continued)

26. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Stonefield Home, Inc., a California Corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**END OF EXCEPTIONS**

## NOTES

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

- Note 1.** Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.
- Note 2.** Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:  
  
No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- Note 3.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 4.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 5.** Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 6.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 7.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 8.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

**NOTES**  
(continued)

**Note 9.** The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06)

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. CLTA Standard Coverage Policy 1990 (11-09-18).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

**END OF NOTES**



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and **DO NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### Other Online Specifics

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.



Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

**For Nevada Residents:** We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquiries@ag.state.nv.us](mailto:aginquiries@ag.state.nv.us).

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

**For Vermont Residents:** We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

**For Virginia Residents:** For additional information about your Virginia privacy rights, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

#### 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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but 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; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which 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.

Proceedings by a public agency which 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 which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are 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.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

*(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)*

**ATTACHMENT ONE  
(CONTINUED)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE OWNER'S POLICY (02-04-22)  
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.

**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:

**PART I**

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.

**PART II**

*(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)*



**ATTACHMENT ONE  
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)  
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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE  
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title,
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

## ATTACHMENT ONE (CONTINUED)

### ALTA OWNER'S POLICY (07-01-2021)

#### 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.

#### 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:

*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 as 1 through 7 below:*

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.



## ATTACHMENT ONE (CONTINUED)

### 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.

#### 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:

*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 1 through 7 below:*

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.

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### FNF Underwritten Title Companies

CTC - Chicago Title Company  
CLTC - Commonwealth Land Title Company  
FNTC - Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR - Ticor Title Company of California  
LTC - Lawyer's Title Company  
SLTC - ServiceLink Title Company

### Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC - Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
CTIC - Chicago Title Insurance Company

### Available Discounts

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.





DOC NBR: 2115223 01/07/2021 02:11:00 PM  
 OFFICIAL RECORDS OF Kings County  
 Kristine Lee, Clerk-Recorder,  
 RECORDING FEE: \$0.00  
 COUNTY TAX: \$0.00  
 CITY TAX: \$0.00

RECORDING REQUESTED BY:  
 City of Corcoran



DOC TYPE: 07  
 8 PGS  
 R048

CITY OF CORCORAN

When Recorded Mail Document  
 and Tax Statement To:  
 CITY OF CORCORAN  
 832 WHITLEY AVENUE  
 CORCORAN, CA 93212

Title No.: FWVI-TO20000234

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FFOM-3012000188

The document is executed or recorded by the state or any county, municipality, or other political subdivision of the state (CC 27388.1(a)(2)(D)):

*Gov. Code 6103*

APN/Parcel ID(s):  
 034-220-046 PORTION

**EASEMENT GRANT DEED**

The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.  
 The grantee is the United States or an agency or instrumentality thereof, a state or territory, or political subdivision thereof, R & T 11922.

The documentary transfer tax is \$ \_\_\_\_\_ and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
 The property is located in  the City of Corcoran.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stonefield Home, Inc. a California Corporation

hereby GRANT(S) to

City of Corcoran

the following described real property in the City of Corcoran, County of Kings, State of California:

A TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT (20.00 FOOT WIDE)  
 described more particularly on EXHIBIT "A" and as delineated on EXHIBIT B  
 attached hereto and made a part hereof.

*Resolution 3088 Attached*

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

Grant Deed  
 SCA0000129.doc / Updated: 04.08.20

Printed: 06.18.21 @ 01:01 PM  
 CA-FT-FFOM-01510.082301-FFOM-3012000188

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 034-220-046 portion

Dated: June 18, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Stonefield Home, Inc. a California Corporation

BY:   
Greg Hostetter, President

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 034-220-046 portion

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 MERCED \_\_\_\_\_

On June 22, 2021 before me, Regina A. Robles, Notary Public,  
(here insert name and title of the officer)

personally appeared GREG HOSTETLER  
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.

Regina A. Robles  
Signature

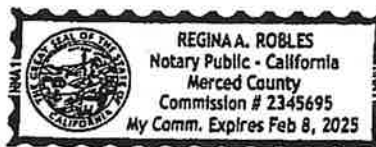


EXHIBIT "A"  
LEGAL DESCRIPTION

TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT  
(20.00 FOOT WIDE)

Situate, lying and being a portion of the South Half of the Northeast Quarter of Section 22, Township 21 South, Range 22 East, Mount Diablo Meridian, in the City of Corcoran, County of Kings, State of California.

A strip of land 20.00 feet wide, the centerline of which is more particularly described as follows:

**COMMENCING** at the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 22; thence

Along the West line of said Southeast Quarter of the Northeast Quarter of Section 22, South 00°01'09" West 30.00 feet to a point which is 30.00 feet distant at right angles from the North line of the South Half of said Northeast Quarter of Section 22, being also a point on the South line of the 30.00 foot wide Right of Way for Road and Utility Purposes as described in Book 918 of Official Records, at Page 366, Kings County Records and Book 36 of Deeds at Page 317, Kings County Records; thence

Parallel with said North line of the South Half of the Northeast Quarter of Section 22, being also along the South line of said Right of Way, North 89°44'56" West 276.61 feet to the **TRUE POINT OF BEGINNING** of this description and the beginning of a non-tangent curve to the left, having a radius of 40.00 feet, to which a radial line bears North 60°21'23" West and having a central angle of 29°37'29"; thence

Along the arc of said curve, 20.68 feet; thence

South 00°01'09" West 76.40 feet to the beginning of a curve to the left, having a radius of 40.00 feet and having a central angle of 90°00'00"; thence

Along the arc of said curve, 62.83 feet; thence

South 89°58'51" East 187.84 feet a point which is 54.00 feet distant at right angles from said West line of the Southeast Quarter of the Northeast Quarter of Section 22, being also the **POINT OF TERMINUS**.

Containing 6,957 square feet more or less.

This legal description as described is delineated on the accompanying "Plat to accompany Legal Description" and made a part hereof for reference purposes.

**BASIS OF BEARINGS:**

The Basis of Bearings for this Plat and Legal Description is South 00°01'09" West for the East line of the Northeast Quarter of Section 22, Township 21 South, Range 22 East, Mount Diablo Meridian, as shown on the map filed in Book 12 of Licensed Surveyor's Plats at Page 66, Kings County Records.

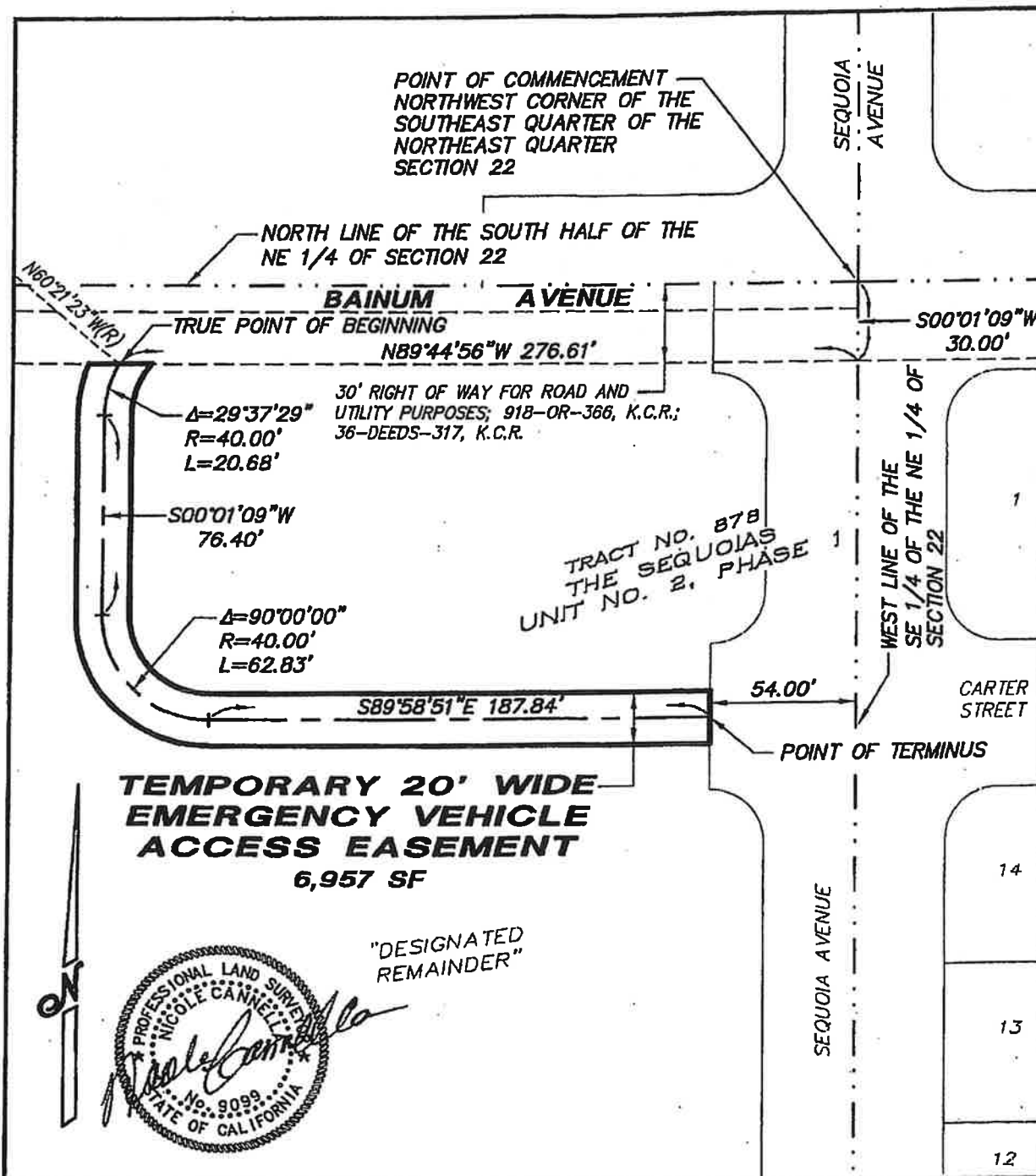
  
Nicole Cannella, P.L.S. 9099



12-23-19



# EXHIBIT "B"



**North Star**  
**Engineering Group, Inc.**

• CIVIL ENGINEERING • SURVEYING • PLANNING •

620 12th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

**PLAT TO ACCOMPANY  
LEGAL DESCRIPTION**

LYING IN A PORTION OF THE  
SOUTH HALF OF THE  
NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 21 SOUTH, RANGE 22 EAST,  
MOUNT DIABLO MERIDIAN  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA

JOB NO:	J13-1298
SCALE:	1"=50'
DR BY:	NC
FILE:	13-1298 vva.dwg
DATE:	December 23, 2019

CERTIFICATE OF ACCEPTANCE  
Government Code Section 27281

This is to certify that the City of Corcoran, grantee herein, acting by and through its fully authorized agent for such purpose, the City Manager of the City of Corcoran, hereby accepts for public purposes the real property or interest therein, conveyed by the within deed or grant, and consents to the recordation thereof as authorized by City Council Resolution Number 3088.

In witness whereof I hereunto set my hands this 1<sup>st</sup> day of July, 2021

REF: APN 034-220-046 PORTION

CITY OF CORCORAN

By

  
\_\_\_\_\_  
Greg Gatzka, City Manager

END OF DOCUMENT

**RESOLUTION NO. 3088**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORCORAN  
ACCEPTING A TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT  
DEDICATION FROM STONEFIELD HOME, INC.**

**WHEREAS**, Stonefield Home, Inc. has applied for Final Map for Tract 878, Sequoia 2, Phase 2 for the development of a subdivision will consist of the construction of curb, gutter, sidewalk, and storm pond improvements; and,

**WHEREAS**, NorthStar Engineering provided a description of the temporary emergency vehicle access easement dedication that was review and approved by then City Engineer (Quad Knopf) as reflected in the approved final map Tract 878, Sequoia 2 Phase 1; and,

**WHEREAS**, City of Corcoran City Council has approved the Final Map Tract 878 Sequoia 2, Phase 1, on May 26, 2020 with Temporary Emergency Vehicle Access Easement to be recorded in a separate document; and

**WHEREAS**, Stonefield Homes, has agreed to deed the necessary temporary easement dedication in fee as described hereto in Exhibits "A"; and

**WHEREAS**, should the City Council approve this request, the City currently maintains all right-of-way improvements within the dedication area and no increase in maintenance funding will be required. There are no proposed purchase costs to the offer of this dedication;

**NOW, THEREFORE, THE CITY OF CORCORAN DOES RESOLVE** to accept the offer of dedication in fee of the right-of-way dedication of that portion of APN as described in Exhibit "A" hereto.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Corcoran held on the 22 day of June, 2021, by the following vote:

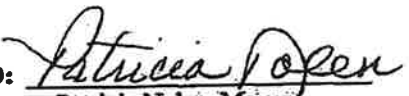
**AYES:** Nolen, Palmerin, Ojeda and Robertson

**NOES:**

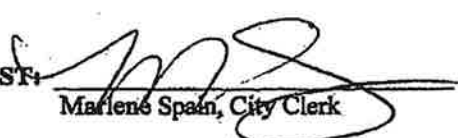
**ABSTAIN:**

**ABSENT:** Zamora - Biagg

**APPROVED:**

  
Patricia Nolen, Mayor

**ATTEST:**

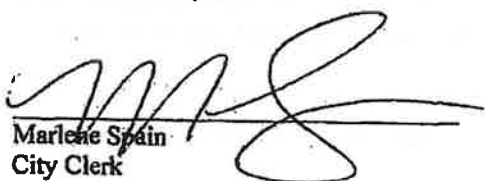
  
Marlene Spain, City Clerk

**CERTIFICATE**

City of Corcoran }  
County of Kings } ss.  
State of California }

I, Marlene Spain, City Clerk of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 3088 duly passed by the City Council of the City of Corcoran at a regular meeting thereof held on the 22<sup>nd</sup> day of June, 2021, by the vote as set forth therein.

DATED: Jne 22, 2021

  
Marlene Spain  
City Clerk

# SEQUOIAS UNIT 2, PHASE 3 FM

10/20/2023

## BOUNDARY

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=====
Line Course: S 00°15'04" W 34.00' North: 8965.2093 East : 8905.7280
North: 8931.2096 East : 8905.5790

Curve Delta: 89°46'05" Radius: 20.00 Length: 31.33 Tangent: 19.92
Chord: S 44°51'54" E 28.23

Radial In: S 00°15'04" W
Radial Out: S 89°58'51" E RP North: 8911.2098 East: 8905.4914
End North: 8911.2031 East: 8925.4914

Line Course: S 00°01'09" W 63.27' North: 8847.9335 East : 8925.4704

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W
Radial Out: S 00°01'09" W RP North: 8847.9401 East: 8905.4704
End North: 8827.9401 East: 8905.4637

Line Course: S 00°01'09" W 56.00' North: 8771.9401 East : 8905.4451

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00
Chord: S 44°58'51" E 28.28

Radial In: S 00°01'09" W
Radial Out: S 89°58'51" E RP North: 8751.9401 East: 8905.4385
End North: 8751.9335 East: 8925.4385

Line Course: S 00°01'09" W 520.00' North: 8231.9335 East : 8925.2656

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W
Radial Out: S 00°01'09" W RP North: 8231.9402 East: 8905.2656
End North: 8211.9402 East: 8905.2590

Line Course: S 00°01'09" W 56.00' North: 8155.9402 East : 8905.2404

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00
Chord: S 44°58'51" E 28.28

Radial In: S 00°01'09" W
Radial Out: S 89°58'51" E RP North: 8135.9402 East: 8905.2337
End North: 8135.9335 East: 8925.2337

Line Course: S 00°01'09" W 80.21' North: 8055.7245 East : 8925.2070
Line Course: S 89°58'51" E 424.00' North: 8055.5835 East : 9349.2070
Line Course: N 00°01'09" E 614.98' North: 8670.5606 East : 9349.4114
Line Course: N 89°58'51" W 30.22' North: 8670.5707 East : 9319.1887
Line Course: N 00°01'09" E 102.82' North: 8773.3956 East : 9319.2229
Line Course: S 89°44'56" E 300.00' North: 8772.0812 East : 9619.2225
Line Course: S 00°01'08" W 473.16' North: 8298.9173 East : 9619.0658
Line Course: S 89°45'20" E 629.78' North: 8296.2299 East : 10248.8429
Line Course: S 00°01'08" W 663.09' North: 7633.1365 East : 10248.6243
Line Course: N 89°45'43" W 1289.56' North: 7638.4918 East : 8959.0684
Line Course: N 89°45'43" W 1319.57' North: 7643.9717 East : 7639.5125
Line Course: N 00°01'09" E 1326.78' North: 8970.7554 East : 7639.9571
Line Course: S 89°44'56" E 1265.78' North: 8965.2093 East : 8905.7280

```

Perimeter: 9,406.25 AREA: 2,606,608 SF 59.839 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00328 Course: S07°36'37"E  
Error North: 0.00325 East: -0.00043  
Precision 1:2,865,811.62

=====  
**BLK: LOTS 36-44**  
=====

Line Course: S 00°01'09" W 520.00' North: 8751.9335 East : 8925.4385  
North: 8231.9335 East : 8925.2656

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W  
Radial Out: S 00°01'09" W

RP North: 8231.9402 East: 8905.2656  
End North: 8211.9402 East: 8905.2590

Line Course: N 89°58'51" W 90.00' North: 8211.9701 East : 8815.2590  
Line Course: N 00°01'09" E 560.00' North: 8771.9701 East : 8815.4451  
Line Course: S 89°58'51" E 90.00' North: 8771.9401 East : 8905.4451

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 44°58'51" E 28.28

Radial In: S 00°01'09" W  
Radial Out: S 89°58'51" E

RP North: 8751.9401 East: 8905.4385  
End North: 8751.9335 East: 8925.4385

Perimeter: 1,322.83 AREA: 61,428 SF 1.410 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: 0.00000  
Precision 1:727,234,502,022,456.62

=====  
**LOT 36**  
=====

Line Course: S 00°01'09" W 46.00' North: 8277.9335 East : 8925.2809  
North: 8231.9335 East : 8925.2656

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W  
Radial Out: S 00°01'09" W

RP North: 8231.9402 East: 8905.2656  
End North: 8211.9402 East: 8905.2590

Line Course: N 89°58'51" W 90.00' North: 8211.9701 East : 8815.2590  
Line Course: N 00°01'09" E 66.00' North: 8277.9701 East : 8815.2809  
Line Course: S 89°58'51" E 110.00' North: 8277.9335 East : 8925.2809

Perimeter: 343.42 AREA: 7,174 SF 0.165 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:133,498,155,595,423.80

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**LOT 37**

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Line Course: S 00°01'09" W	61.00'	North:	8338.9335	East :	8925.3012
Line Course: N 89°58'51" W	110.00'	North:	8277.9335	East :	8925.2809
Line Course: N 00°01'09" E	61.00'	North:	8277.9701	East :	8815.2809
Line Course: S 89°58'51" E	110.00'	North:	8338.9701	East :	8815.3012
		North:	8338.9335	East :	8925.3012

Perimeter: 342.00      AREA: 6,710 SF      0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000      Course: S00°00'00"W  
Error North: 0.00000      East: 0.00000  
Precision 1:132,947,733,886,952.94

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**LOT 38**

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Line Course: S 00°01'09" W	61.00'	North:	8399.9335	East :	8925.3215
Line Course: N 89°58'51" W	110.00'	North:	8338.9335	East :	8925.3012
Line Course: N 00°01'09" E	61.00'	North:	8338.9701	East :	8815.3012
Line Course: S 89°58'51" E	110.00'	North:	8399.9701	East :	8815.3215
		North:	8399.9335	East :	8925.3215

Perimeter: 342.00      AREA: 6,710 SF      0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000      Course: S00°00'00"W  
Error North: 0.00000      East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 39**

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Line Course: S 00°01'09" W	61.00'	North:	8460.9335	East :	8925.3417
Line Course: N 89°58'51" W	110.00'	North:	8399.9335	East :	8925.3215
Line Course: N 00°01'09" E	61.00'	North:	8399.9701	East :	8815.3215
Line Course: S 89°58'51" E	110.00'	North:	8460.9701	East :	8815.3417
		North:	8460.9335	East :	8925.3417

Perimeter: 342.00      AREA: 6,710 SF      0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000      Course: N00°00'00"E  
Error North: -0.00000      East: -0.00000  
Precision 1:132,947,733,886,952.94

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**LOT 40**

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Line Course: S 00°01'09" W	61.00'	North:	8521.9335	East :	8925.3620
Line Course: N 89°58'51" W	110.00'	North:	8460.9335	East :	8925.3417
Line Course: N 00°01'09" E	61.00'	North:	8460.9701	East :	8815.3417
Line Course: S 89°58'51" E	110.00'	North:	8521.9701	East :	8815.3620
		North:	8521.9335	East :	8925.3620

Perimeter: 342.00      AREA: 6,710 SF      0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: -0.00000  
Precision 1:132,947,733,886,951.52

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**LOT 41**

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Line Course: S 00°01'09" W 61.00'	North: 8582.9335	East :	8925.3823
Line Course: N 89°58'51" W 110.00'	North: 8521.9335	East :	8925.3620
Line Course: N 00°01'09" E 61.00'	North: 8521.9701	East :	8815.3620
Line Course: S 89°58'51" E 110.00'	North: 8582.9701	East :	8815.3823
	North: 8582.9335	East :	8925.3823

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 42**

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Line Course: S 00°01'09" W 61.00'	North: 8643.9335	East :	8925.4026
Line Course: N 89°58'51" W 110.00'	North: 8582.9335	East :	8925.3823
Line Course: N 00°01'09" E 61.00'	North: 8582.9701	East :	8815.3823
Line Course: S 89°58'51" E 110.00'	North: 8643.9701	East :	8815.4026
	North: 8643.9335	East :	8925.4026

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 43**

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Line Course: S 00°01'09" W 61.00'	North: 8704.9335	East :	8925.4228
Line Course: N 89°58'51" W 110.00'	North: 8643.9335	East :	8925.4026
Line Course: N 00°01'09" E 61.00'	North: 8643.9701	East :	8815.4026
Line Course: S 89°58'51" E 110.00'	North: 8704.9701	East :	8815.4228
	North: 8704.9335	East :	8925.4228

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: 0.00000  
Precision 1:132,947,733,886,951.52



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**LOT 44**

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Line Course: S 00°01'09" W	47.00'	North:	8751.9335	East :	8925.4385
Line Course: N 89°58'51" W	110.00'	North:	8704.9335	East :	8925.4228
Line Course: N 00°01'09" E	67.00'	North:	8704.9701	East :	8815.4228
Line Course: S 89°58'51" E	90.00'	North:	8771.9701	East :	8815.4451
		North:	8771.9401	East :	8905.4451

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 44°58'51" E 28.28

Radial In: S 00°01'09" W  
Radial Out: S 89°58'51" E  
RP North: 8751.9401 East: 8905.4385  
End North: 8751.9335 East: 8925.4385

Perimeter: 345.42 AREA: 7,284 SF 0.167 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course:- N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:84,923,363,570,972.20

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**DESIGNATED REMAINDER**

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Line Course: N 89°44'56" W	1265.78'	North:	8965.2093	East :	8905.7280
Line Course: S 00°01'09" W	1326.78'	North:	8970.7554	East :	7639.9571
Line Course: S 89°45'43" E	1319.57'	North:	7643.9717	East :	7639.5125
Line Course: S 89°45'43" E	1289.56'	North:	7638.4918	East :	8959.0684
Line Course: N 00°01'08" E	663.09'	North:	7633.1365	East :	10248.6243
Line Course: N 89°45'20" W	629.78'	North:	8296.2299	East :	10248.8429
Line Course: N 00°01'08" E	473.16'	North:	8298.9173	East :	9619.0658
Line Course: N 89°44'56" W	300.00'	North:	8298.9173	East :	9619.0658
Line Course: S 00°01'09" W	102.82'	North:	8772.0812	East :	9619.2225
Line Course: S 89°58'51" E	30.22'	North:	8773.3956	East :	9319.2229
Line Course: S 00°01'09" W	614.98'	North:	8670.5707	East :	9319.1887
Line Course: N 89°58'51" W	424.00'	North:	8670.5606	East :	9349.4114
Line Course: N 00°01'09" E	80.21'	North:	8055.5835	East :	9349.2070
		North:	8055.7245	East :	8925.2070
		North:	8135.9335	East :	8925.2337

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: N 44°58'51" W 28.28

Radial In: N 89°58'51" W  
Radial Out: N 00°01'09" E  
RP North: 8135.9402 East: 8905.2337  
End North: 8155.9402 East: 8905.2404

Line Course: N 00°01'09" E	56.00'	North:	8211.9402	East :	8905.2590
Line Course: N 89°58'51" W	90.00'	North:	8211.9701	East :	8815.2590
Line Course: N 00°01'09" E	560.00'	North:	8771.9701	East :	8815.4451
Line Course: S 89°58'51" E	90.00'	North:	8771.9401	East :	8905.4451
Line Course: N 00°01'09" E	56.00'	North:	8827.9401	East :	8905.4637

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: N 45°01'09" E 28.28

Radial In: N 00°01'09" E  
Radial Out: S 89°58'51" E  
RP North: 8847.9401 East: 8905.4704  
End North: 8847.9335 East: 8925.4704

Line Course: N 00°01'09" E 63.27' North: 8911.2031 East : 8925.4914

Curve Delta: 89°46'05" Radius: 20.00 Length: 31.33 Tangent: 19.92  
Chord: N 44°51'54" W 28.23

Radial In: N 89°58'51" W

Radial Out: N 00°15'04" E

RP North: 8911.2098 East: 8905.4914

End North: 8931.2096 East: 8905.5790

Line Course: N 00°15'04" E 34.00' North: 8965.2093 East : 8905.7280

Perimeter: 9,563.41 AREA: 2,545,180 SF 58.429 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00328 Course: N07°36'37"W

Error North: -0.00325 East: 0.00043

Precision 1:2,913,696.21



# SEQUOIAS UNIT 2, PHASE 3 FM

10/20/2023

## BOUNDARY

Line Course: S 00°15'04" W	34.00'	North:	8965.2093	East :	8905.7280
		North:	8931.2096	East :	8905.5790
Curve Delta:	89°46'05"	Radius:	20.00	Length:	31.33
				Tangent:	19.92
				Chord:	S 44°51'54" E 28.23
Radial In:	S 00°15'04" W				
Radial Out:	S 89°58'51" E	RP North:	8911.2098	East:	8905.4914
		End North:	8911.2031	East:	8925.4914
Line Course: S 00°01'09" W	63.27'	North:	8847.9335	East :	8925.4704
Curve Delta:	90°00'00"	Radius:	20.00	Length:	31.42
				Tangent:	20.00
				Chord:	S 45°01'09" W 28.28
Radial In:	N 89°58'51" W				
Radial Out:	S 00°01'09" W	RP North:	8847.9401	East:	8905.4704
		End North:	8827.9401	East:	8905.4637
Line Course: S 00°01'09" W	56.00'	North:	8771.9401	East :	8905.4451
Curve Delta:	90°00'00"	Radius:	20.00	Length:	31.42
				Tangent:	20.00
				Chord:	S 44°58'51" E 28.28
Radial In:	S 00°01'09" W				
Radial Out:	S 89°58'51" E	RP North:	8751.9401	East:	8905.4385
		End North:	8751.9335	East:	8925.4385
Line Course: S 00°01'09" W	520.00'	North:	8231.9335	East :	8925.2656
Curve Delta:	90°00'00"	Radius:	20.00	Length:	31.42
				Tangent:	20.00
				Chord:	S 45°01'09" W 28.28
Radial In:	N 89°58'51" W				
Radial Out:	S 00°01'09" W	RP North:	8231.9402	East:	8905.2656
		End North:	8211.9402	East:	8905.2590
Line Course: S 00°01'09" W	56.00'	North:	8155.9402	East :	8905.2404
Curve Delta:	90°00'00"	Radius:	20.00	Length:	31.42
				Tangent:	20.00
				Chord:	S 44°58'51" E 28.28
Radial In:	S 00°01'09" W				
Radial Out:	S 89°58'51" E	RP North:	8135.9402	East:	8905.2337
		End North:	8135.9335	East:	8925.2337
Line Course: S 00°01'09" W	80.21'	North:	8055.7245	East :	8925.2070
Line Course: S 89°58'51" E	424.00'	North:	8055.5835	East :	9349.2070
Line Course: N 00°01'09" E	614.98'	North:	8670.5606	East :	9349.4114
Line Course: N 89°58'51" W	30.22'	North:	8670.5707	East :	9319.1887
Line Course: N 00°01'09" E	102.82'	North:	8773.3956	East :	9319.2229
Line Course: S 89°44'56" E	300.00'	North:	8772.0812	East :	9619.2225
Line Course: S 00°01'08" W	473.16'	North:	8298.9173	East :	9619.0658
Line Course: S 89°45'20" E	629.78'	North:	8296.2299	East :	10248.8429
Line Course: S 00°01'08" W	663.09'	North:	7633.1365	East :	10248.6243
Line Course: N 89°45'43" W	1289.56'	North:	7638.4918	East :	8959.0684
Line Course: N 89°45'43" W	1319.57'	North:	7643.9717	East :	7639.5125
Line Course: N 00°01'09" E	1326.78'	North:	8970.7554	East :	7639.9571
Line Course: S 89°44'56" E	1265.78'	North:	8965.2093	East :	8905.7280

Perimeter: 9,406.25      AREA: 2,606,608 SF      59.839 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00328 Course: S07°36'37"E  
Error North: 0.00325 East: -0.00043  
Precision 1:2,865,811.62

---

**BLK: LOTS 36-44**

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Line Course: S 00°01'09" W 520.00' North: 8751.9335 East : 8925.4385  
North: 8231.9335 East : 8925.2656

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W  
Radial Out: S 00°01'09" W

RP North: 8231.9402 East: 8905.2656  
End North: 8211.9402 East: 8905.2590

Line Course: N 89°58'51" W 90.00' North: 8211.9701 East : 8815.2590  
Line Course: N 00°01'09" E 560.00' North: 8771.9701 East : 8815.4451  
Line Course: S 89°58'51" E 90.00' North: 8771.9401 East : 8905.4451

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 44°58'51" E 28.28

Radial In: S 00°01'09" W  
Radial Out: S 89°58'51" E

RP North: 8751.9401 East: 8905.4385  
End North: 8751.9335 East: 8925.4385

Perimeter: 1,322.83 AREA: 61,428 SF 1.410 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: 0.00000  
Precision 1:727,234,502,022,456.62

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**LOT 36**

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Line Course: S 00°01'09" W 46.00' North: 8277.9335 East : 8925.2809  
North: 8231.9335 East : 8925.2656

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 45°01'09" W 28.28

Radial In: N 89°58'51" W  
Radial Out: S 00°01'09" W

RP North: 8231.9402 East: 8905.2656  
End North: 8211.9402 East: 8905.2590

Line Course: N 89°58'51" W 90.00' North: 8211.9701 East : 8815.2590  
Line Course: N 00°01'09" E 66.00' North: 8277.9701 East : 8815.2809  
Line Course: S 89°58'51" E 110.00' North: 8277.9335 East : 8925.2809

Perimeter: 343.42 AREA: 7,174 SF 0.165 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:133,498,155,595,423.80

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**LOT 37**

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Line Course: S 00°01'09" W 61.00'	North: 8338.9335	East :	8925.3012
Line Course: N 89°58'51" W 110.00'	North: 8277.9335	East :	8925.2809
Line Course: N 00°01'09" E 61.00'	North: 8277.9701	East :	8815.2809
Line Course: S 89°58'51" E 110.00'	North: 8338.9701	East :	8815.3012
	North: 8338.9335	East :	8925.3012

Perimeter: 342.00            AREA: 6,710 SF            0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000            Course: S00°00'00"W  
Error North: 0.00000            East: 0.00000  
Precision 1:132,947,733,886,952.94

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**LOT 38**

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Line Course: S 00°01'09" W 61.00'	North: 8399.9335	East :	8925.3215
Line Course: N 89°58'51" W 110.00'	North: 8338.9335	East :	8925.3012
Line Course: N 00°01'09" E 61.00'	North: 8338.9701	East :	8815.3012
Line Course: S 89°58'51" E 110.00'	North: 8399.9701	East :	8815.3215
	North: 8399.9335	East :	8925.3215

Perimeter: 342.00            AREA: 6,710 SF            0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000            Course: S00°00'00"W  
Error North: 0.00000            East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 39**

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Line Course: S 00°01'09" W 61.00'	North: 8460.9335	East :	8925.3417
Line Course: N 89°58'51" W 110.00'	North: 8399.9335	East :	8925.3215
Line Course: N 00°01'09" E 61.00'	North: 8399.9701	East :	8815.3215
Line Course: S 89°58'51" E 110.00'	North: 8460.9701	East :	8815.3417
	North: 8460.9335	East :	8925.3417

Perimeter: 342.00            AREA: 6,710 SF            0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000            Course: N00°00'00"E  
Error North: -0.00000            East: -0.00000  
Precision 1:132,947,733,886,952.94

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**LOT 40**

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Line Course: S 00°01'09" W 61.00'	North: 8521.9335	East :	8925.3620
Line Course: N 89°58'51" W 110.00'	North: 8460.9335	East :	8925.3417
Line Course: N 00°01'09" E 61.00'	North: 8460.9701	East :	8815.3417
Line Course: S 89°58'51" E 110.00'	North: 8521.9701	East :	8815.3620
	North: 8521.9335	East :	8925.3620

Perimeter: 342.00            AREA: 6,710 SF            0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: -0.00000  
Precision 1:132,947,733,886,951.52

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**LOT 41**

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Line Course: S 00°01'09" W 61.00'	North: 8582.9335	East :	8925.3823
Line Course: N 89°58'51" W 110.00'	North: 8521.9335	East :	8925.3620
Line Course: N 00°01'09" E 61.00'	North: 8521.9701	East :	8815.3620
Line Course: S 89°58'51" E 110.00'	North: 8582.9701	East :	8815.3823
	North: 8582.9335	East :	8925.3823

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 42**

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Line Course: S 00°01'09" W 61.00'	North: 8643.9335	East :	8925.4026
Line Course: N 89°58'51" W 110.00'	North: 8582.9335	East :	8925.3823
Line Course: N 00°01'09" E 61.00'	North: 8582.9701	East :	8815.3823
Line Course: S 89°58'51" E 110.00'	North: 8643.9701	East :	8815.4026
	North: 8643.9335	East :	8925.4026

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: -0.00000  
Precision 1:84,083,529,768,144.83

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**LOT 43**

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Line Course: S 00°01'09" W 61.00'	North: 8704.9335	East :	8925.4228
Line Course: N 89°58'51" W 110.00'	North: 8643.9335	East :	8925.4026
Line Course: N 00°01'09" E 61.00'	North: 8643.9701	East :	8815.4026
Line Course: S 89°58'51" E 110.00'	North: 8704.9701	East :	8815.4228
	North: 8704.9335	East :	8925.4228

Perimeter: 342.00 AREA: 6,710 SF 0.154 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: S00°00'00"W  
Error North: 0.00000 East: 0.00000  
Precision 1:132,947,733,886,951.52

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**LOT 44**  
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		North:	8751.9335	East :	8925.4385	
Line Course:	S 00°01'09" W	47.00'	North:	8704.9335	East :	8925.4228
Line Course:	N 89°58'51" W	110.00'	North:	8704.9701	East :	8815.4228
Line Course:	N 00°01'09" E	67.00'	North:	8771.9701	East :	8815.4451
Line Course:	S 89°58'51" E	90.00'	North:	8771.9401	East :	8905.4451

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: S 44°58'51" E 28.28

Radial In:	S 00°01'09" W		RP North:	8751.9401	East:	8905.4385
Radial Out:	S 89°58'51" E		End North:	8751.9335	East:	8925.4385

Perimeter: 345.42 AREA: 7,284 SF 0.167 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00000 Course: N00°00'00"E  
Error North: -0.00000 East: -0.00000  
Precision 1:84,923,363,570,972.20

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**DESIGNATED REMAINDER**  
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		North:	8965.2093	East :	8905.7280	
Line Course:	N 89°44'56" W	1265.78'	North:	8970.7554	East :	7639.9571
Line Course:	S 00°01'09" W	1326.78'	North:	7643.9717	East :	7639.5125
Line Course:	S 89°45'43" E	1319.57'	North:	7638.4918	East :	8959.0684
Line Course:	S 89°45'43" E	1289.56'	North:	7633.1365	East :	10248.6243
Line Course:	N 00°01'08" E	663.09'	North:	8296.2299	East :	10248.8429
Line Course:	N 89°45'20" W	629.78'	North:	8298.9173	East :	9619.0658
Line Course:	N 00°01'08" E	473.16'	North:	8772.0812	East :	9619.2225
Line Course:	N 89°44'56" W	300.00'	North:	8773.3956	East :	9319.2229
Line Course:	S 00°01'09" W	102.82'	North:	8670.5707	East :	9319.1887
Line Course:	S 89°58'51" E	30.22'	North:	8670.5606	East :	9349.4114
Line Course:	S 00°01'09" W	614.98'	North:	8055.5835	East :	9349.2070
Line Course:	N 89°58'51" W	424.00'	North:	8055.7245	East :	8925.2070
Line Course:	N 00°01'09" E	80.21'	North:	8135.9335	East :	8925.2337

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: N 44°58'51" W 28.28

Radial In:	N 89°58'51" W		RP North:	8135.9402	East:	8905.2337
Radial Out:	N 00°01'09" E		End North:	8155.9402	East:	8905.2404

Line Course:	N 00°01'09" E	56.00'	North:	8211.9402	East :	8905.2590
Line Course:	N 89°58'51" W	90.00'	North:	8211.9701	East :	8815.2590
Line Course:	N 00°01'09" E	560.00'	North:	8771.9701	East :	8815.4451
Line Course:	S 89°58'51" E	90.00'	North:	8771.9401	East :	8905.4451
Line Course:	N 00°01'09" E	56.00'	North:	8827.9401	East :	8905.4637

Curve Delta: 90°00'00" Radius: 20.00 Length: 31.42 Tangent: 20.00  
Chord: N 45°01'09" E 28.28

Radial In:	N 00°01'09" E		RP North:	8847.9401	East:	8905.4704
Radial Out:	S 89°58'51" E		End North:	8847.9335	East:	8925.4704

Line Course: N 00°01'09" E 63.27' North: 8911.2031 East : 8925.4914

Curve Delta: 89°46'05" Radius: 20.00 Length: 31.33 Tangent: 19.92  
Chord: N 44°51'54" W 28.23

Radial In: N 89°58'51" W

Radial Out: N 00°15'04" E

RP North: 8911.2098 East: 8905.4914

End North: 8931.2096 East: 8905.5790

Line Course: N 00°15'04" E 34.00' North: 8965.2093 East : 8905.7280

Perimeter: 9,563.41 AREA: 2,545,180 SF 58.429 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00328 Course: N07°36'37"W

Error North: -0.00325 East: 0.00043

Precision 1:2,913,696.21





CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 07-04  
TENTATIVE TRACT MAP NO. 878

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 8, 2007, on motion of Chairman \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Tentative Subdivision Tract Map No. 878, as filed by reviewed by the Planning Commission of the City of Corcoran, and

**WHEREAS**, the proposed subdivision is proposed to subdivide one parcel of 69 ± acres into 297 single family lots; and

**WHEREAS**, the property is generally bounded by Bainum Avenue, 6 ½ Avenue, Oregon Avenue and Dairy Avenue; and

**WHEREAS**, the Planning Commission held a public hearing on January 8, 2007, and

**WHEREAS**, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this Tentative Map and have made recommendations thereon, and

**WHEREAS**, the environmental checklist supports the finding that the General Plan EIR and its mitigation measures sufficiently address the environmental impact of the build out of property zoned for single family residential development

**WHEREAS**, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- (a) That the proposed map is consistent with the General Plan;
- (b) That the design or improvement of the proposed subdivision is consistent with the General Plan;
- (c) That the site is physically suitable for the type of development;
- (d) That the design of the subdivision and the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat;
- (e) That the design of the tentative subdivision map and/or type of improvements are not likely to cause serious public health problems; and
- (f) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 8, 2007, and

**THEREFORE, BE IT RESOLVED** that Tentative Tract No. 878 be approved subject to the conditions listed in the Exhibits A, B, C and D and that the recommendation for approval be forwarded to the City Council

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Adopted this 8th day of January 2007

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Community Development

EXHIBIT A  
RESOLUTION 07-04 CONDITIONS  
TENTATIVE SUBDIVISION TRACT NO 878

GENERAL DESIGN

1. That the applicant in consideration of the approval of said Tentative Tract hereby agrees to hold harmless the City of Coicoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims of any kind or nature arising out of or by reason of said project, and the development of said land by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees
2. That approval of this Tentative Tract does not exempt compliance with all applicable Sections of the City of Coicoran Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time the building permits are issued.
3. That all approved proposal of the applicant be conditions of development if not mentioned herein.
4. That the general design of the tract be approved with minor modifications being approved by the Community Development and Public Works Departments.
5. That construction of the improvements be limited to day light hours
6. That dust control measures be taken during the construction of improvements
7. That the developer provide at least one medium sized tree on each lot.
8. That the developer provide street trees and irrigation system, approved by the Public Works Director, along all the local streets in the subdivision and along 6 ½ Avenue and Oregon Avenue
9. That a building permit will not be issued until an all weather road is constructed
10. That the placement of mail boxes must meet approval of Post Office (Contact Steven Reeves, Post Master (559) 992-4505)
11. That a decorative 6 ft block wall, approved by the Public Works Director, be installed along 6 ½ Avenue and Bainum Avenue
12. That sidewalks be provided from the day-lighted cul-de-sacs to connect to the sidewalk along the collector street

13. Developer required to form a Landscape Lighting District in accordance with the Landscape Lighting District Act of 1972

14 That the developer pipe the ditch along the frontage of APN 034-220-009

15. That the developer comply with the mitigation measures stated in the Traffic Impact Analysis for The Sequoias Subdivision, prepared by KD Anderson & Associates, Inc September 18, 2006

#### PUBLIC WORKS/ENGINEERING CONDITIONS

1 See Exhibit "B"

#### TRAFFIC IMPACT ANALYSIS PREPARED BY KD ANDERSON & ASSOCIATES, SEPTEMBER 18, 2006 - MITIGATIONS

1 See Exhibit "C"

#### FIRE DEPARTMENT

1 See Exhibit "D"

#### SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

1. Developer must comply with all provision of the San Joaquin Valley Unified Air Pollution Control District

#### ZONING

1 That the proposed tract is subject to the R-1-6 Single Family Residential zone district provisions.

#### ARCHEOLOGICAL:

1 That if any archeological resources are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures

#### EXPIRATION:

1. That this tentative subdivision map become 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, may be subject to the improvement standards and fees in effect at the time the extension for the tentative map is granted

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

## MEMORANDUM

TO: CORCORAN PLANNING COMMISSION

FROM: STAFF

SUBJECT: TENTATIVE SUBDIVISION MAP NO 878, SUBMITTED BY KEMP LAND COMPANY, PROPOSED FOR THE 69± ACRE PARCEL GENERALLY BOUNDED BY BAINUM AVENUE, 6 ½ AVENUE, OREGON AVENUE AND DAIRY AVENUE, APN 034-220-026.

MEETING DATE: JANUARY 8, 2007

### APPLICANT

Kemp Land Company  
550 Harvest Park Drive Ste. B  
Brentwood, CA 94513

### ENGINEER

Northstar Engineering Group, Inc  
909 14th Street  
Modesto, CA 95354  
Atten: Anthony Cannella, PE

### OWNER

APN 034-220-026  
Corcoran 147, LP-A California Limited Partnership  
550 Harvest Park Drive, Ste. B  
Brentwood, CA 94513

### PROPOSAL AND LOCATION

Tentative Subdivision Map 878, Sequoias Unit 2 is proposed to subdivide one parcel of 69 ± acres into 297 single family lots. The property is generally bounded by Bainum Avenue, 6 ½ Avenue, Oregon Avenue and Dairy Avenue. The lots range in size from 6,000 ± sq. ft. to 14,867 ± sq. ft. The property is zoned R-1-6, Single Family Residential and RM-2.5, Multi-Family.

### PREVIOUS APPLICATIONS

The applicant has previously obtained approval for Tentative Subdivision Map 857 (the 55 acres directly to the north of the subject property) in December of 2005. The final map for Phase 1 of TSM 857 was approved by City Council on December 13, 2006.

### ADJACENT LAND USES AND ZONING

#### CITY OFFICES:

	Use	Zoning
North:	Currently vacant land TSM 857 for R-1-6 Development	R-1-6, RM 2.5 and CN
South:	Agriculture	County AG
East:	Residential	RM-2.5 and R-1-6
West:	Farm Land	AL-10

The developer will be required to pipe the ditch for the property immediately north of the proposed subdivision along Dairy Avenue, APN 034-220-009.

#### GENERAL PLAN AND ZONING

The General Plan for the subject property is primarily low-density residential with a portion of the property designated as Open Space. The parks impact fees will be paid as the lots are developed for a future park site. The Open Space designation has been shown to the west of the subject property in the 2005 General Plan Update. R-1-6 zone designation is in conformance with the low density designation of the General Plan.

#### FLOOD PLAIN ZONE MAP

The site is vacant and most of the subject property is within the "area not included" as per the Federal Emergency Management Agency Flood Insurance Rate Map 060086 0225 B, August 4, 1988. However, the southwest portion of the subject property could be inferred as Flood Zone A according to Kings County Firm Map 060086 0225 B Panel 225 of 425. 100 Year Flood Limits have changed - Refer to Kings County Firm Map 06031C 0525C, Panel 525 of 875.

ANALYSIS Effective Date: June 16, 2009.

#### A Project Design and Lot Sizes

Tentative Tract Map 878 proposes the subdivision of one parcel totaling approximately 69 acres into 297 lots. The lots range in size from 6,000 ± sq ft to 14,867 ± sq ft. The cul-de-sacs have been designed to be day lighted to make the subdivision more pedestrian friendly. The collector streets (68 ft.) are 6 ½ Avenue, Oregon Avenue and Kern River Avenue. Dairy Avenue is an arterial; a right-of-way dedication of 44 ft. The interior local streets have been designed to avoid "race track" streets.

#### B Streets/Circulation/Trip Generation

A traffic impact analysis has been prepared for the Sequoias Subdivision and is attached to this staff report. The mitigation measures stated in traffic report are proposed to be conditions of approval. The interior streets of the proposed subdivision are residential streets are local streets (56 ft right-of-way), with the exception of Kern River Avenue, which will be a collector street with 68 ft right-of-way. Oregon Avenue and 6 ½ Avenue are collector streets. Dairy Avenue is an arterial street. At full build out of 297 lots, using 9.57 vehicle trips per day per household there would be approximately 2842 vehicle trips generated daily. A "trip" is defined as a single



or one-directional vehicle movement with either the origin or the destination (exiting or entering) inside a study site

The private utility companies have been contacted for comments concerning Tentative Subdivision Tract Map 878.

The entire subdivision will be processed and developed in compliance with all City ordinances and the Subdivision Map Act.

#### D. Improvements

The applicant is required to install all required improvements including street and utility improvements

### TENTATIVE TRACT FINDINGS

#### A. Consistency Findings:

- 1 The tract map is being processed in accordance with the Subdivision Map Act Corcoran Zoning Ordinance and Public Works Improvement Standards
- 2 The proposed tentative tract for housing development is in compliance with the goals and objectives of the General Plan

#### Evidence

Subdivision Map Act; General Plan, Zoning Ordinance; Corcoran Improvement Standards; Proposed Tentative Tract Map.

#### C. Type of Development Finding:

That the site is physically suitable for the proposed type of development based on the following:

The site is vacant flat land and most of the subject property is within the "area not included" as per the Federal Emergency Management Agency Flood Insurance Rate Map 060086 0225 B, August 4, 1988. However, the southwest portion of the subject property could be inferred as Flood Zone A according to Kings County Firm Map 060086 0225 B Panel 225 of 425.  
Kings County Firm Map 06031C 0525 C Panel 525 of 875

#### Evidence

City sewer and water maps; Tentative Tract Map

#### D. Environmental Finding:



That the design of the subdivision and/or the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat based on the following:

1 The City of Corcoran has determined that the environmental checklist supports the finding that the General Plan EIR and its mitigation measures sufficiently address the environmental impact of the build out of property zoned for single family residential development.

Evidence

Field Observation, CEQA Regulations; Corcoran General Plan and Program EIR.

F. Public Health Finding:

That the design of the subdivision or type of improvements are not likely to cause serious public health problems based on the following:

1. This application has been reviewed by the County Health Department, Fire Department, Building Department, and other involved departments. Any improvements or mitigation required for public health and safety have been applied to this application as conditions of approval.

Evidence:

Tentative Subdivision Tract Map No 878; Planning Commission Resolution Conditions of Approval

G. Improvements & Access Finding:

That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed subdivision based on the following:

1. All off-site improvements such as the curb, gutter, sidewalk, drive approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design material and installation of said improvements meet or exceed standards adopted by the City of Corcoran
2. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property

Evidence

Tentative Tract Map No. 878; Conditions of Approval.

RECOMMENDATION OF PLANNING COMMISSION:

The recommendation of Planning Commission, along with any appeal filed by the subdivider or interested person shall be presented to the City Council for final action

EXPIRATION OF MAPS AND EXTENSIONS:

The approval or conditional approval of a tentative map shall expire no later than twenty four (24) months from the date the map was approved or conditionally approved. However the map may be extended if the subdivider has complied with Subdivision Map Act Sections 66452 6(a) and (e)











Exhibit B  
MEMORANDUM  
CITY OF CORCORAN

TO: TERI GRANT, COMMUNITY DEVELOPMENT DIRECTOR  
FROM: QUAD Engineering - City Engineer  
SUBJECT: Engineering Considerations - Tentative Subdivision No. 878  
SIQUOIAS UNIT 2  
LOCATION: BET DAIRY & 6 1/2 AVE'S AND  
BET BAINUM & OREGON AVIE'S  
DEVELOPER: KEMP LAND COMPANY  
DATE: DEC 8, 2006

SOILS:

The Subdivider shall submit a preliminary soils report for structure foundation, which shall be prepared by a registered Civil Engineer based upon adequate soil test boring. The report shall be submitted to the City at the time of the filing of the Final Map.

The Developer shall have his soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction.

STREETS:

Street widths shall be as shown on tentative map, except as noted on Attachment "A".

R-Value tests will be required for the streets specified on Attachment "A".

The structural section of all streets shall be not less than 2" AC over 4" AB except as noted on Attachment "A", except that a greater thickness may be required by Soil Test results. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalk, unless otherwise noted on Exhibit "A"

Utility services to each lot shall be placed in the streets prior to paving

Knuckles and transition curves to knuckles shall have 50-foot radii

Street monuments shall be installed at locations as required by the City Engineer.

Property line radius is to be 20 feet on all streets. (30' @ arterials)

A barricade shall be provided at ends of dead-end streets.

Each street intersection shall be as near to a right angle as practicable.

Cul-de-sacs shall not be more than 600 feet in length

#### UNDERGROUND ELECTRIC LINES:

All new electric lines shall be installed underground in accordance with Pacific Gas & Electric Company standards.

#### SANITARY SEWERS:

Sanitary sewers shall be installed to City standards.

Sewer laterals shall be installed to the property line of all lots before the streets are surfaced

#### STORM DRAINAGE:

The storm drain layout shall be designed to City standards.

Subdividers shall install pipelines so as to connect to existing City trunk lines

#### FIRE HYDRANTS

Fire hydrants shall be installed at the locations as noted on Exhibit "A"



EASEMENTS:

Easements will be required for all utilities outside of dedicated rights-of-way.

Submit to the City Engineer a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities

WATER SUPPLY:

Water mains shall be installed to City standards.

Water services shall be installed to the property line of all lots before the streets are surfaced.

STREET NAME SIGNS:

Street name signs shall be installed at each intersection noted on Exhibit "A".

STOP SIGNS:

Stop signs shall be of the sizes and installed at the locations noted on Exhibit "A".

STREET LIGHTS AND ELECTRICAL SERVICE:

The Developer must make provisions for the installation of underground electrical service and street lighting. Street lights will be required at the locations noted on Exhibit "A". The cost of the systems shall be included in the subdivision bonds.

GAS SERVICE:

The Developer must make provisions for the installation of a gas distribution system on all streets and at the sizes determined by the Southern California Gas Company.

CABLE TELEVISION:

The Developer shall comply with the requirements set forth in City Ordinances with regard to Cable T V.

TELEPHONE:

The Developer must make provisions for the installation of underground telephone service in accordance with Verizon Company standards.

WELLS:

Any existing wells on the site shall be abandoned and sealed in accordance with State Health Department standards.

ELEVATIONS:

All elevations shall be based on the official City datum, available at the office of the City Engineer.

STANDARDS:

All improvements shall be installed in accordance with the most recent City standards, specifications, and detail. In the absence of specific standards, improvements shall be installed as directed by the Director of Public Works and the City Engineer.

BOND OR DEPOSIT:

An engineer's estimate shall be submitted for all public works improvements. The Developer shall make provisions for a bond, deposit, or instrument of credit on all required improvements as follows:

- a 100% faithful performance
- b 50% labor and materials

FEES:

The Developer shall pay to the City all applicable fees prior to recordation of the final map.

ATTACHMENT "A"

The engineering considerations checked below shall be made a condition of approval of the subject subdivision.

- ✓ 1. The minimum street right-of-way widths shall be as follows; also, the minimum structural street section shall be 2" asphalt concrete and 4" aggregate base, except as follows:

	<u>Street</u>	<u>R/W</u>	<u>Asphalt Concrete</u>	<u>Aggregate Base</u>	<u>R-Value Required</u>
a)	<u>BAINUM</u>	<u>68'</u>	<u>3</u>	<u>8</u>	<u>✓</u>
b)	<u>OREGON</u>	<u>68'</u>	<u>3</u>	<u>8</u>	<u>✓</u>
c)	<u>6 1/2 AVE</u>	<u>68'</u>	<u>3</u>	<u>8</u>	<u>✓</u>
d)	<u>DAIRY</u>	<u>88'</u>	<u>3</u>	<u>8</u>	<u>✓</u>
e)	<u>LOCALS</u>	<u>56'</u>			<u>✓</u>
f)	<u>KELLY</u>	<u>68</u>	<u>3</u>	<u>8</u>	<u>✓</u>
g)	<u>(SEQUITA ON PHASE 1-)</u>				

- ✓ 2. Arterial Treatment: ALONG DAIRY, BAINUM,  
AND 6 1/2 AVENUES.

- ✓ 3. The Developer shall submit a plan for irrigation of street trees along streets with arterial treatment, to be approved by the Director of Public Works

- ✓ 4. A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.

DESIGNS TO INCORPORATE CITY'S SS & WASTEWATER  
MASTER PLANS FOR SUBDIVISION AREA & DOWNSTREAM  
IMPROVEMENTS TO MAINS AND LIFT STATIONS

- ✓ 5. A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.

DESIGNS TO INCORPORATE CITY'S S.I.D. MASTER PLAN IMPROVEMENTS TO DISPOSE OF STORM WATER TO THE OTTAWA POND SITE

- ✓ 6. A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system

DESIGNS TO INCORPORATE CITY'S WATER MASTER PLAN IMPROVEMENTS, SUCH AS LOOPING OF SYSTEM TO DAINY AVE.

- ✓ 7. REVIEWER ACCESS RIGHTS ALONG BAINUM & 6<sup>1</sup>/<sub>2</sub> & DAINY FOR LOTS BACKING TO THESE AVENUES.

- ✓ 8. CONSIDER 2-WAY STREET IMPROVEMENTS ALONG OREGON, ALONG SUBDIVISION & BACK TO DAINY.

- ✓ 9. SINCE THE METHOD OF PROPOSED PHASING IS NOT SHOWN, EACH PHASE IS SUBJECT TO WATER MAIN LOOPING & TRAFFIC CIRCULATION EXERCISES AS DETERMINED @ TIME OF PHASING

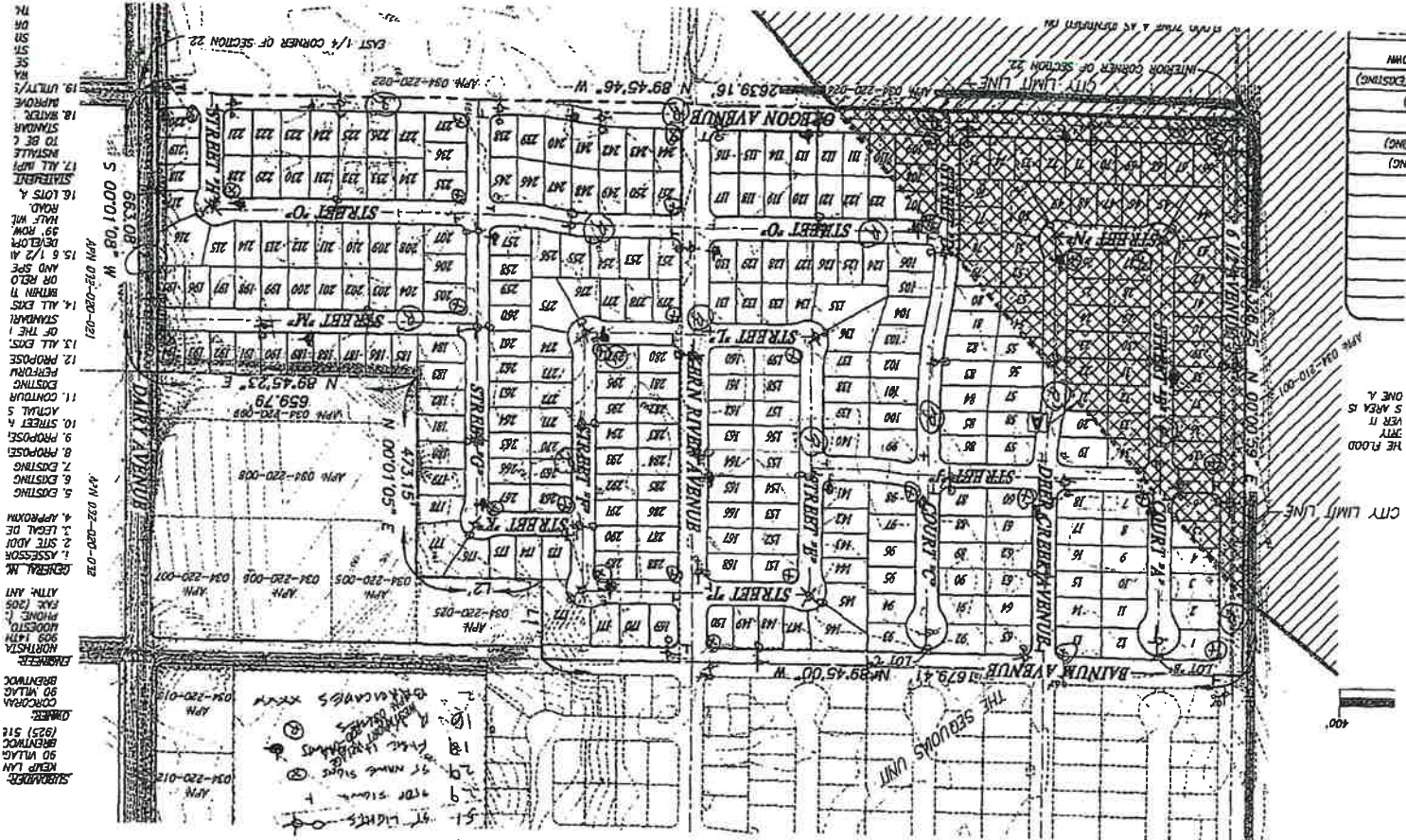
- ✓ 10. DITCH ALONG DAINY TO BE PIPED PER CID REQUIREMENTS.

- ✓ 11. COMPLIANCE TO TRAFFIC IMPACT ANALYSIS (K.D ANDERSON 9/06) IS REQUIRED

✓ 12 PHASING ALSO AFFECTS PLACEMENT OF STREET FURNITURE (E.G. FHS, LIGHTS, ETC)

✓ 13 SUBMISSION IS SUBJECT TO PREVIOUSLY NEGOTIATED WATER, SANITARY SEWER, WASTEWATER & STORM DRAINAGE ITEMS. AS AGREED TO WITH THE DIRECTOR OF PUBLIC WORKS (DETAILED TO IN HIS PREVIOUS CORRESPONDENCE).





CONCORD, CALIFORNIA

SHEET	DESCRIPTION
01	PROJECT BOUNDARY, STREET CROSS SECTIONS AND NOTES
02	LOTS 1-168 A,B,C
03	LOTS 169-297

1. ASSESSOR  
 2. SITE ADJ.  
 3. LEAD DE  
 4. APPROXIM  
 5. EXISTING  
 6. EXISTING  
 7. EXISTING  
 8. PROPOSED  
 9. PROPOSED  
 10. STREET  
 11. CONTIGU  
 12. PROPOSE  
 13. ALL EXCS.  
 14. ALL EXCS.  
 15. 6 1/2 A  
 16. LOTS A  
 17. ALL IMP  
 18. STANLEY  
 19. UTILITY  
 20.  
 21.  
 22.  
 23.  
 24.

THE FLOOD  
 5 AREA S  
 11  
 ONE A  
 CITY LIMIT LINE  
 100'

Exhibit D

FIRE DEPARTMENT COMMENT SHEET

- 1 Spacing for fire hydrants shall be 600 feet.
- 2 No structure shall be farther than 300 feet from a fire hydrant.
- 3 Fire hydrants shall have two-two and one half inch outlets and one-four and one half inch outlet. Outlets shall be National Hose Standard Thread. All outlets shall have caps to prevent debris from accumulating within the hydrant.
- 4 Fire Hydrants shall have a minimum of 36 inches of clear space around the hydrant and shall be a minimum of 6 inches above grade
- 5 Fire hydrants and roads of an all-weather surface capable of supporting heavy fire apparatus shall be in place as soon as combustible construction materials begin to accumulate
6. No portion of any structure shall be farther than 150 feet from fire apparatus access. Access roads may have to be provided if the maximum distance is exceeded.
- 7 Fire department access roads shall be a minimum of twenty feet in width and have a vertical clearance of 13' 6". Fire access roads shall be of an all-weather surface capable of supporting heavy fire apparatus

Michael Virden.  
Name



Assistant Chief / Fire Marshal  
Title

December 21, 2006  
Date

Tentative Subdivision Tract Map 878  
City of Corcoran





City of

# CORCORAN

FOUNDED 1914

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**STAFF REPORT  
ITEM #: 6-A**

## MEMORANDUM

**TO:** Corcoran City Council

**FROM:** Valerie Bega, Transit and Grants Manager

**DATE:** April 16, 2024      **MEETING DATE:** April 23, 2024

**SUBJECT:** Resolution, Low Carbon Transit Operations Program (LCTOP)

### **RECOMMENDATION:** (Voice Vote)

Approval of Fiscal Year 2023-2024 LCTOP fund in the amount of \$56,795 to be used for the purchase and installation of Solar Panels at the Bus Parking Structure located at 750 North Avenue, and suggested that the Council authorizes the City Manager, Transit and Grants Manager to sign on their behalf for Fiscal Year 2023-2024 LCTOP Assurances Signature Page committing the Council and City of Corcoran to comply with all Statutes, Regulations, Executive Orders, and Requirements applicable to each application it makes to the Low Carbon Transit Operations Program (LCTOP) in Federal Fiscal Year 2023-2024.

### **DISCUSSION:**

Staff is asking Council to consider approval for a new Solar Panels to be purchased and installed at bus parking structure to be located at 750 North Avenue. This project will include rollover funds from the previous two years (Fiscal Year 21-22 in the amount of \$51,937, Fiscal Year 22-23 amount of \$56,187) providing a total of \$167,139.

### **BUDGET IMPACT:**

This is a State Grant. With no impact to the General Fund.

### **ATTACHMENTS:**

Resolution No. 4029  
Authorized Agent Form  
Certifications and Assurances



**RESOLUTION NO. 4029**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORCORAN FOR THE EXECUTION OF THE CERTIFICATIONS AND ASSURANCES AND AUTHORIZED AGENT FORMS FOR THE LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP): Purchase and Install Solar Pannels to Parking Structure at Corporation Yard FY 23-24**

**WHEREAS**, the *City of Corcoran's Transit Division Corcoran Area Transit (CAT)* is an eligible project sponsor and may receive state funding from the Low Carbon Transit Operations Program (LCTOP) now or sometime in the future for transit projects; and

**WHEREAS**, the statutes related to state-funded transit project require a local or regional implementation agency to abide by various regulations; and

**WHEREAS**, Senate Bill 862 (2014) named the Department of Transportation (Department) as the administrative agency for the LCTOP; and

**WHEREAS**, the Department has developed guidelines for the purpose of administering and distributing LCTOP funds to eligible project sponsors (local agencies); and

**WHEREAS**, the City of Corcoran wishes to delegate authorization to execute these documents and any amendments thereto Greg Gatzka—City Manager, and or Valerie Bega-Transit and Grants Manager. LCTOP project (s) listed above,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the City of Corcoran that the fund recipient agrees to comply with all conditions and requirements set forth in the applicable statutes, regulations, and guidelines for all LCTOP funded transit projects.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the City of Corcoran that it hereby authorizes the submittal of the following project nomination(s) and allocations request(s) to the Department in FY 2023-2024 LCTOP funds:

***List project(s), including the following information:***

***Project Name:*** Purchase and Install Solar Pannels to Parking Structure at Corporation Yard FY 23-24

***Amount of LCTOP funds requested:*** \$56,795

***Short description of project:*** Purchase and install solar panels and lighting at bus parking structure at 750 North Avenue, Corcoran, CA 93212. The City's Transit Division will soon be moving forward to electric buses and or vans and plans to install charging stations at the parking structure for overnight charging in the near future.

***Contributing Sponsors (if applicable)*** Kings County Association of Government (KCAG)

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Corcoran held on the 23<sup>rd</sup> day of April, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:** \_\_\_\_\_  
Jeanette Zamora-Bragg, Mayor

**ATTEST:** \_\_\_\_\_  
Marlene Spain, City Clerk

CLERKS CERTIFICATE

I, Marlene Spain, hereby certify that the foregoing is a full, true, and correct copy of a resolution passed and adopted by the City Council of the City of Corcoran at a meeting held on the 9<sup>th</sup> day of April 2024, by the vote as set forth therein.

DATED:

\_\_\_\_\_  
Marlene Spain, City Clerk



**FY 2023-2024 LCTOP  
Authorized Agent**

**AS THE** City Manager  
(Chief Executive Officer/Director/President/Secretary)

**OF THE** City of Corcoran  
(Name of County/City/Transit Organization)

I hereby authorize the following individual(s) to execute for and on behalf of the named Regional Entity/Transit Operator, any actions necessary for the purpose of obtaining Low Carbon Transit Operations Program (LCTOP) funds provided by the California Department of Transportation, Division of Local Assistance. I understand that if there is a change in the authorized agent, the project sponsor must submit a new form. This form is required even when the authorized agent is the executive authority himself. I understand the Board must provide a resolution approving the Authorized Agent. The Board Resolution appointing the Authorized Agent is attached.

Greg Gatzka, City Manager OR  
(Name and Title of Authorized Agent)

Valerie Bega, Transit and Grants Manager OR  
(Name and Title of Authorized Agent)

Click here to enter text. OR  
(Name and Title of Authorized Agent)

Click here to enter text. OR  
(Name and Title of Authorized Agent)

Greg Gatzka City Manager  
(Print Name) (Title)

\_\_\_\_\_  
(Signature)

Approved this 9 day of April, 2024



## FY 2023-2024 LCTOP Certifications and Assurances

Lead Agency: City of Corcoran

Project Title: Purchase and installation of Solar Panels and lighting at bus parking structure

Prepared by: Valerie Bega

The California Department of Transportation (Caltrans) has adopted the following Certifications and Assurances for the Low Carbon Transit Operations Program (LCTOP). As a condition of the receipt of LCTOP funds, Lead Agency must comply with these terms and conditions.

### A. General

1. The Lead Agency agrees to abide by the current LCTOP Guidelines and applicable legal requirements.
2. The Lead Agency must submit to Caltrans a signed Authorized Agent form designating the representative who can submit documents on behalf of the project sponsor and a copy of the board resolution appointing the Authorized Agent.

### B. Project Administration

1. The Lead Agency certifies that required environmental documentation is complete before requesting an allocation of LCTOP funds. The Lead Agency assures that projects approved for LCTOP funding comply with Public Resources Code § 21100 and § 21150.
2. The Lead Agency certifies that a dedicated bank account for LCTOP funds only will be established within 30 days of receipt of LCTOP funds.
3. The Lead Agency certifies that when LCTOP funds are used for a transit capital project, that the project will be completed and remain in operation for its useful life.
4. The Lead Agency certifies that it has the legal, financial, and technical capacity to carry out the project, including the safety and security aspects of that project.
5. The Lead Agency certifies that they will notify Caltrans of pending litigation, dispute, or negative audit findings related to the project, before receiving an allocation of funds.
6. The Lead Agency must maintain satisfactory continuing control over the use of project equipment and facilities and will adequately maintain project equipment and facilities for the useful life of the project.
7. Any interest the Lead Agency earns on LCTOP funds must be used only on approved LCTOP projects.



## **FY 2023-2024 LCTOP**

8. The Lead Agency must notify Caltrans of any changes to the approved project with a Corrective Action Plan (CAP).
9. Under extraordinary circumstances, a Lead Agency may terminate a project prior to completion. In the event the Lead Agency terminates a project prior to completion, the Lead Agency must (1) contact Caltrans in writing and follow-up with a phone call verifying receipt of such notice; (2) pursuant to verification, submit a final report indicating the reason for the termination and demonstrating the expended funds were used on the intended purpose; (3) submit a request to reassign the funds to a new project within 180 days of termination.

### **C. Reporting**

#### **1. The Lead Agency must submit the following LCTOP reports:**

- a. **Annual Project Activity Reports October 30<sup>th</sup> each year.**
- b. **A Close Out Report within six months of project completion.**
- c. **The annual audit required under the Transportation Development Act (TDA), to verify receipt and appropriate expenditure of LCTOP funds. A copy of the audit report must be submitted to Caltrans within six months of the close of the year (December 31) each year in which LCTOP funds have been received or expended.**
- d. **Project Outcome Reporting as defined by CARB Funding Guidelines.**
- e. **Jobs Reporting as defined by CARB Funding Guidelines.**

2. Other Reporting Requirements: CARB develops and revises Funding Guidelines that will include reporting requirements for all State agencies that receive appropriations from the Greenhouse Gas Reduction Fund. Caltrans and project sponsors will need to submit reporting information in accordance with CARB's Funding Guidelines, including reporting on greenhouse gas reductions and benefits to disadvantaged communities.

### **D. Cost Principles**

1. The Lead Agency agrees to comply with Title 2 of the Code of Federal Regulations 225 (2 CFR 225), Cost Principles for State and Local Government, and 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
2. The Lead Agency agrees, and will assure that its contractors and subcontractors will be obligated to agree, that:
  - a. Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allow ability of individual project cost items and



## FY 2023-2024 LCTOP

- b. Those parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Every sub-recipient receiving LCTOP funds as a contractor or sub-contractor shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
3. Any project cost for which the Lead Agency has received funds that are determined by subsequent audit to be unallowable under 2 CFR 225, 48 CFR, Chapter 1, Part 31 or 2 CFR, Part 200, are subject to repayment by the Lead Agency to the State of California (State). All projects must reduce greenhouse gas emissions, as required under Public Resources Code section 75230, and any project that fails to reduce greenhouse gases shall also have its project costs subject to repayment by the Lead Agency to the State. Should the Lead Agency fail to reimburse moneys due to the State within thirty (30) days of demand, or within such other period as may be agreed in writing between the Parties hereto, the State is authorized to intercept and withhold future payments due the Lead Agency from the State or any third-party source, including but not limited to, the State Treasurer and the State Controller.

### A. Record Retention

1. The Lead Agency agrees and will assure that its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate incurred project costs and matching funds by line item for the project. The accounting system of the Lead Agency, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP) and enable the determination of incurred costs at interim points of completion. All accounting records and other supporting papers of the Lead Agency, its contractors and subcontractors connected with LCTOP funding shall be maintained for a minimum of three (3) years after the "Project Closeout" report or final Phase 2 report is submitted (per CARB Funding Guidelines, Vol. 3, page 3.A-16), and shall be held open to inspection, copying, and audit by representatives of the State and the California State Auditor. Copies thereof will be furnished by the Lead Agency, its contractors, and subcontractors upon receipt of any request made by the State or its agents. In conducting an audit of the costs claimed, the State will rely to the maximum extent possible on any prior audit of the Lead Agency pursuant to the provisions of federal and State law. In the absence of such an audit, any acceptable audit work performed by the Lead Agency's external and internal auditors may be relied upon and used by the State when planning and conducting additional audits.
2. For the purpose of determining compliance with Title 21, California Code of Regulations, Section 2500 et seq., when applicable, and other matters connected with





## FY 2023-2024 LCTOP

the performance of the Lead Agency's contracts with third parties pursuant to Government Code § 8546.7, the project sponsor, its contractors and subcontractors and the State shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times during the entire project period and for three (3) years from the date of final payment. The State, the California State Auditor, or any duly authorized representative of the State, shall each have access to any books, records, and documents that are pertinent to a project for audits, examinations, excerpts, and transactions, and the Lead Agency shall furnish copies thereof if requested.

3. The Lead Agency, its contractors and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent data and records by the Civil Rights Department, or any other agency of the State of California designated by the State, for the purpose of any investigation to ascertain compliance with this document.

### F. Special Situations

Caltrans may perform an audit and/or request detailed project information of the project sponsor's LCTOP funded projects at Caltrans' discretion at any time prior to the completion of the LCTOP.

I certify all these conditions will be met.

Greg Gatzka

*(Print Authorized Agent)*

City Manager

*(Title)*

*(Signature)*

*(Date)*



City of

# CORCORAN

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**STAFF REPORT  
ITEM #: 6-B**

## **MEMORANDUM**

**TO:** Corcoran City Council

**FROM:** Kevin J. Tromborg: Community Development Director  
Planner, Building Official.

**SUBJECT:** Required revisions to Resolution 3972 regarding Housing and Community Development (HCD) acceptance of the use of the City's Community Development Block Grant (CDBG) Program income (PI) funds for infrastructure projects.

**DATE:** April 18, 2024,

**MEETING DATE:** April 23, 2024

**RECOMMENDATION:** (VV) Staff recommend approval of the required revisions by HCD to resolution 3972 for acceptance of the use of CDBG PI funds for infrastructure projects.

**DISCUSSION:** At a regular City Council meeting on the 25<sup>th</sup> of October 2022, resolution 3972 (see attached) was presented to the City Council and approved. Over the past 18 months HCD processed the application. HCD has required the applicant to provide an approved resolution using their template. Attached is resolution 3972 using HCD template resolution form.

**BUDGET IMPACT:** No impact to the budget for this ministerial action





APPENDIX D

Resolution of the Governing Body

Applicants are required to use this Resolution in content and form.

RESOLUTION NO.

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE 2021-2022 FUNDING YEAR OF THE STATE CDBG PROGRAM**

BE IT RESOLVED by the  of the City of  as follows:

**SECTION 1:**

The  has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, of \$  for the following CDBG activities, pursuant to the January 2022 CDBG NOFA:

List activities and amounts (activity totals should include Activity Delivery dollars and General Administration associated with the activity)

Activity (i.e. Public Services, Housing Rehabilitation)	Dollar Amount Being Requested for the Activity
<input type="text" value="Infrastructure Development"/>	<input type="text" value="\$ 1,000,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>
<input type="text"/>	<input type="text" value="\$"/>
<input type="text"/>	<input type="text" value="\$"/>

*Note: Similar to the above, any Colonia or Native American Set-Aside activities must be included separately in the Resolution.*

**SECTION 2:**

The  hereby approves the use of Program Income in an amount not to exceed \$  for the CDBG activities described in Section 1.



## APPENDIX D

### SECTION 3:

The [City] acknowledges compliance with all state and federal public participation requirements in the development of its application(s).

### SECTION 4:

The [City] hereby authorizes and directs the (title of designated official) [City Manager], or designee\*, to execute and deliver all applications and act on the [City's] behalf in all matters pertaining to all such applications.

### SECTION 5:

If an application is approved, the (title of designated official) [City Manager], or designee\*, is authorized to enter into, execute and deliver the grant agreement (i.e., Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes of the grant.

### SECTION 6:

If an application is approved, the (title of designated official) [City Manager], or designee, is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

*\* Important Note: If the designee is signing any application, agreement, or any other document on behalf of the designated official of the City/County, written proof of designee authority to sign on behalf of such designated official must be included with the Resolution, otherwise the Resolution will be deemed deficient and rejected. Additionally, do not add limitations or conditions on the ability of the signatory or signatories to sign documents, or the Resolution may not be accepted. If more than one party's approval is required, list them as a signatory. The only exception is for county counsel or city attorney to approve as to form or legality or both, IF such approval is already part of the standard city/county signature block as evidenced by the signed Resolution itself. Inclusions of additional limitations or conditions on the authority of the signer will result in the Resolution being rejected and will require your entity to issue a corrected Resolution prior to the Department issuing a Standard Agreement.*



APPENDIX D

PASSED AND ADOPTED at a regular meeting of the [City Council] of the [City] of [Corcoran] held on [04/23/24] by the following vote:

Instruction: Fill in all four vote-count fields below. If none, indicate "0" for that field.

AYES: [0]

NOES: [0]

ABSENT: [0]

ABSTAIN: [0]

[Signature Box] [Date Box]

Authorized Signature Date

[Title Box]

Signer's Title

STATE OF CALIFORNIA

[City of Corcoran a Municipality]

I, [Marlene Spain], [City Clerk of] of the [City] of [Corcoran], State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said [City Council] on this [23rd] day of [April], 20[24].

[Marlene Spain], [City Clerk of]

of the [City] of [Corcoran], State of California

By: [Signature]

Note: The attesting officer cannot be the person identified in the Resolution as the authorized signer.





**RESOLUTION NO. 3972**

**A RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE 2021-2022 FUNDING YEAR OF THE STATE CDBG PROGRAM**

BE IT RESOLVED by the City Council of The City of Corcoran as follows:

WHEREAS, The City Council has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, \$1,000,000 for the following CDBG activities, pursuant to the April 2022 CDBG NOFA:

**Program Income-Infrastructure Development                      \$ 1,000,000**

WHEREAS, The City hereby approves the use of Program Income in an amount not to exceed \$1,000,000 for the CDBG activities described in Section 1; and

WHEREAS, The City acknowledges compliance with all state and federal public participation requirements in the development of its application(s); and

WHEREAS, The City hereby authorizes and directs the City Council, or designee\*, to execute and deliver all applications and act on the City's behalf in all matters pertaining to all such applications; and

WHEREAS, If an application is approved, the City Council, or designee\*, is authorized to enter into, execute and deliver the grant agreement (*i.e.*, Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes of the grant; and

WHEREAS, If an application is approved, the City Council, or designee, is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Corcoran held on October 25, 2022 by the following vote:

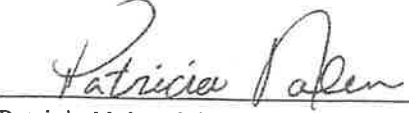
AYES: Nolen, Palmerin, Robertson and Zamora-Bragg

NOES: \_\_\_\_\_

ABSENT: Cyeda

ABSTAIN: \_\_\_\_\_

APPROVED:

  
\_\_\_\_\_  
Patricia Nolan, Mayor

**Corcoran City Council**

**STATE OF CALIFORNIA**  
City of Corcoran

I, Marlen Spain, City Clerk of the City of Corcoran, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution 3972 adopted by said City Council on this 25th day of October 2022.

By:   
\_\_\_\_\_  
Marlene Spain, Corcoran City Clerk

***Note: The attesting officer cannot be the person identified in the Resolution as the authorized signer.***

City of

# CORCORAN

CITY ADMINISTRATION

FOUNDED 1914

**STAFF REPORT  
ITEM #: 6-C**

**MEMO**

**TO:** Corcoran City Council

**FROM:** Greg Gatzka, City Manager

**DATE:** April 18, 2024

**MEETING DATE:** April 23, 2024

**SUBJECT:** Probationary Status for Tulare Lake Subbasin

**Summary:**

Update on Tulare Lake Subbasin Groundwater Sustainability Plan, state determination of plan deficiencies, and subsequent State Water Resources Control Board decision to place the subbasin under probationary status.

**Recommendation:**

Informational item only.

**Budget impact:**

None with this action.

**Background:**

In 2014, the State enacted legislation and subsequent statewide regulations known as the Sustainable Groundwater Management Act (SGMA) to protect groundwater resources. The State defined groundwater subbasin regions, and required the establishment of new governmental entities known as Groundwater Sustainability Agencies (GSA) in over drafted basins to develop and implement groundwater management plans (GSP) to make groundwater basins sustainable by 2040.

This very complex process of creating new groundwater governance was further complicated by the State defined area of the Tulare Lake Subbasin representing most of Kings County with vast differences in groundwater conditions and includes the Cities of Corcoran, Hanford, Lemoore, and community districts of Armona, Home Garden, Stratford, and Kettleman City. Significant differences are evidenced from the different soil types, surface water recharge ability, and local management by various irrigation, water and other type districts and entities that serve to convey surface water and/or pump groundwater. The regional differences are apparent between the riparian rich Kings River corridor, shallow groundwater & alkali areas around Lemoore, drier field crop areas of central Kings County, and southern area of the former Tulare Lake with underlying

City Offices

832 Whitley \* Corcoran, CA 93212 \* Phone 559-992-2151 \* [www.cityofcorcoran.com](http://www.cityofcorcoran.com)

clay layers that inhibit efficient groundwater recharge. These types of differences led to the creation of five separate management area GSAs each with their own separate board of directors that must combine their efforts together in producing a single GSP for the Tulare Lake Subbasin. This has made for a very complex new regulatory planning process, but that has made great strides towards that planning effort primarily due to a very small group of GSA managers who often serve in these roles while also serving other full time duties in other organizations.

The Tulare Lake Subbasin GSAs have submitted a GSP, and have since revised and re-submitted this plan for review by the Department of Water Resources (DWR). However, DWR staff's review of this plan in both reviews determined many deficiencies and has now elevated those concerns to the State Water Resources Control Board (State Board) to consider placing the subbasin under "Probationary" status. In December of 2023, your City Manager was made aware of this possible action by the State which indicated that approximately \$30 million in fines/fees (\$300 per well charge, and \$40 per acre foot of water pumped annually) would be imposed on our local agricultural region. This brought concerns over the potential impact that may have on our local Corcoran economy that is heavily reliant upon an agriculturally supported economy. The City Manager in coordination with the League of California Cities submitted letters on December 11, 2024 (see attached letters) expressing concerns regarding these possible cost implications that could affect our local economy. On March 19, 2024, the State Board took action to lower the per acre foot charge from \$40 to \$20. This fee imposition continues to be a concern as our local region and more particularly our local economy has already faced economic recovery from years of Covid impacts and the 2023 floods. In addition, FEMA has rejected disaster funding for the repair of our three city roadways (4<sup>th</sup> Avenue, Plymouth, and Pueblo Avenues) impacted by the flood event and is likely rejecting all county roadways impacted and that serve as key routes for the transport of agricultural commodities. All contributing to further delay in our regional economic recovery.

In March of 2024, your City Manager was made aware that these State Board fees would have a direct financial impact upon our City's Water Enterprise Fund as fees would be applied to the City's wells and pumping usage. Originally estimated at \$200,000, and then later estimated to be \$100,000 after the fee reduction. Therefore, on Tuesday, April 16, 2024, your City Manager personally attended the SWRCB probationary hearing in Sacramento to provide comments, and serve as a voice for the Corcoran community. The State's first ever groundwater probationary hearing lasted nearly nine hours and included State staff recommendations, presentations by our local GSA managers representing the Tulare Lake Subbasin, other groups and individuals all primarily focused on agricultural industries and related districts. The City of Corcoran was the only municipal water supplier and community interest represented. State staff's presentation included a footnote that now indicates that Disadvantaged Community (DAC) are eligible for a fee waiver. As Corcoran is identified as a DAC, our City will be eligible for a State imposed fee waiver which is good news for the direct financial impact the State was considering. The indirect financial impact on our local economy still remains a concern as the State Board unanimously approved placing our subbasin under probationary status. Therefore, the fees will be imposed on all groundwater pumping that is more than 500 AF annually, and the GSAs have one year to develop a more sustainable plan otherwise face pumping restrictions and fines. The Tulare Lake Subbasin is the first to go through this process, and other adjacent basins are likely

to follow with the Tule Subbasin scheduled for September 17, Kaweah subbasin in November, and Kern subbasin in 2025.

The State Water Resources Control Board hearing from April 16, 2024, can be viewed at the YouTube link listed below, and the City Manager's comments are at the 4:57 mark of the nine hour meeting.

<https://www.youtube.com/watch?v=NLe-6lO9Pq4>

or search YouTube for:

[State Water Resources Control Board Meeting - April 16, 2024](#)

**Attachments:**

Excepted Maps from the State Water Resources Control Board Staff report dated March 2024

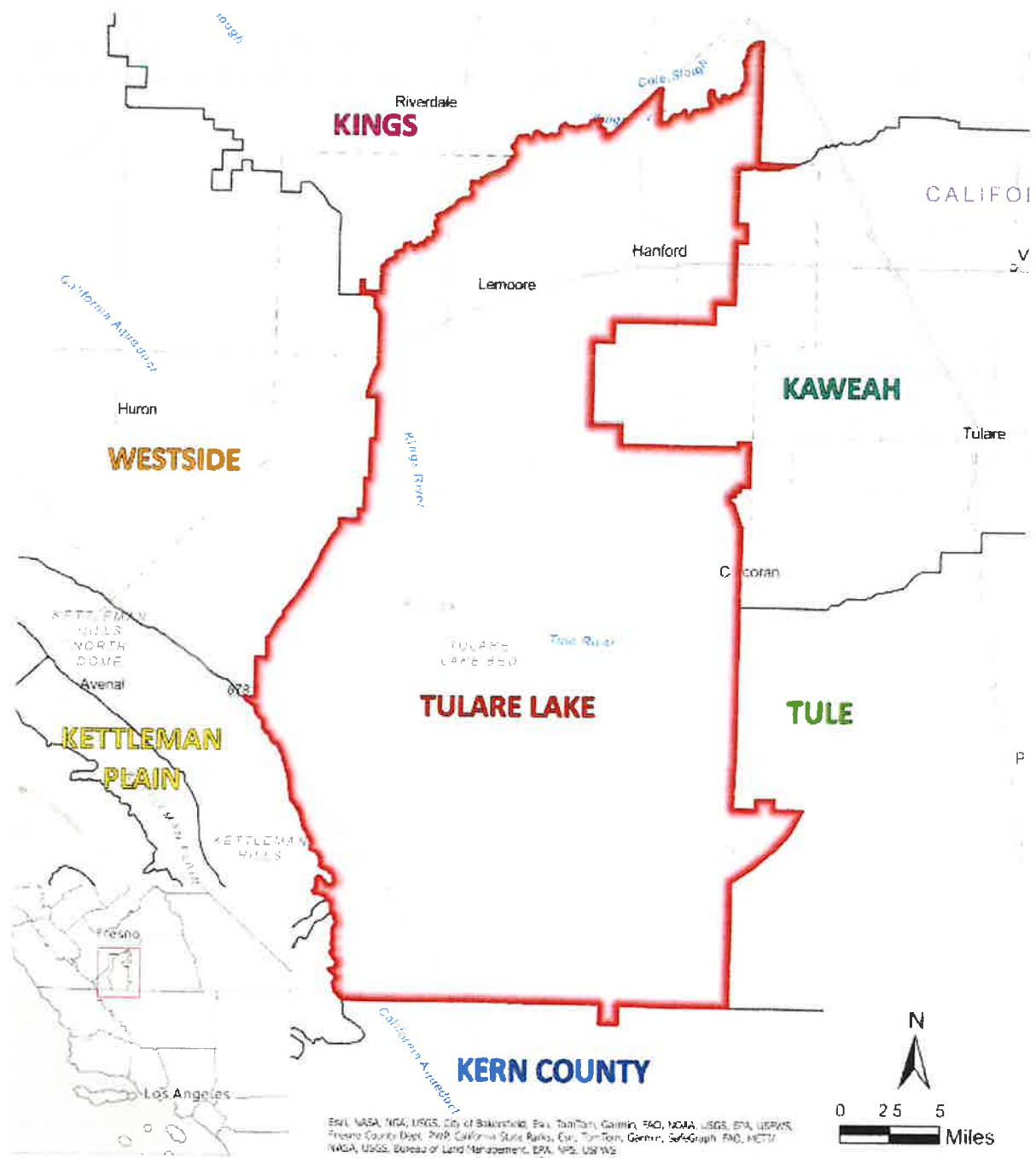
City Manager Letter to SWRCB dated December 11, 2023

League of California Cities Letter to SWRCB dated December 11, 2023

State Water Resource Control Board April 16, 2024 Agenda



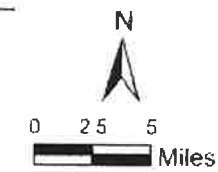
Map of State Defined Subbasins:



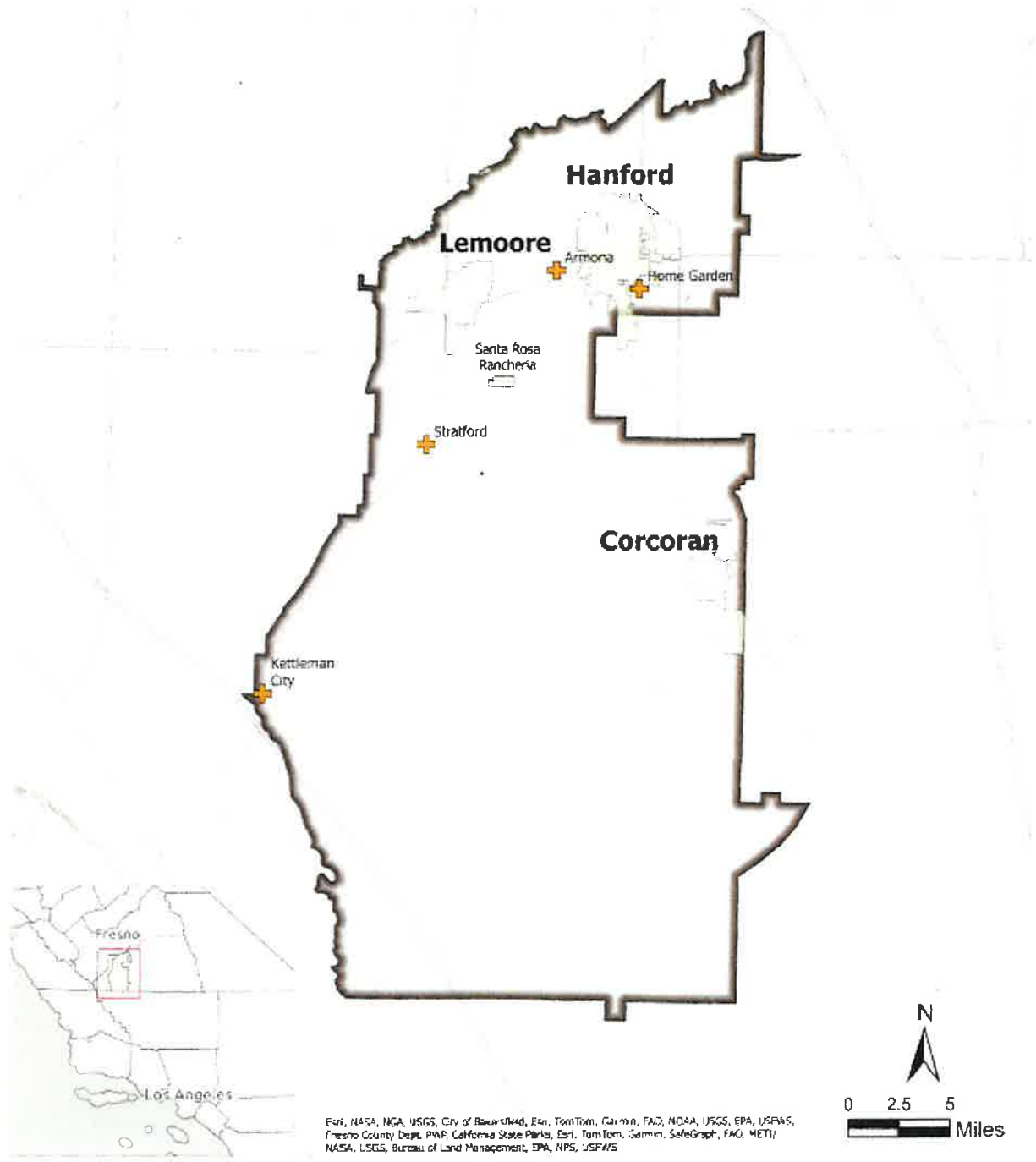
**Figure 3-9 a, b, c**  Tulare Lake Subbasin

Subbasins Adjacent to Tulare Lake Subbasin

*Final Staff Report  
Tulare Lake Subbasin  
March 2024*



Map of Cities and Communities within the Tulare Lake Subbasin:

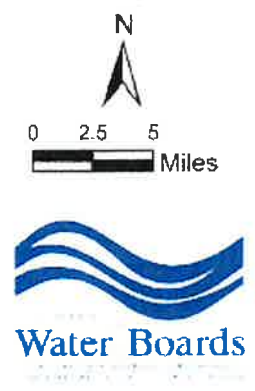


ERI, MAFAC, NGA, USGS, City of Riverdale, Eri, TomTom, Garmin, FAD, NOAA, USGS, EPA, USFWS, Fresno County Dept. PWR, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAD, METI, NCSA, LSES, Bureau of Land Management, EPA, NPS, USFWS

**Figure 3-7**  
Urban Areas in the Tulare Lake Subbasin

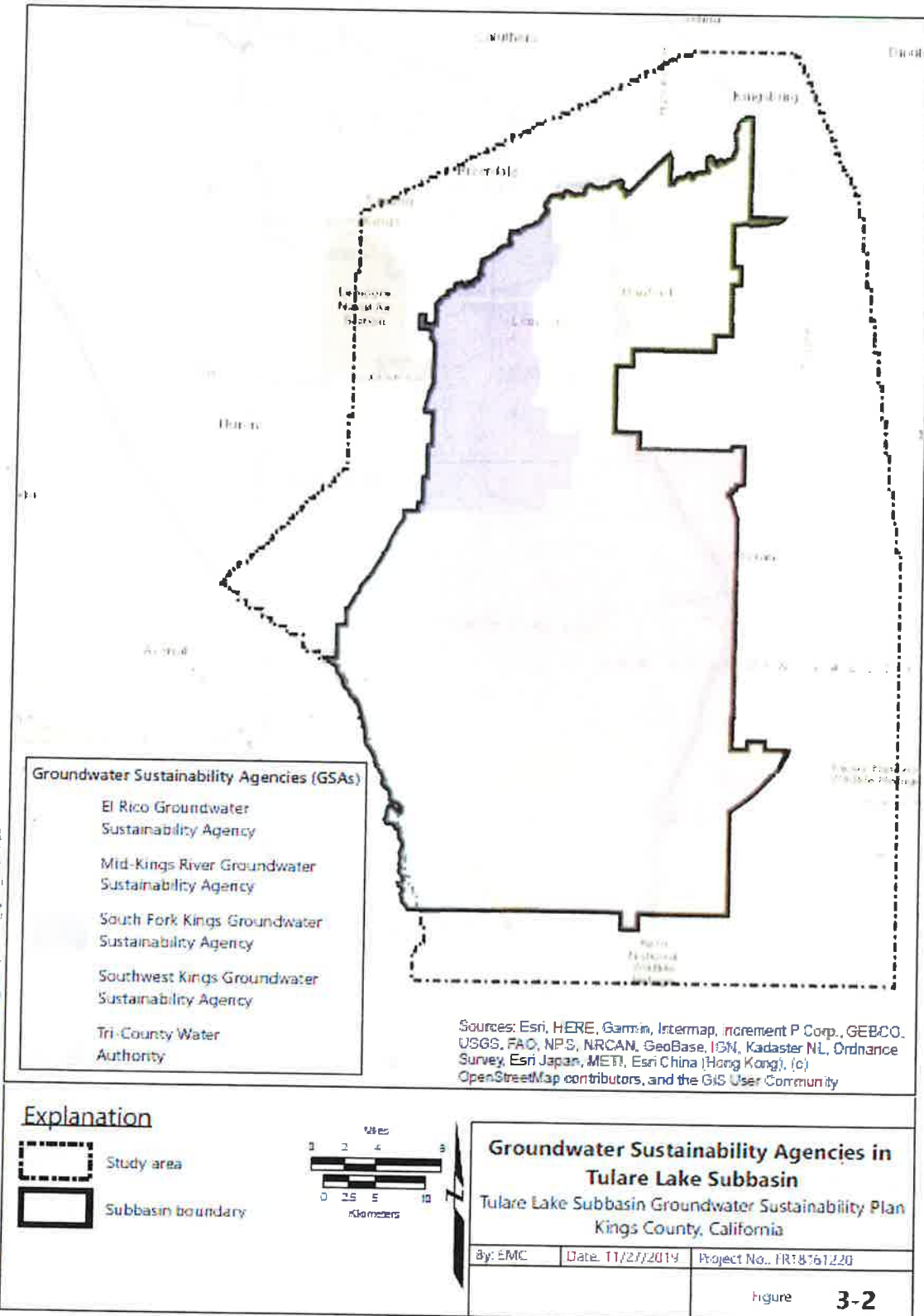
- Tulare Lake Subbasin
- Urban Areas in the Tulare Lake Subbasin
- + Unincorporated Communities

*Final Staff Report  
Tulare Lake Subbasin  
March 2024*

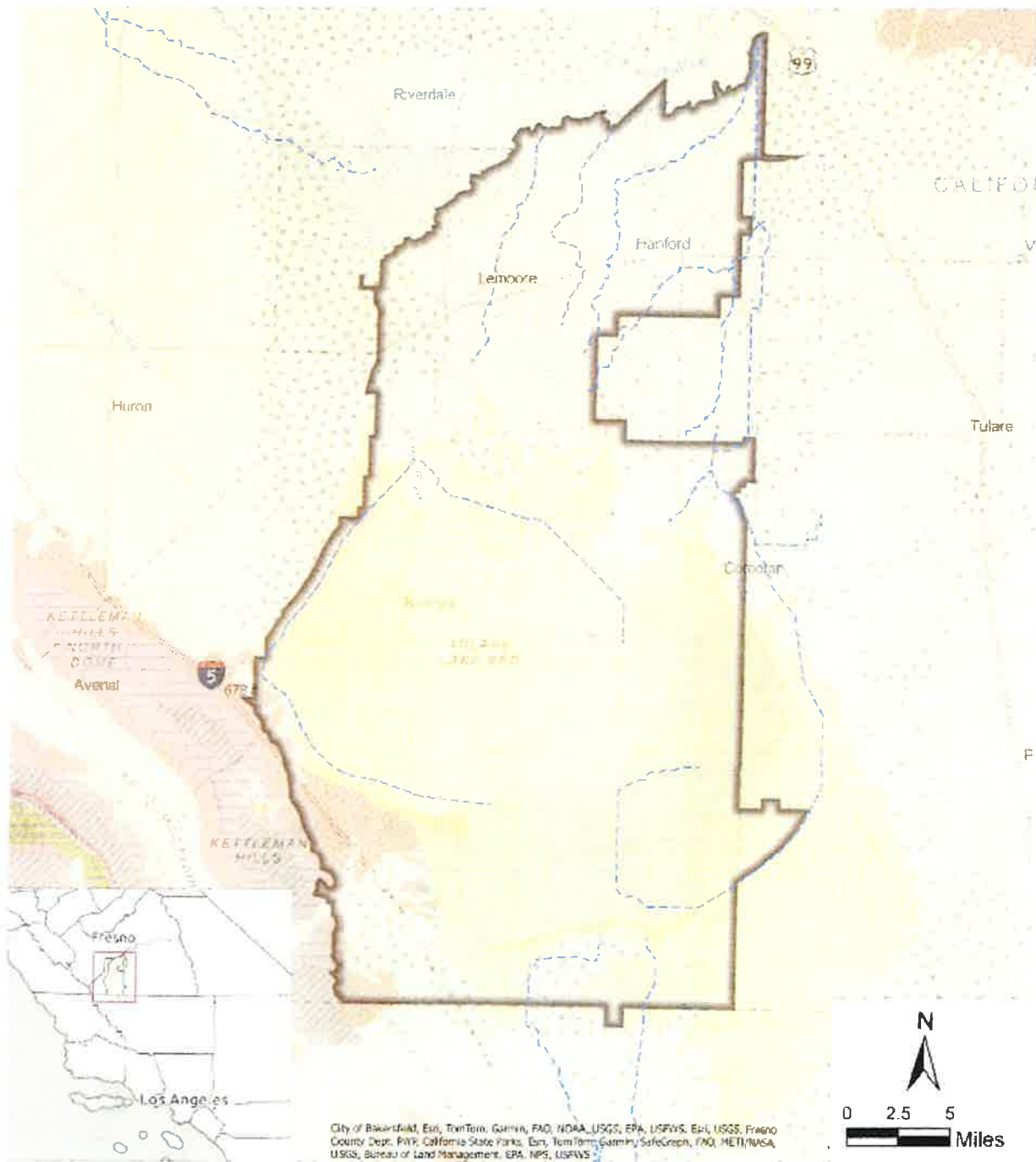


Map of Five Separate Management Area GSAs within Tulare Lake Subbasin:

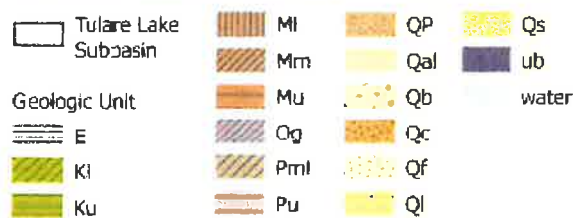
**Figure 3-8: Groundwater Sustainability Agencies in the Tulare Lake Subbasin**  
 Excerpt from the Tulare Lake Subbasin 2022 GSP



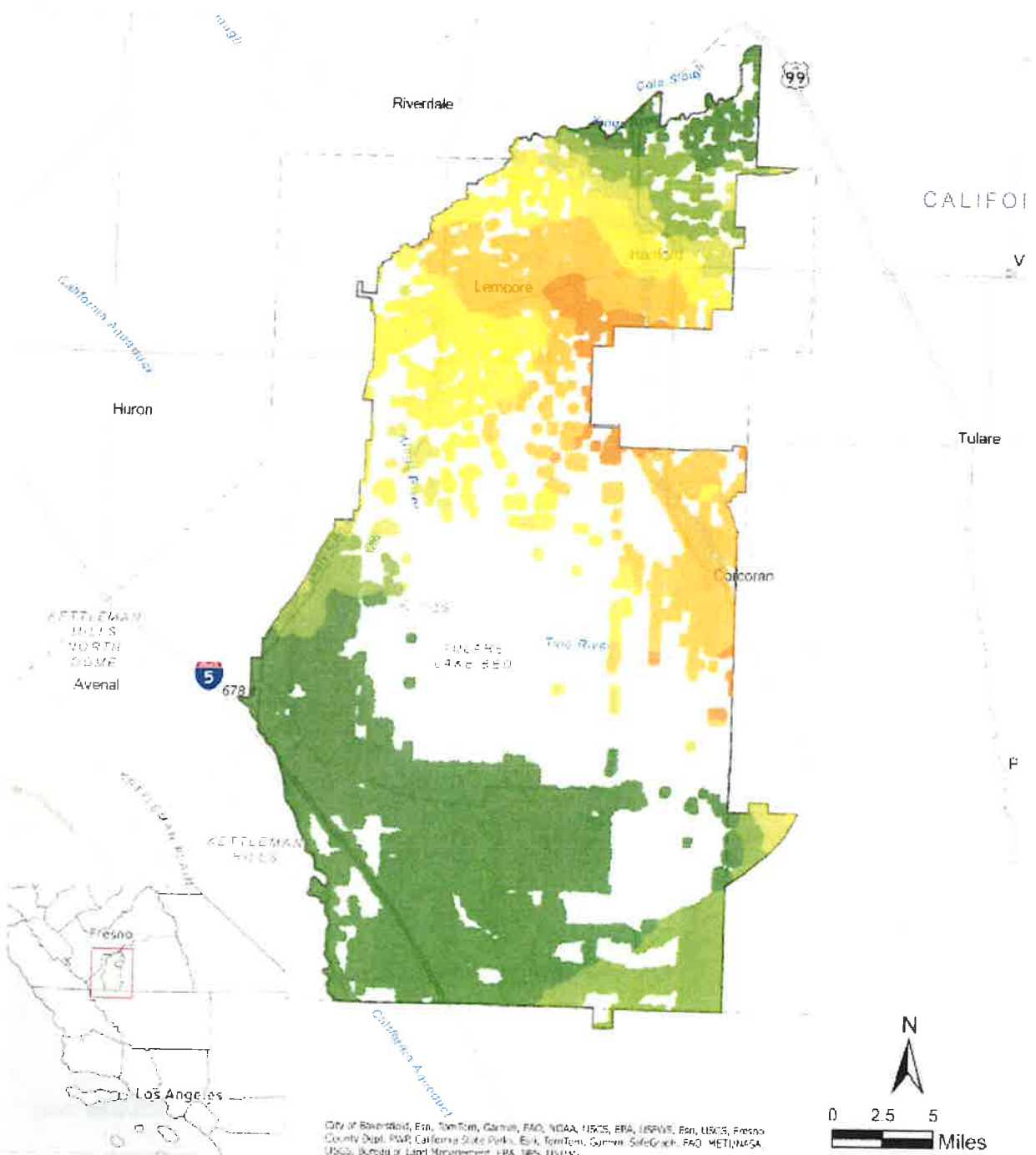
Map of Diverse Geology within Tulare Lake Subbasin:



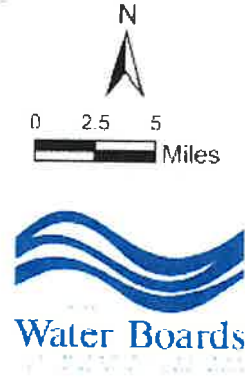
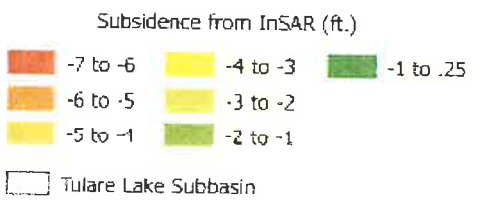
**Figure 3-3**  
 Geology of the Tulare  
 Lake Subbasin  
 Final Staff Report  
 Tulare Lake Subbasin  
 March 2024



Map of Updated Subsidence in Tulare Lake Subbasin 2015 -2023:

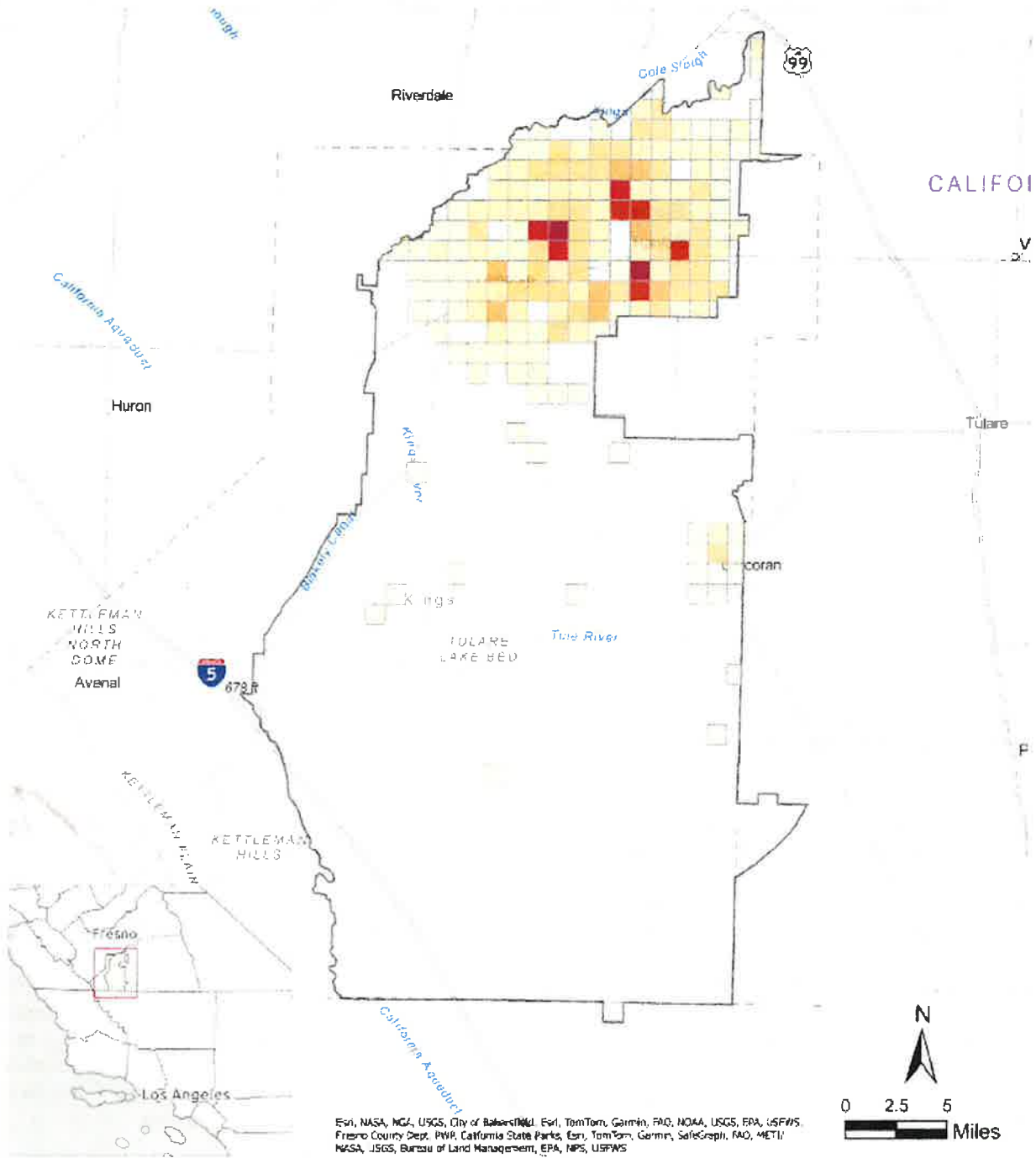


**Figure 3-16**  
 Subsidence in the Tulare Lake Subbasin (Jun '15 - Oct '23)  
 Final Staff Report  
 Tulare Lake Subbasin  
 March 2024





Map of Vulnerable Wellsite Areas if Groundwater lowering meets Minimum Threshold:



Esri, NASA, NGA, USGS, City of Bakersfield, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Fresno County Dept. PWR, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

**Figure 4-2**  
 Minimum Threshold:  
 Dry Well Susceptibility  
 Final Staff Report  
 Tulare Lake Subbasin  
 March 2024

□ Tulare Lake Subbasin

Dry Wells per Sq. Mile at MTs

1 - 2	13 - 16
3 - 4	17 - 20
5 - 8	21 - 24
9 - 12	25 - 48



December 11, 2023

Ms. Courtney Tyler, Clerk to the Board  
State Water Resources Control Board  
P.O. Box 100  
Sacramento, CA 95812-0100  
*Comments transmitted via: SGMA-TulareLake@waterboards.ca.gov*

**RE: Comments – Tulare Lake Subbasin (Probationary Hearing Draft Staff Report)**

Dear Chair Esquivel, Board Members, and Staff,

The City of Corcoran appreciates the opportunity to provide written comments to the State Water Resources Control Board (State Water Board) on the Tulare Lake Subbasin Probationary Hearing Draft Staff Report (Draft Staff Report) in advance of the April 2024 Probationary Hearing. The State Water Board plays a critical role in the implementation of the Sustainable Groundwater Management Act (SGMA) for those basins that have been determined Inadequate by the California Department of Water Resources (DWR). One of the founding and central tenets of SGMA is that groundwater management is best managed at the local level, and for critical support of groundwater supplies necessary for sustaining local communities. Our City of Corcoran faces a very unique and challenging dilemma with SGMA implementation already, but our community is gravely concerned about the proposed staff recommendations that we fear will only compound and significantly deteriorate our community's local economic wellbeing.

Our City of Corcoran, established in 1914, is a small rural agricultural economy supported community with a population of approximately 21,442. Corcoran is one of four cities in the County of Kings, and the farthest south within the Tulare Lake Subbasin, and the only city within the El Rico GSA. Our city is entirely dependent upon groundwater. The City currently operates eight (8) well sites and produces about 5,600 acre feet a year. However, the majority of our wells (5) are located northeast in adjacent Tulare County and within another GSA (Mid-Kaweah GSA) outside of the Tulare Lake Subbasin. Our city is also situated along the historic shoreline of the ancient Tulare Lake, with several underground substrata clay layers that impede any effective direct vertical groundwater recharge to support our city within the El Rico GSA. This places our city wells sites on critical reliance for more horizontally angled recharge drawn from the east. Our city recognizes that SGMA is highly important to the long term groundwater sustainability within our region. However, we also realize that due to our unique location, any actions by this Board in relation to the Tulare Lake Subbasin Probationary hearing will not likely result in any advancement of groundwater sustainability that effectively serves Corcoran.

In review of staff recommendations related to the Tulare Lake Subbasin Probation hearing, our City is gravely concerned with the potential unintended financial consequences resulting from the imposition of premature excessive fines and penalties to our rural agricultural region that may be in the tens of millions. This will have a rippling effect upon our residents, businesses, and city services that compounds the financial recovery our community already is weathering from years of covid, and the recent 2023 flooding. Just like most other smaller San Joaquin Valley communities, we are already



faced with the rising costs of living with electricity, gas, food, homes, interest rates, and general goods and services which is placing greater strain on many hard working families that are already struggling to make ends meet and becoming a new class of vulnerable population. From our city perspective, the proposed staff recommendations as presented only serve to place greater financial burdens on our residents, businesses, and community without addressing the real goal of groundwater sustainability for our city. We are therefore strongly opposed to premature imposing of fines and penalties to our local agricultural economy that will ultimately impact our community's very own sustainability. As a general law city, Corcoran is supported largely by sales tax from agricultural supporting industries and the many hardworking families that are either employed by or associated with agriculture that live in Corcoran and purchase goods and supplies that supports local businesses.

Our city implores the State Water Resources Control Board to think creatively on approaches that incentivize and move Tulare Lake Subbasin GSAs towards compliance, and avoids excessive financial penalties to our region at all cost unless absolutely necessary as a last resort. While DWR has determined the Tulare Lake Subbasin Inadequate and the State Water Board is making advancements towards the Probationary Hearing, the City of Corcoran respectfully requests the State Water Board members and staff consider the following comments to ensure the process of transitioning a basin to state probation and then back to local control is ultimately conducted in an efficient way, maintaining focus on achieving groundwater sustainability within 20 years, supporting our communities and their water supply needs, and ensuring our economies continue to thrive.

**Comment 1:** Clarify the process for basins that are determined Inadequate by DWR and designated probationary; further clarify how a basin can exit probation.

In the Draft Staff Report, the State Water Board describes a two-step process which defines "probation". The first step includes the designation of probationary status, including the initiation of metering, reporting, and fees, and the second step includes the development of an interim plan by the State Water Board. To help communities, interested parties, and local groundwater sustainability agencies (GSAs) better understand what steps local GSAs must take, a clearer and more detailed public workshop and materials should be provided simply on the process and how to move through state intervention and probation. While the Draft Staff Report includes information generally about the two-step process, it would be extremely helpful to have greater detail regarding this process, especially since this is the first time under SGMA a groundwater basin is facing such enforcement measures. A clear path on what is required to exit probation must be provided and locals can plan accordingly.

Currently, the Tulare Lake Subbasin was determined Inadequate by DWR and is under State Water Board oversight, however the subbasin has not yet been designated as under probation. A series of actions that locals can pursue prior to probation should be made available as soon as possible. Once a basin is designated as probationary after the formal hearing, a similar series of actions should be identified. These actions will serve as options for local decision-makers and communities to voice their concerns to both the local GSAs and the State Water Board and move throughout this process as efficiently as possible. Similarly, it is unclear what type of information, discussion, or opportunity to provide public comment will look like at the probationary hearing. This information should be provided 60 days in advance of the hearing date to allow entities to prepare for what to anticipate during the hearing. Lastly, we would like to request that cities have an opportunity to share the perspectives of our municipal water supply during the probationary hearing. The Probationary Hearing must allow for and include a diverse set of perspectives so that the State Water Board makes a well-rounded decision on how to move forward with this subbasin. This will ensure that local agencies like our city can fully engage in this process and adequately communicate these complex matters to better inform and encourage the public to participate.

**Comment 2:** Allow the GSAs to work with local interested parties to develop a revised GSP to address the deficiencies prior to an interim plan.

We appreciate the Draft Staff Report specifies that one option is for the local GSAs to revise the GSP to address any of the deficiencies. To ensure that state oversight can ultimately be returned to local management, the State Water Board should work with local GSAs and strongly encourage a revised GSP to be the first pathway to working with their communities to resolve the deficiencies. A revised GSP could include the re-structuring of minimum thresholds and measurable objectives, and prioritization of projects and management actions to address and avoid undesirable results. In particular, we are especially glad to see recommendation actions in the Draft Staff Report to address the deficiencies, including, on page 15:

- Define the undesirable result for the chronic lowering of groundwater levels. Meaningfully engage with users in the subbasin to seek and incorporate feedback on a definition of an undesirable result for chronic lowering of groundwater levels specific to the subbasin and protective of drinking water users.  
[...]
- Commit to accessible, comprehensive, and appropriately funded well impact mitigation programs that mitigate impacts to wells affected by lowering of groundwater levels and degradation of water quality.

By allowing GSAs to have an integral role in the next steps that the State Water Board defines, they will be able to maintain continuity in local management once the basin is out of probation. Cities are engaging and partnering with the GSAs to work towards overall groundwater management in the Tulare Lake Subbasin and we would like to continue to do so on critical issues like chronic lowering of groundwater levels and drinking water mitigation. Our city has direct communication and engagement from our local El Rico GSA. However, the challenges of a very diverse area of geographic soil conditions, recharge capability, and multiple GSA management areas makes for a more complex coordination process deserving of more time and consideration in coming together for GSP cohesiveness.

**Comment 3:** Provide additional time and state resources to support our local economies with a smooth transition through probation and towards sustainable groundwater management.

The impact of state intervention and probation will come with significant cost to the Tulare Lake Subbasin and have significant financial implications for disadvantaged communities, especially those highly dependent upon a rural agricultural economy. The cost of complying with state probation will directly impact the communities and this region of the state, which supports both global and statewide agricultural markets. While we support sound planning and sustainable management of groundwater, we also must have state support in lessening the economic impact on our community members. Therefore, we request the State Water Board provide a phased approach on the extraction reporting and associated fees, starting with an assessment of the largest extractors in the subbasin coupled with relevance to domestic and municipal water supply. Absent the direct relevance to potable water supplies will potentially arbitrarily align regulatory cost implications on groundwater users that are not impacting communities. This would lead towards better informed and targeted application of State Water Board compliance on classes of extractors who would over time begin reporting and paying fees as probation progresses. This approach would avoid a significant economic burden on our communities. Additionally, the State Water Board should partner with other entities, such as the Governor's Office of Business and Economic Development and the Labor and Workforce Development Agency to create a plan that aligns a region-specific, economic and community transition

with the shift towards sustainable groundwater management. Such programs, including the Community and Economic Resilience Fund (CERF) Program, will be integral to maintaining and encouraging our communities to continue to thrive and have a chance to withstand any additional financial implications to our local economy and communities. This is critically essential to the support and sustainability of disadvantaged communities like Corcoran that are highly dependent upon an agricultural economy and hard working families that depend upon agricultural industries.

Our City of Corcoran appreciates the State Water Board's consideration of these comments. If you have any questions or would like to discuss the comments, please contact me at [greg.gatzka@cityofcorcoran.com](mailto:greg.gatzka@cityofcorcoran.com) or (559) 992-2151 ext. 2510.

Respectfully,

A handwritten signature in blue ink, appearing to read "Greg Gatzka", with a long horizontal flourish extending to the right.

Greg Gatzka, City Manager



December 11, 2023

Comments transmitted via:  
[SGMA-TulareLake@waterboards.ca.gov](mailto:SGMA-TulareLake@waterboards.ca.gov)

Ms. Courtney Tyler, Clerk to the Board  
State Water Resources Control Board  
P.O. Box 100  
Sacramento, CA 95812-0100

**RE: Comments – Tulare Lake Subbasin (Probationary Hearing Draft Staff Report)**

Dear Chair Esquivel, Board Members, and Staff,

The League of California Cities (Cal Cities) appreciates the opportunity to provide written comments to the State Water Resources Control Board (State Water Board) on the Tulare Lake Subbasin Probationary Hearing Draft Staff Report (Draft Staff Report) in advance of the April 2024 probationary hearing. The State Water Board plays a critical role in the implementation of the Sustainable Groundwater Management Act (SGMA) for those basins that have been determined Inadequate by the California Department of Water Resources (DWR). One of the founding and central tenets of SGMA is that groundwater resources are best managed at the local level. While DWR has determined the Tulare Lake Subbasin Inadequate and the State Water Board is making advancements towards the probationary hearing, Cal Cities respectfully requests the State Water Board members and staff consider the following comments to ensure the process of transitioning a basin through state probation and then back to local control is ultimately conducted in an efficient way. We appreciate that the State Water Board is conducting a robust public process with in-basin public meetings, additional public comment periods, and the opportunity for diverse interests to share their input and be involved in these proceedings. As these processes continue, the results must maintain focus on achieving groundwater sustainability within 20 years, supporting communities and their water supply needs, and ensuring our local economies continue to thrive through this transition.

**Comment 1: Clarify the pre-probationary process for basins that are determined Inadequate by DWR and further clarify how a basin can exit probation.**

In the Draft Staff Report, the State Water Board describes a two-step process which defines “probation”. The first step includes the designation of probationary status at the formal hearing, including the initiation of metering, reporting, and fees. The second step includes the development of an interim plan by the State Water Board. To help communities, interested parties, and local groundwater sustainability agencies (GSAs) better understand what steps can be taken to navigate both pre-probation status and after a basin is determined probationary, a clearer and more detailed process should be articulated. Since this is the first time under SGMA that a groundwater basin is facing such enforcement measures, a



clear path on what is required to navigate and exit probation must be provided so locals can plan accordingly.

For example, the Tulare Lake Subbasin is currently determined Inadequate by DWR and is under State Water Board oversight, however the subbasin has not yet been designated as probationary. During this pre-probationary phase, a series of actions that locals can pursue should be made available as soon as possible. Once a basin is designated as probationary after the formal hearing, a similar series of actions should be identified. These actions will serve as guidance for local decision-makers and communities to voice their concerns to both the local GSAs and the State Water Board as the basin moves through this process as efficiently as possible.

Similarly, it is unclear what type of information, discussion, or opportunity to provide public comment will look like at the formal probationary hearing. This information should be provided 60 days in advance of the hearing date to allow local entities to prepare for what to anticipate during the hearing. Lastly, we would like to request that cities have an opportunity to share their perspectives of the municipal water supply during the probationary hearing. The probationary hearing must allow for and include a diverse set of perspectives so that the State Water Board makes a well-rounded decision on how to move forward with this subbasin.

**Comment 2: Allow the GSAs to work with local interested parties to develop a revised GSP to address the deficiencies prior to an interim plan.**

Cal Cities appreciates that the Draft Staff Report specifies that one option is for the local GSAs to revise the GSP to address any of the deficiencies. To ensure that state oversight of the basin can ultimately be returned to local management, the State Water Board should work with the GSAs and local interested parties to strongly encourage a revised GSP be the first pathway to resolve the deficiencies. A revised GSP could include the re-structuring of minimum thresholds and measurable objectives, and the prioritization of projects and management actions (PMAs) to address and avoid undesirable results. In particular, we are supportive of the recommended actions in the Draft Staff Report on page 15 to address the deficiencies, including:

- *Define the undesirable result for the chronic lowering of groundwater levels. Meaningfully engage with users in the subbasin to seek and incorporate feedback on a definition of an undesirable result for chronic lowering of groundwater levels specific to the subbasin and protective of drinking water users.  
[...]*
- *Commit to accessible, comprehensive, and appropriately funded well impact mitigation programs that mitigate for impacts to wells affected by lowering of groundwater levels and degradation of water quality.*





By allowing GSAs to have an integral role in the next steps that are defined and overseen by the State Water Board, the GSAs will be able to maintain continuity in local management once the basin is no longer determined to be under state probation. Cities are engaging and working with the GSAs to improve the overall groundwater management in the Tulare Lake Subbasin. Encouraging the GSAs to address the deficiencies through a revised GSP, even while under probation, is critical. The GSP is the agreed upon plan for not only structuring sustainable management criteria based on the basin setting, but addressing issues like the chronic lowering of groundwater levels and impacts to drinking water through PMAs. Requiring the GSAs to prioritize the PMAs with a detailed timeline, next steps and actions, and tangible outcomes will drive the basin towards sustainable groundwater management.

**Comment 3: Request Exemption from Reporting and Fees for City Municipal Water Suppliers within the Tulare Lake Subbasin.**

The state intervention process under SGMA was designed with the intention that state oversight and probation is temporary, until locals are able to plan and manage their groundwater resources sustainability by avoiding the six undesirable results within the 20-year horizon of the law. In an effort to maintain efficiency in the state's role, the State Water Board should exercise the discretion they have included on exemptions in the Draft Staff Report on page 27, which states:

***Optional Exemption from Reporting for Certain Classes or Categories of Users***

*The State Water Board may choose to exclude certain classes or categories of groundwater extractions from extraction reporting and associated fees (Wat. Code, § 10735.2, subd. (c)). Specifically, the State Water Board could exempt classes or categories of extractors subject to a local plan or program that adequately manages groundwater within a portion of the basin if extractors are likely to have a minimal impact on basin withdrawals.*

On behalf of the city jurisdictions within the Tulare Lake Subbasin, Cal Cities would like to request that cities serving municipal water supplies in the Tulare Lake Subbasin be exempt from the extraction reporting and associated fees. City municipalities work hard to provide a reliable and affordable water supply for our communities. The additional extraction reporting and fees will significantly impact the affordability of drinking water supplies for community members. As reported in 2022 Annual Report, urban water uses in the Tulare Lake Subbasin was roughly 24,000 acre-feet (less than 5% of the total groundwater use) compared to the overall groundwater extraction in the subbasin which was approximately 550,000 acre-feet. The estimated reporting cost of \$300 per well plus the additional \$40/acre-foot, is anticipated to cost some cities upwards of \$500,000 per year, which will significantly impact the cost of drinking water for community members. The State Water Board should exempt city municipal water suppliers from these reporting and fee requirements to focus on where there will be the greatest efficiencies in addressing and avoiding undesirable results from groundwater extraction.



**Comment 4: Provide additional time and state resources to support local economies with a smooth transition through probation towards sustainable groundwater management.**

State intervention and probation will come with significant economic impacts. The cost of complying with state probation will directly impact the communities and economies in this region of the state, which support both statewide and global agricultural commodities. While state probation allows for course-correction with sound planning and management of the groundwater resources, the potential implications of blighting local communities and economies must remain at the forefront of the state's role. In addition to Comment 3 (listed above), we request the State Water Board provide as phased approach on the extraction reporting and associated fees, starting with an assessment of the extractors in the subbasin before any fees are issued. The State Water Board could designate various categories or classes of extractors who would over time begin reporting and paying fees as probation progresses.

Based on the current fee schedule, an estimated \$20 million is anticipated from the Tulare Lake Subbasin, which could impose a significant economic burden to this region of the state. Additionally, the State Water Board should partner with other entities, such as the Governor's Office of Business and Economic Development (GO-Biz) and the Labor and Workforce Development Agency to create a plan to prepare for a region-specific, economic, and community transition as we shift towards sustainable groundwater management. Such programs, including the Community and Economic Resilience Fund (CERF) Program, will be integral to maintaining and encouraging our communities to continue to thrive.

We appreciate the State Water Board's consideration of these comments. If you have any questions or if you would like to discuss these comments, please contact Melissa Sparks-Kranz at [msparkskranz@calcities.org](mailto:msparkskranz@calcities.org) or 916-658-8232.

Sincerely,

A handwritten signature in blue ink that reads "Melissa J. Sparks-Kranz".

Melissa Sparks-Kranz  
Legislative Representative  
League of California Cities





CC: The Honorable E. Joaquin Esquivel, Chair, State Water Board  
The Honorable Dorene D'Adamo, Vice Chair, State Water Board  
The Honorable Laurel Firestone, State Water Board  
The Honorable Sean Maguire, State Water Board  
The Honorable Nichole Morgan, State Water Board  
Ms. Eileen Sobeck, Executive Director, State Water Board  
Mr. Eric Oppenheimer, Chief Deputy Director, State Water Board  
Mr. James Nachbaur, Office of Research, Planning, and Performance Director, State Water Board  
Ms. Natalie Stork, Supervising Engineering Geologist, Groundwater Management Program,  
Office of Research, Planning, and Performance, State Water Board



**STATE WATER RESOURCES CONTROL BOARD  
BOARD MEETING**

**Tuesday, April 16, 2024 – 9:00 a.m.**

**Wednesday, April 17, 2024 – 9:00 a.m.**

**Coastal Hearing Room – Second Floor**

Joe Serna Jr. - CalEPA Building

1001 I Street, Sacramento

**And via Video and Teleconference**

(Gov. Code, § 11123.2)

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***Video and Teleconference Options:** This meeting will occur with both a physical meeting location and an option to participate from a remote location. A majority of the members will be physically present at the noticed meeting location.*

- *For those who only wish to watch the meeting, the webcast remains available at either <https://www.youtube.com/user/BoardWebSupport/> or <https://video.calepa.ca.gov/> (closed captioning available) and should be used UNLESS you intend to comment.*
  - *For members of the public who wish to comment on an agenda item or are presenting to the Board, additional information about participating telephonically or via the Board's online platform is available at: [https://www.waterboards.ca.gov/board\\_info/remote\\_meeting/](https://www.waterboards.ca.gov/board_info/remote_meeting/)*
- 

**DECLARATION OF A QUORUM**

E. Joaquin Esquivel, Chair; Dorene D'Adamo, Vice Chair; Sean Maguire, Member; Laurel Firestone, Member; Nichole Morgan, Member

**TUESDAY, APRIL 16, 2024**

**BOARD MEETING**

***Public comments on agenda items will be limited to 5 minutes  
or otherwise at the discretion of the Board Chair***

**PUBLIC FORUM**

***(Approximately 30 minutes at the beginning of Board Meeting and any remaining speakers at the call of the Chair)***

Any member of the public may address and ask questions of the Board relating to any matter within the State Water Resources Control Board's jurisdiction provided the matter is not on the agenda or pending before the State Water Board or any California Regional Water Quality Control Board.

## **BOARD BUSINESS**

1. The Board will consider adoption of the March 19-20, 2024 Board Meeting minutes.

## **BOARD HEARING - ITEM 2 WILL NOT BEGIN BEFORE 9:30 A.M.**

## **OFFICE OF RESEARCH, PLANNING, AND PERFORMANCE**

2. Consideration of a proposed Resolution to designate the Tulare Lake groundwater subbasin as probationary under the Sustainable Groundwater Management Act.
  - [Public Notice](#)
  - [Agenda Item](#)
  - [Draft Resolution](#)
  - [Final Staff Report Executive Summary](#)
  - [Final Staff Report](#)
  - Written Comments were due by noon on December 11, 2023

**WEDNESDAY, APRIL 17, 2024**

## **BOARD MEETING**

## **PRESENTATION OF SUSTAINED AND SUPERIOR ACCOMPLISHMENT AWARDS**

### **UNCONTESTED ITEM**

3. Consideration of a proposed Resolution approving an amendment to the Water Quality Control Plan for the San Francisco Bay Basin to correct errors in freshwater metal water quality objectives, to clarify the basis to establish dilution credits for non-priority pollutants, and to allow establishment of alternative cyanide dilution credits and mercury concentration triggers for wastewater treatment operations.
  - [Notice of Adoption](#)
  - [Revised Notice of Public Comment](#)
  - [Agenda Item](#)
  - [Draft Resolution](#)
  - Written Comments were due by noon on February 12, 2024

### **INFORMATIONAL ITEM**

4. Current Hydrologic Conditions and Response.

## **DIVISION OF WATER QUALITY**

5. Consideration of adoption of a proposed Resolution to revise the Interim Mitigation Calculation for the Water Quality Control Policy on the Use of Coastal and Estuarine Waters for Power Plant Cooling.
  - [Notice of Adoption](#)
  - [Agenda Item](#)
  - [Draft Resolution](#)
  - [Final Staff Report](#)
  - Written Comments were due by noon on October 30, 2023
  - [Response to Comments](#)

## **DIVISION OF DRINKING WATER**

6. Consideration of a proposed Resolution adopting a Maximum Contaminant Level (MCL) for Hexavalent Chromium and certifying final Environmental Impact Report.
  - [Agenda Item](#)
  - [Draft Resolution](#)
    - [Attachment 1](#): CEQA Findings and Statement of Overriding Considerations
    - [Attachment 2](#): Proposed Regulation text
  - [Final Environmental Impact Report \(EIR\)](#)
    - [Appendix A](#) – Revised Draft EIR Appendix A (Proposed Regulations)
    - [Appendix B](#) – Notice of Preparation Comment Letters
    - [Appendix C](#) – Revised Draft EIR Appendix C (CEQA Analysis using SDWIS and GIS Data)
    - [Appendix D](#) – Existing Treatment System Information
    - [Appendix E](#) – Alternative MCL Source Maps
    - [Appendix F](#) – Comment Letters and Public Meeting Transcript
  - Written Comments were due by noon on March 4, 2024
  - [Draft Responsive Summary](#)

## **INFORMATIONAL ITEMS**

7. Board Member Reports.
8. [Executive Director's Report](#).

**CLOSED SESSION**

Closed Sessions are not open to the Public

**ADMINISTRATIVE HEARINGS OFFICE/ DIVISION OF WATER RIGHTS**

The Board may meet in closed session to deliberate on procedural or substantive decisions to be reached in the proceeding to consider the petition for partial assignment of state-filed Application 25517, accompanying water right Application 25517X01, and petitions for release from priority of state-filed Applications 25513, 25514, 25517 (unassigned portion), 22235, 23780, and 23781 in favor of water right Application 25517X01 filed by the Sites Project Authority. (This closed session is authorized under Government Code section 11126, subdivision (c)(3).)

## **IMPORTANT INFORMATION!!**

Unless otherwise specified, submittal of written comments **must be received by 12:00 p.m. (Noon) on April 11, 2024 and will not be accepted after that time.**

Submittal of electronic PowerPoint presentations **must be received by 12:00 p.m. (Noon) on April 11, 2024 and will not be accepted after that time.**

Submittals are to be sent via e-mail to the Clerk to the Board at [commentletters@waterboards.ca.gov](mailto:commentletters@waterboards.ca.gov). Please indicate in the subject line, **04/16-17/2024 BOARD MEETING – ITEM # (fill in bolded subject from appropriate item).**

If you have questions about the agenda, or if you do not have internet access and need a telephone number to participate in the meeting, please contact the Clerk to the Board at (916) 341-5600 prior to the date of the meeting.

If you would like to request a copy of public comments submitted on an agenda item, please send a request to [commentletters@waterboards.ca.gov](mailto:commentletters@waterboards.ca.gov), identifying the Board Meeting date, and agenda item by name and number.

Agenda and items will be available electronically at:  
[http://www.waterboards.ca.gov/board\\_info/calendar/index.shtml](http://www.waterboards.ca.gov/board_info/calendar/index.shtml)

\*Items on the uncontested items calendar may be removed at the request of any Board Member or person. If an item is removed from the uncontested items calendar, it will only be voted on at this meeting if the Board accepts the staff recommendation for the agenda item. Otherwise, the item will be continued to a subsequent board meeting to allow input by interested persons.

Video broadcast of meetings will be available at: <https://video.calepa.ca.gov/>.  
An alternate live-stream broadcast will also be available at:  
<https://www.youtube.com/user/BoardWebSupport/>

## **LANGUAGE SERVICES**

For oral interpretation, written translation, or sign language services, please call (916) 341-5254 or e-mail: [opp-languageservices@waterboards.ca.gov](mailto:opp-languageservices@waterboards.ca.gov) (at least 7 calendar days before the date of the Board meeting).

## **ACCESSIBILITY AND REASONABLE ACCOMMODATIONS**

The State Water Board is committed to making its meetings accessible consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.) and swiftly resolving requests for reasonable modifications or accommodations. Telecommunications device for the deaf (TDD) users may contact the California Relay

Service at: (800) 735-2929 or voice line at (800) 735-2922. In addition, persons requiring reasonable modification or accommodation for disabilities should promptly (preferably at least 7 days before the meeting) contact the Clerk at [board.clerk@waterboards.ca.gov](mailto:board.clerk@waterboards.ca.gov) to initiate a request for reasonable modification or accommodation.





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## State Water Resources Control Board

### **April 16, 2024, Tulare Lake Probationary Hearing Agenda**

The California State Water Resources Control Board (State Water Board or Board) will hold a public hearing on April 16, 2024, to consider whether to designate the Tulare Lake Subbasin as a probationary basin pursuant to the Sustainable Groundwater Management Act (SGMA). See the [Tulare Lake Probationary Hearing notice](#) for information on parking and accessibility for the hearing.

This hearing agenda describes the expected order of events for the hearing, which constitutes one item at the April 16, 2024, Board Meeting. The hearing may start as early as, but not before, 9:30 AM. Time limits, breaks, panels included, and the order of events may change at the discretion of the Board Chair. Board questions and discussions may occur throughout.

#### **Hearing Agenda**

1. Public Comments by elected officials or California Native American Tribes
2. Presentation of Board Staff Recommendations
3. Panel Presentation by Tulare Lake Subbasin Groundwater Sustainability Agencies (GSAs)

#### *Break*

4. Other Panels Specific to the Tulare Lake Subbasin (see "How to Participate" below)
5. General Public Comment
6. Board discussion and potential vote on probationary designation

## How to Participate

The State Water Board will hold the public hearing at the time and location noted below. There are also options to participate remotely. If you are participating remotely and would like to make a public comment or are part of a panel presentation, see the instructions below. If you do not wish to speak, the English and Spanish webcasts of the public hearing with closed captioning can be accessed at [video.calepa.ca.gov](https://video.calepa.ca.gov).

### Public Board Hearing

**Tuesday, April 16, 2024, at 9:30 a.m.**

#### In-Person Location

Coastal Hearing Room  
Joe Serna Jr. CalEPA Headquarters Building  
1001 I Street, Second Floor  
Sacramento, CA 95814

Spanish interpretation will be provided. For language services other than Spanish, please contact 916.341-5254 or [OPP-LanguageServices@waterboards.ca.gov](mailto:OPP-LanguageServices@waterboards.ca.gov)

**Public Comments.** To ensure a productive, efficient, and fair hearing in which all participants have an opportunity to be heard, oral comments will be limited to up to five minutes per speaker unless otherwise directed. If there are a large number of commenters, speakers may be asked to shorten their comments to accommodate all speakers.

To provide a comment remotely: Before or on the day of the public Board hearing, fill out our online form at [bit.ly/speaker-card-form](https://bit.ly/speaker-card-form). Note: the form will not accept responses until April 10, 2024, at 8:00 am. The Board Clerk will provide you with Zoom login information in advance of the meeting. For more information about participating remotely, please visit [bit.ly/providingcomments](https://bit.ly/providingcomments).

**Panels.** If you are part of a group that plans to make related or similar comments specific to the potential probationary designation or to groundwater management in the Tulare Lake subbasin, we encourage you to apply to provide your comments as a panel. Panel presentations will be limited to up to twenty minutes unless otherwise directed. To request to make a panel presentation in person or remotely (or a combination of those), please email [sgma@waterboards.ca.gov](mailto:sgma@waterboards.ca.gov) as soon as possible but no later than noon on April 10, 2024. The email should have the subject line, "Panel Request – Tulare Lake Probationary Hearing," and should indicate all of the following:

1. the theme of the proposed panel
2. the name of each presenter
3. the entity or entities being represented, if applicable
4. whether you intend to use a PowerPoint presentation and, if you do, whether you intend to have the slides translated yourself (see below)

Only one form needs to be submitted for each proposed panel presentation.

PowerPoint presentations must be submitted to [sgma@waterboards.ca.gov](mailto:sgma@waterboards.ca.gov) and must be translated into Spanish. The Board may translate slides upon request and if given sufficient time. The deadlines for emailing PowerPoint presentations to the Board are:

- If the **Board** translates the slides: no later than noon on March 27, 2024
- If you submit slides in both Spanish and English: no later than noon on April 10, 2024

Presentations must be in PowerPoint format and should not include any animations, transitions, or external media sources.



**STAFF REPORT  
ITEM #: 6-D**

**MEMO**

**TO:** Corcoran City Council

**FROM:** Greg Gatzka, City Manager

**DATE:** April 19, 2024

**MEETING DATE:** April 23, 2024

**SUBJECT:** AB 1637 and City Website and Email System

**Summary:**

Update on City implementation and compliance with AB 1637.

**Recommendation:**

Informational item only.

**Budget impact:**

None with this action.

**Background:**

On October 8, 2023, Governor Newsom signed Assembly Bill 1637 (AB 1637) into law, which requires all cities and counties to transition websites and email addresses to either “.gov” or “.ca.gov” by January 1, 2029. Our City currently has a website and domain with “.com” that will need to be changed. Fortunately for our City, the Corcoran Police Department previously already had a need to establish a government type domain and email system to communicate with the Department of Justice and the framework is already in place. Our contracted IT service provider has the ability to easily transition all our city website and emails over to the new domain that is already established for our City which is “Cityofcorcoran.ca.gov”. This will be a seamless transition that will not disrupt city operations and the current domain and emails that go to “cityofcorcoran.com” will still exist and redirect web searches and emails to our new domain and email addresses. This work is currently taking place and our City will be in compliance with AB 1637 years ahead of the deadline.

**Attachments:**

State Legislation AB 1637





## AB-1637 Local government: internet websites and email addresses. (2023-2024)

SHARE THIS:  

Date Published: 10/10/2023 09:00 PM

### Assembly Bill No. 1637

#### CHAPTER 586

An act to add Section 50034 to the Government Code, relating to local government.

[ Approved by Governor October 08, 2023. Filed with Secretary of State  
October 08, 2023. ]

#### LEGISLATIVE COUNSEL'S DIGEST

AB 1637, Irwin. Local government: internet websites and email addresses.

(1) The California Constitution authorizes cities and counties to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and further authorizes cities organized under a charter to make and enforce all ordinances and regulations in respect to municipal affairs, which supersede inconsistent general laws.

The California Public Records Act requires a local agency to make public records available for inspection and allows a local agency to comply by posting the record on its internet website and directing a member of the public to the internet website, as specified.

This bill, no later than January 1, 2029, would require a local agency, as defined, that maintains an internet website for use by the public to ensure that the internet website utilizes a ".gov" top-level domain or a ".ca.gov" second-level domain and would require a local agency that maintains an internet website that is noncompliant with that requirement to redirect that internet website to a domain name that does utilize a ".gov" or ".ca.gov" domain. This bill, no later than January 1, 2029, would also require a local agency that maintains public email addresses to ensure that each email address provided to its employees utilizes a ".gov" domain name or a ".ca.gov" domain name. By adding to the duties of local officials, the bill would impose a state-mandated local program.

(2) The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes



## THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** The Legislature finds and declares all of the following:

- (a) The Cybersecurity and Infrastructure Security Agency (CISA), within the Department of Homeland Security, sponsors the ".gov" top-level domain and makes it available solely to United States-based government organizations and publicly controlled entities, including California's local agencies.
- (b) California's local agencies qualify for a ".gov" domain without paying any fee.
- (c) Using ".gov" increases security by enforcing multifactor authentication on all accounts in the ".gov" registrar, requiring browsers to only use a Hypertext Transfer Protocol Secure (HTTPS) connection with ".gov" domains, and enabling the addition of a security contact, making it easier for the public to alert the agency about potential security issues with the agency's online services.
- (d) The Government Operations Agency oversees the ".ca.gov" domain name program, and the Department of Technology manages the registration, change, and renewal process for ".ca.gov" domains. Agencies are not required to pay any fee for a ".ca.gov" domain.
- (e) To administer the ".ca.gov" second-level domain, the Department of Technology has established policies and protocols consistent with federal policy, including, but not limited to, the federal Interagency Committee on Government Information's Recommended Policies and Guidelines for Federal Public Websites and the federal .gov Registrar administered by CISA.
- (f) Users of websites or other internet services with a ".ca.gov" domain can be assured they are accessing an official California governmental resource.

**SEC. 2.** Section 50034 is added to the Government Code, to read:

**50034.** (a) (1) No later than January 1, 2029, a local agency that maintains an internet website for use by the public shall ensure that the internet website utilizes a ".gov" top-level domain or a ".ca.gov" second-level domain.

(2) If a local agency that is subject to paragraph (1) maintains an internet website for use by the public that is noncompliant with paragraph (1) by January 1, 2029, that local agency shall redirect that internet website to a domain name that does comply with paragraph (1).

(b) No later than January 1, 2029, a local agency that maintains public email addresses for its employees shall ensure that each email address provided to its employees utilizes a ".gov" domain name or a ".ca.gov" domain name.

(c) For purposes of this section, "local agency" means a city, county, or city and county.

**SEC. 3.** The Legislature finds and declares that Section 2 of this act adding Section 50034 to the Government Code addresses a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Section 1 of this act adding Section 50034 to the Government Code applies to all cities, including charter cities.

**SEC. 4.** If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

City of

# CORCORAN

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## MATTERS FOR MAYOR AND COUNCIL ITEM #:7

### MEMORANDUM

**MEETING DATE:** April 23, 2024  
**TO:** Corcoran City Council  
**FROM:** Greg Gatzka, City Manager  
**SUBJECT:** Matters for Mayor and Council

#### 6-A. Upcoming Events/Meetings

- May 4, 2024 (Saturday) 50/50 Club Event- 6:00 p.m., Robertson Residence
- May 10, 2024 (Friday) Fresno Grizzlies Star Wars Night- 7:05 p.m., Chukchansi Park
- May 14, 2024 (Tuesday) Council Meeting- 5:30 p.m., Corcoran Council Chambers
- May 15, 2024 (Wednesday) City County Coordinating Meeting - 6:00 p.m., Hanford
- May 18, 2024 (Saturday) Car Show - 1:00 p.m., Whitley Ave, Downtown Corcoran
- May 27, 2024 (Monday) City Offices Closed in Observance of Memorial Day
- May 28, 2024 (Tuesday) Council Meeting- 5:30 p.m., Corcoran Council Chambers

#### 6-B. City Manager's Report

**6-C. Council Comments/Staff Referral Items** – *This is the time for council members to comment on matters of interest.*

#### 6-D. Committee Reports

1. Kings Waste and Recycling Agency (KWRA)
2. Kings County Association of Governments (KCAG)
3. Kings Community Action Organization

City Offices





**COUNCIL REQUESTS OR REFERRAL ITEMS  
PENDING FURTHER ACTION or RESOLUTION BY STAFF**

<b>DATE</b> Sent to Council/ Request made	<b>REQUEST</b>	<b>STATUS</b>	<b>DEPARTMENT RESPONSIBLE</b> Dept/Division
09/26/23	Vacant and blighted commercial properties. Council directed staff to begin preparing an abatement ordinance.	In progress	City Manager
09/26/23	Expansion of diagonal parking along Whitley Ave.	In progress	Public Works/Community Development
09/26/23	Council directed Staff to begin preparing a public nuisance ordinance.	In progress	Community Development/Police Department
11/14/23	Traffic safety and emergency access.		City Manager
3/26/24	Housing Authority - Streets		City Manager/ Public Works

