

CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, November 19, 2018
5:30 P.M.

Public Inspection: A detailed Planning Commission packet is available for review at Corcoran City Hall, located at 832 Whitley Avenue

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 235.

Public Comment: Members of the audience may address the Planning Commission on non-agenda items; however, in accordance with Government Code Section 54954.2, the Planning Commission may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is just the time for members of the public to comment on any matter within the jurisdiction of the Corcoran Planning Commission. Planning Commission will ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speaker will walk to the podium and state name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

Chairman:	David Bega
Vice-Chairman:	Shea DeVaney
Commissioner:	David Jarvis
Commissioner:	Karl Kassner
Commissioner:	Dennis Tristao
Commissioner:	Troy Van Velson
Commissioner:	Janet Watkins

FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF MINUTES
 - 2.1 Approval of minutes of the regular Planning Commission meeting on October 15, 2018
3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4.1 Continuance of a Public Hearing to consider Zone Change from Single Family Residential (R-1-6) to Neighborhood Commercial (CN) of the property located at 405 Orange Avenue, Corcoran, CA 93212 with APN 030-260-035, submitted by Sardar Singh. *(Tromborg) (VV)*

- A. Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Commission discussion
- G. By motion, approve/approve with changes/deny recommendation.

5. **STAFF REPORTS**

- 5.1 Request for extension of Tentative Subdivision Map Tract 880, North of Patterson and East of James Avenues with APN 034-120-003
- 5.2 Review of the Kings County Association of Governments regarding the Kings County Regional Walk and Bike Plan and present the draft Regional Active Transportation Plan
- 5.3 Use of Sea Train for storage in a residential zone
- 5.4 Site Plan Review Process
- 5.5 Report on fence height

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Items regarding:
 - Approved Planning Projects for the last 6 months
 - Kings County Economic and Workforce Data (September 2018)
- 6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3 Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on November 15, 2018.



Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 15, 2018**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:29 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney, Kassner, Tristao and Watkins

Commissioners absent: Jarvis and Van Velson

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led Bega.

A quorum was declared in the presence of five (5) Commissioners.

1. **PUBLIC DISCUSSION** – None

2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Kassner and seconded by Tristao to approve the minutes of the regular meeting on September 17, 2018. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner and Watkins

NOES:

ABSTAIN:

ABSENT: Jarvis and Van Velson

3. **RE-ORGANIZATION** – None

4. PUBLIC HEARING

4.1 Public Hearing to consider Conditional Use Permit 18-02 to allow selling of liquor/alcohol to an existing restaurant located at 924 Whitley Avenue, Corcoran, CA 93212 with APN 030-205-011, submitted by Hector Gamez., was declared open at 5:31p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 5:33 p.m.

Following Commission discussion, a **motion** was made by DeVaney and seconded by Tristao to approve Resolution No. 18-09, Conditional Use Permit 18-02 to allow selling of liquor/alcohol to an existing restaurant located at 924 Whitley Avenue, Corcoran, CA 93212 with APN 030-205-011. Motion carried by the following vote

AYES: Bega, DeVaney, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Jarvis and Van Velson

5. STAFF REPORTS - None

5.1 Tromborg presented the staff report regarding review of Zoning Code Chapter 11-12, Fences, Walls and Screening.

Based on review of zoning code from different jurisdictions e.g. Visalia, Hanford, Delano, etc., most of the cities have the same height requirements as the City of Corcoran. Visalia requires building permit (with fees exempt) to conduct an inspection for compliance. Tromborg recommended not to change the zoning code but require the property owner to apply for a variance with fee similar to administrative review, which is \$ 264.00. The application will be treated on case to case basis.

Commissioners agreed with the recommendation and directed the staff to implement the process.

6. MATTERS FOR COMMISSION - None

6.1. The commission received information on Assembly Bill 626 – California Retail Food Code: Microenterprise home kitchen operations and Kings County Economic Development Corporation Employment Report August 2018.

Assembly Bill 626 is already approved by the State. Amendments are being done on some sections. The City will continue to follow-up on the said bill and how it will affect the current municipal code.

6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 5:59 p.m., the meeting was adjourned to the next regular meeting on Monday, November 19, 2018 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

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MEMORANDUM

PUBLIC HEARING

ITEM: 4.1

TO: CORCORAN PLANNING COMMISSION

**FROM: KEVIN J. TROMBORG: COMMUNITY DEVELOPMENT
DIRECTOR, PLANNER, BUILDING OFFICIAL**

**SUBJECT: ZONE CHANGE 18-01. FILED BY SARDAR SINGH/JANG BAHADAR
SINGH, REGARDING PROPOSED ZONE CHANGE FOR PROPERTY
LOCATED AT THE SOUTH EAST CORNOR OF DAIRY AVENUE AND
ORANGE AVENUE. APN: 030-260-035**

MEETING DATE: November 19, 2018

APPLICANT

Sardar Singh/Jang Bahadar Singh
2238 Airington Circle
Corcoran Ca 93212

PROPERTY OWNER

Sardar Singh/Jang Bahadar Singh
2238 Airington Circle
Corcoran Ca 93212

REPORT:

Mr. Singh is requesting a zone change and general plan amendment for his property located at the South East corner of Dairy Avenue and Orange Avenue. APN: 030-260-035. The property is currently zoned (R-16) Residential. Mr. Singh is requesting a zone change to (CN) Neighborhood Commercial. The property owners would like to have the option of proposing a commercial project in the future or market the property for sale with two (6) acres of the property zoned as Neighborhood Commercial.

SURROUNDING ZONING AND USES

	<u>Use</u>	<u>Zoning</u>
Subject:	SE Corner Orange and Dairy Ave	R-16
North:	Residential	R-16
South:	Residential	R-16
East:	Residential	R-16
West:	Residential	R-16

COMPLIANCE WITH CEQA:

The project is not exempt from CEQA requirements. An Initial study mitigated Negative Declaration was performed.

ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS

The following findings are proposed:

- (A) The project is not exempt under CEQA
- (B) That the project required an Initial Study Negative Declaration to determine the environmental impacts and their effect on the environment.
- (C) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (E) That the proposed use, and any adverse effects upon adjoining or other properties has been addressed in the environmental study. In making this determination, the Commission shall consider the Initial study Mitigated Negative Declaration. Determination of future proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property should be determined at such time as a project for development has been proposed;
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned developments approved by the City;

ZONE CHANGE, GENERAL PLAN AMMENDMENT-ACTION BY THE PLANNING COMMISSION

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General plan amendment application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for Final approval. The decision of the City Council is final.

ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY

COUNCIL (Section 11-19-10)

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of a Zone change, General plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

NEW APPLICATION

Should the Planning Commission deny an application for a Zone Change, no application for a zone change of the same type shall be filed within six (6) months from the date of denial, except when the Planning Commission denies "without prejudice".

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 18-05
PERTAINING TO
ZONE CHANGE, GENERAL PLAN AMMENDMENT 18-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on November 19, 2018, the Commission approved the following:

Whereas, Sardar Singh and Jang Bahadar Singh, submitted an application requesting approval for a zone change from (R-16) Residential zone to (CN) Neighborhood Commercial for property located at the South East corner of Dairy Avenue and Orange Avenue Corcoran Ca 93212 APN: 030-260-035; and

Whereas, this Commission considered the staff report and Mitigated Negative Declaration on November 19, 2018; and

Whereas, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance;

- (A) The zone of the property is (R-16) residential, and the proposed change of zone and General plan amendment is not exempt under CEQA.
- (B) That the Environment initial study has address the environmental impacts of; Aesthetics, Agriculture and forestry resources, Air quality, Biological resources, cultural resources, geological and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, utilities and service systems, mandatory findings of significance, sensitive natural communities and special status plant species, mammals, special status Avian, reptile, Amphibian and invertebrates, and critical habitat.
- (C) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (E) That the proposed use may will have adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

- (F) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change and General Plan Amendment 18-01 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 19, day of November, 2018

Planning Commission Chairman

Community Development Director

EXHIBIT A
ZONE CHANGE/GENERAL PLAN AMENDMENT 18-01
RESOLUTION 18-05

General Conditions:

1. That the applicant in consideration of the approval of said project hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That all future commercial development regarding the property that has been proposed for zone change be subject to Site Plan review prior to the approval of construction Documents.
4. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
5. Kings County Health Department. That future commercial development be subject to Health Department review.
6. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
7. Public Works. That all future development is subject to review.
8. Corcoran Police Department has no comments.
9. Kings County Fire Marshal. That all future development is subject to review by Kings County Fire Department.
10. Corcoran Unified School District has no comments.
11. That a 300 ft. Radius notice was mailed and there were several comments.

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 18-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 19th day of November, 2018, by the vote as set forth therein.

DATED: November 19, 2018

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk



Assessment Information

[Logout](#)

[Map**](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#)
[Other Assessments](#)

[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * 030 - 260 - 035 - 000

General Information

Fee Number 030-260-035-000

Assessment Type FEE PARCEL

Active

Description 405 DAIRY AVE COR

[Legal Description](#)

Comments CONVERTED FROM FIL095 - 12/19/84

Assessed To SINGH, JANG B 50%

[Current Owners](#)

1400 DAIRY AVE
CORCORAN CA 93212

Acres 6.51 NORMAL OWNERSHIP

Zoning R16

Tax Rate Area 001-066

Documents Current 2015R1415744 10/29/2014

Created 1976R1061463 //

Situs 405 DAIRY AVE CORCORAN

** Maps require Free Adobe Acrobat Reader. Click  to download now.

[Top](#)



Google earth

feet
meters





Figure 1
Location Map



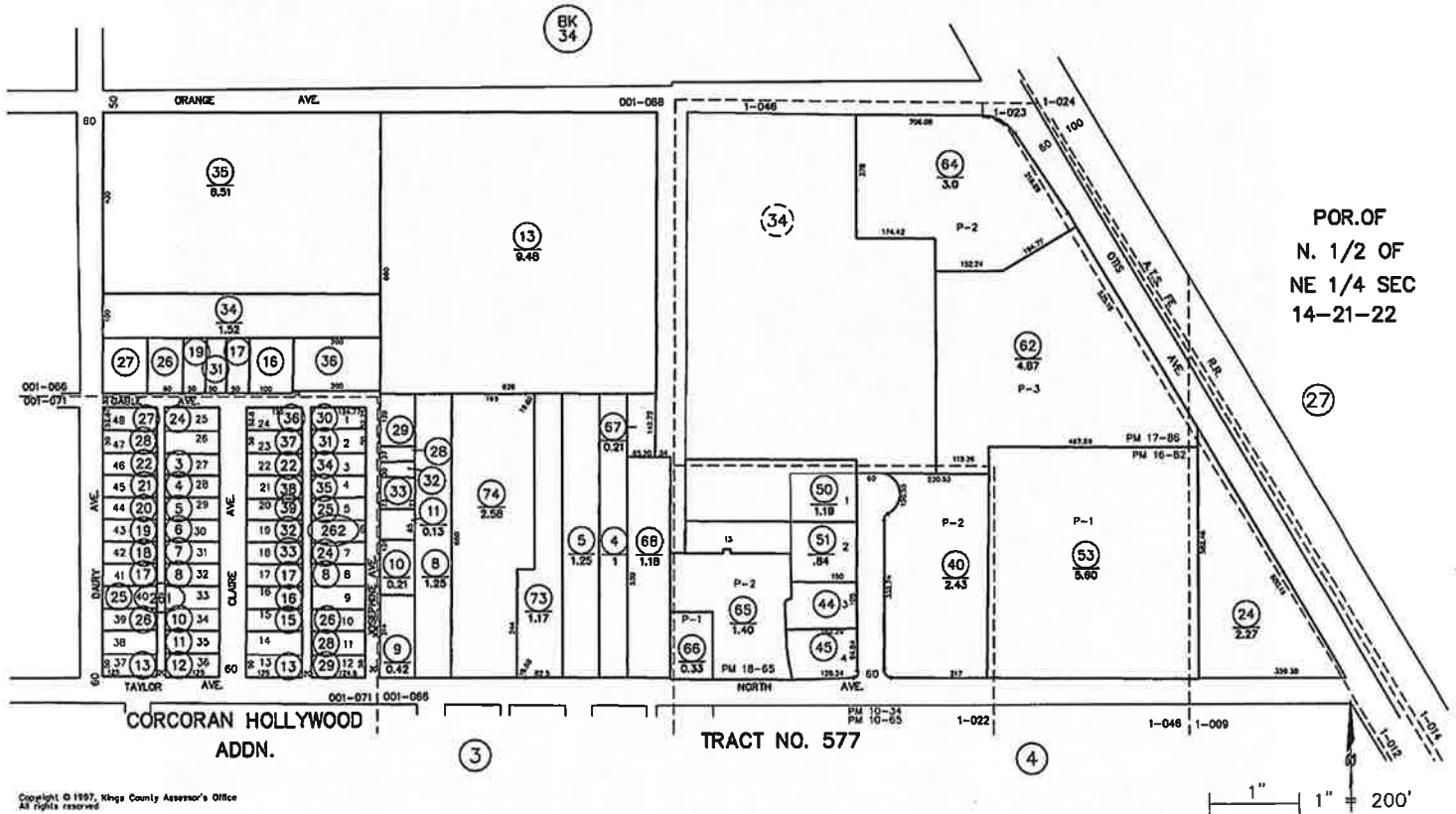
Figure 2
Location Map

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 IT IS NOT TO BE CONSTRUED AS PORTRAYING
 LEGAL OWNERSHIP OR DIVISIONS OF LAND FOR
 PURPOSES OF ZONING OR SUBDIVISION LAW.
 DECEMBER 2014

KINGS COUNTY ASSESSOR'S MAP

N. 1/2 OF NW. 1/4 SEC. 14-21-22

30-26



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City of

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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Corcoran Planning Commission will conduct a public hearing on Monday, September 17, 2018 at 5:30 p.m. at the City Council Chambers, 1015 Chittenden Avenue, to consider Zone Change from Single Family Residential (R-1-6) to Neighborhood Commercial (CN) of the property located at 405 Dairy Avenue, Corcoran, CA 93212 with APN 030-260-035, submitted by Sardar Singh/Jang Singh;

The purpose of the public hearing is to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City Clerk or the Community Development Director, 832 Whitley Avenue, Corcoran, CA 93212 or you may call telephone (559) 992-2151 ext. 232 prior to 5:00 p.m. on Monday, September 17, 2018. In addition, information may be obtained by contacting the Community Development Department from 8:00 a.m. to 5:00 p.m. on weekdays.

If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please call City Clerk (559) 992-2151 ext. 235 to arrange for those accommodations to be made.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the Planning Commission regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city council at, or prior to, the public hearings.

At the time and place noted above all persons interested in the above matter may appear and be heard.

Dated: August 27, 2018

Marlene Lopez, City Clerk

Publish: August 29, 2018, "The Corcoran Journal"

CITY OFFICES:

832 Chittenden Avenue * Corcoran, CA 93212 * Phone 559-992-2151 * www.cityofcorcoran.com

Kevin J Tromborg
Community Development
Director/Building Official/Planner
kevin.tromborg@cityofcorcoran.com



832 Whitley Ave
Corcoran, CA. 93212
(559) 992-2151 Ext. 232

MEMORANDUM

TO:

- | | |
|---|---|
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Kings County Planning Office |
| <input checked="" type="checkbox"/> Finance Director | <input checked="" type="checkbox"/> Corcoran Irrigation District |
| <input checked="" type="checkbox"/> Community Development Director | <input checked="" type="checkbox"/> The Gas Company |
| <input checked="" type="checkbox"/> PG&E | <input checked="" type="checkbox"/> N/A Applicant Engineer |
| <input checked="" type="checkbox"/> Property Owner | <input checked="" type="checkbox"/> 300 Ft Radius |
| <input checked="" type="checkbox"/> City Attorney | <input checked="" type="checkbox"/> Verizon |
| <input checked="" type="checkbox"/> Police Chief | <input checked="" type="checkbox"/> Kings County Appraisal Department |
| <input checked="" type="checkbox"/> Public Works Director | <input checked="" type="checkbox"/> SRR Tachi Tribe |
| <input checked="" type="checkbox"/> City Engineer | <input checked="" type="checkbox"/> Postmaster |
| <input checked="" type="checkbox"/> Kings County Environmental Health | <input checked="" type="checkbox"/> Corcoran Unified School |
| <input checked="" type="checkbox"/> Fire Marshall | <input checked="" type="checkbox"/> SJVAPCD |

DATE: September 18, 2018

FROM: Kevin J. Tromborg: Community Development Director

SUBJECT: **Planning Project Identification # 1P-0006 Regarding Zone Change and General Plan Amendment 18-101**

The City of Corcoran has received the following application for Zone change and General Plan amendment. Submitted by Jang Bahadur Singh and Sardar Singh proposing a Zone change from Residential (R-16) to Neighborhood Commercial regarding property located at 405 Dairy Avenue. APN: 030-260-035. (South East Corner of Dairy Avenue and Orange Avenue)

The City has determined that this project is not exempt from the California Environmental Quality Act (CEQA) and therefore, the preparation of an Environmental Document is required. However, if you or your organization has substantial evidence that would indicate to the contrary, or have general comments or concerns please explain.

ALL COMMENTS MUST BE RECEIVED BY OCTOBER 12, 2018 IN ORDER TO BE CONSIDERED DURING THIS REVIEW PROCESS.

CHAO LANCE & ELLEN REVOCABLE TRUST
1503 WIGDAL AVE
CORCORAN CA 93212

Occupant
2009 CHARLES ST (COR)

Occupant
1830 GABLE AVE (COR)

Occupant
2005 GABLE AVE (COR)

Occupant
2005 CHARLES ST (COR)

Occupant
1900 GABLE AVE (COR)

Occupant
508 DAIRY AVE (COR)

Occupant
2001 CHARLES ST (COR)

Occupant
1904 GABLE AVE (COR)

Occupant
2013 ORANGE AVE (COR)

Occupant
2000 GABLE AVE (COR)

Occupant
1908 GABLE AVE (COR)

Occupant
2014 GABLE AVE (COR)

Occupant
2004 GABLE AVE (COR)

Occupant
1916 GABLE AVE (COR)

Occupant
2012 CHARLES ST (COR)

Occupant
2008 GABLE AVE (COR)

Occupant
1912 GABLE AVE (COR)

Occupant
2008 CHARLES ST (COR)

Occupant
406 DAIRY AVE (COR)

Occupant
405 DAIRY AVE (COR)

Occupant
2000 CHARLES ST (COR)

Occupant
1708 NORTH AVE (COR)

Occupant
1712 NORTH AVE (COR)

Occupant
2004 CHARLES ST (COR)

Occupant
501 DAIRY AVE (COR)

Occupant
401 DAIRY AVE (COR)

Occupant
2013 CHARLES ST (COR)

Occupant
1806 GABLE AVE (COR)

Occupant
503 JOSEPHINE AVE (COR)

Occupant
1805 GABLE AVE (COR)

Occupant
1923 TENNENT AVE (COR)

Occupant
1908 ORANGE AVE (COR)

Occupant
1825 GABLE AVE (COR)

Occupant
1901 TENNENT AVE (COR)

Occupant
1930 ORANGE AVE (COR)

Occupant
1913 GABLE AVE (COR)

Occupant
1819 TENNENT AVE (COR)

Occupant
1710 ORANGE AVE (COR)

Occupant
1702 ORANGE AVE (COR)

Occupant
1815 TENNENT AVE (COR)

Occupant
1714 ORANGE AVE (COR)

Occupant
1720 ORANGE AVE (COR)

Occupant
1803 TENNENT AVE (COR)

Occupant
321 JOSEPHINE AVE (COR)

Occupant
1800 ORANGE AVE (COR)

Occupant
1715 TENNENT AVE (COR)

Occupant
1806 ORANGE AVE (COR)

Occupant
1707 TENNENT AVE (COR)

Occupant
1812 ORANGE AVE (COR)

Occupant
1726 ORANGE AVE (COR)

Occupant
1816 ORANGE AVE (COR)

Occupant
331 6TH AVE (COR)

Occupant
1820 ORANGE AVE (COR)

AGUIRRE-MAGANA JUAN A
& MONICA E H/W
2005 GABLE AVE
CORCORAN CA 93212

NIGHTINGALE ROBERT & BETTY H/W JT
2009 CHARLES ST
CORCORAN CA 93212

CABRERA JOSE J & ALEJANDRA H/W
1830 GABLE AVE
CORCORAN CA 93212

DORAN BETHEL K & ROSEMARY H/W
2050 TAFT DR
ROCKLIN CA 95765

SCHAFFER JUDITH A FAMILY TRUST
9619 N PAULA AVE
FRESNO CA 93720

GRIJALVA MARY LOUISE
1900 GABLE AVE
CORCORAN CA 93212

VASQUEZ JOE L
& AURELIA I FAMILY TRUST
2013 ORANGE AVE
CORCORAN CA 93212

HOLQUIN LARRY & ESTHER H/W
2001 CHARLES ST
CORCORAN CA 93212

TORRES VIRGINIA G
& ALVARO A SR W/H
P O BOX 661
CORCORAN CA 93212

DORAN KEVIN 33.33%
P O BOX 25374
FRESNO CA 93729

BONILLA JESSE J & CAROL A H/W
P O BOX 423
CORCORAN CA 93212

LAU KEANG C & CHEN YU H/W
P O BOX 27677
FRESNO CA 93729

SEPULVEDA GERALD
2014 GABLE AVE
CORCORAN CA 93212

GONZALEZ OSCAR
& SANDRA BARBOZA H/W
210 DAIRY AVE
CORCORAN CA 93212

QUIROZ PAUL JR & ALICIA H/W
1916 GABLE AVE
CORCORAN CA 93212

MAC RITCHIE DONALD T
P O BOX 410187
SAN FRANCISCO CA 94141

MARTINEZ JOSE & MARTHA T H/W
2415 MAC ARTHUR AVE
CORCORAN CA 93212

ABILA CRESPIAN & HELEN
1008 PATTERSON AVE
CORCORAN CA 93212

GARCIA JOSEPH C & SANDRA M H/W
2877 FAIRMONT DR
HANFORD CA 93230

DORAN BETHEL K JR
& ROSEMARY A H/W 50%
2050 TAFT DR
ROCKLIN CA 95765

SINGH JANG B 50%
1400 DAIRY AVE
CORCORAN CA 93212

GOMEZ FAMILY TRUST
2000 CHARLES ST
CORCORAN CA 93212

JACOBSON JOSEPH T & LINDA H/W
609 HALE AVE
CORCORAN CA 93212

TINAJERO RUBEN & HILDA A H/W
1935 CARNATION CT
CORCORAN CA 93212

DE JONG ERIC J
8609 LANSING AVE
HANFORD CA 93230

NUNES PAUL
18675 ROAD 32
TULARE CA 93274

DULAI B CORPORATION
1400 DAIRY AVE
CORCORAN CA 93212

KOEPKE WILLIAM A
P O BOX 245
CORCORAN CA 93212

GUIZAR EPIFANIO
1806 GABLE AVE
CORCORAN CA 93212

JONES STANLEY L & DONNA H/W
401 DAIRY AVE
CORCORAN CA 93212

CRUZ BENIGNO G 33.33%
503 JOSEPHINE AVE
CORCORAN CA 93212

TOPETE ADRIANA
1726 ORANGE AVE
CORCORAN CA 93212

WRIGHT KATHLEEN LEE
1002 E OAKRIDGE
VISALIA CA 93292

MYGATT JUDSON V
241 RAINBOW DR #14103
LIVINGSTON TX 77399

WALKER BILLY W & SUSAN K H/W JT
331 6TH AVE
CORCORAN CA 93212

RAMIREZ SAMMY J & STACY S H/W
P O BOX 1026
CORCORAN CA 93212

WELCH KENDALL
414 ARBUTUS AVE
MORRO BAY CA 93442

WALKER SUSAN K
331 6TH AVE
CORCORAN CA 93212

RAMIREZ SAMMY J & STACY S H/W
P O BOX 1026
CORCORAN CA 93212

MARTINEZ FAMILY REVOCABLE TRUST
1913 GABLE AVE
CORCORAN CA 93212

MUNSON PAULETTE D
835 GRANGEVILLE BLVD
HANFORD CA 93230

ESCAJEDA DAVID
1820 ORANGE AVE
CORCORAN CA 93212

CITY OF CORCORAN
832 WHITLEY AVE
CORCORAN CA 93212

DANIELS DONALD W 33.33%
1466 STOCKHAM AVE
TULARE CA 93274

LAU KEANG C & CHEN Y H/W
P O BOX 27677
FRESNO CA 93729

ADAMS RICHARD & GINGER H/W
2629 NORTH AVE
CORCORAN CA 93212

VAN ZANT RAYMOND G & JANIE H/W JT
1819 TENNENT AVE
CORCORAN CA 93212

MCDONALD PRISCILLA R & IRAN C W/H
1930 ORANGE AVE
CORCORAN CA 93212

MEDINA MARTINA C
1720 ORANGE AVE
CORCORAN CA 93212

VAN ZANT RAYMOND & JANIE H/W
1819 TENNENT AVE
CORCORAN CA 93212

GAYER LEORA A B
1710 ORANGE AVE
CORCORAN CA 93212

ARELLANES DIANA
321 JOSEPHINE AVE
CORCORAN CA 93212

CHAVARRIA JAMIE 50%
1514 SHERMAN AVE
CORCORAN CA 93212

MEDINA IRENE
P O BOX 154
CORCORAN CA 93212

PEMBERTON CLYDE C 50%
1715 TENNENT AVE
CORCORAN CA 93212

MADRID OCTAVIO S & FRANCES D H/W W
1803 TENNANT AVE
CORCORAN CA 93212

CHAO LANCE & ELLEN REVOCABLE TRUST
1503 WIGDAL AVE
CORCORAN CA 93212

GUTTIERREZ CARMEN M
1707 TENNENT AVE
CORCORAN CA 93212

TROTH DAVID K & DEBORA G H/W
1800 ORANGE AVE
CORCORAN CA 93212

CHAO LANCE & ELLEN REVOCABLE TRUST
1503 WIGDAL AVE
CORCORAN CA 93212

Kevin Tromborg

From: Hommerding, Troy <Troy.Hommerding@co.kings.ca.us>
Sent: Monday, September 24, 2018 5:05 PM
To: Kevin Tromborg
Subject: Planning Project 18-0006 Zone Change & General Plan Amendment 18-01

Thank you for the opportunity to comment on this project. At this time our office does not have any specific comments regarding the Zone change and the General Plan Amendment. However, if further commercial land development is proposed, our office reserves the right to comment on the commercial development.

Troy Hommerding
Kings County Department of Public Health
Division of Environmental Health Services
330 Campus Dr.
Hanford CA 93230



901 East Main Street | Visalia, CA 93292

June 1, 2018

Ruben Barrios, Tribal Chairman
Santa Rosa Rancheria Tachi Tribe
C/O Cultural Department
P.O. Box 8
Lemoore, CA 93245

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). A Formal Notification of a Decision to Undertake a Project and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Mr. Barrios:

QK is sending this notice on behalf of the City of Corcoran. The City of Corcoran (City) is proposing to undertake the following project:

Singh General Plan Amendment/Zone Change: A request by Sardar Singh for approval of both a General Plan amendment and Zoning change for an area of 3 acres. The area is currently zoned as Single Family Residential – 6,000 sq. ft (R-1-6). The project would change the General Plan designation and the zone to Neighborhood Commercial in order to build a gas station/convenience store along with a car wash. The project site is located at the northeast corner of Orange Avenue and Letts Avenue (APN 030-260-035) within the City of Corcoran.

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the City.

Should you have any comments or questions please contact our designated representative, Kevin Tromborg, at (559) 992-2151 (ext. 232) or at ktromborg@cityofcorcoran.com.

Thank you,

A handwritten signature in blue ink that reads "Steve Brandt".

Steve Brandt, AICP
Contract Planner

CC: Kevin Tromborg, Corcoran Community Development Director

Enclosures: Figure 1 – Location Map
Figure 2 – Project Boundary Map



September 26, 2018

Kevin Tromberg
City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212

Project: Initial Study/Mitigated Negative Declaration-Singh General Plan Amendment and Zone Change

District CEQA Reference No: 20181019

Dear Mr. Tromberg:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Initial Study/Mitigated Negative Declaration project referenced above consisting of a General Plan Amendment and Zone Change for 2.5-acres of a 6.5-acre parcel in order to construct a strip mall, a pharmacy with drive-thru, and a free-standing discount store totaling approximately 27,500 square feet (Project), located at 405 Dairy Avenue, at the southeast corner of Orange Avenue and Dairy Avenue in Corcoran, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. Based on information provided to the District, the proposed Project would equal or exceed 2,000 square feet of commercial space. Therefore, the District concludes that the proposed Project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region

4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)

1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region

34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

(AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. Particulate Matter 2.5 microns or less in size (PM2.5) from under-fired charbroilers pose immediate health risk. Since the cooking of meat can release carcinogenic PM2.5 species like polycyclic aromatic hydrocarbons, controlling emissions from under-fired charbroilers will have a substantial positive impact on public health.

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

Furthermore, the latest photochemical modeling indicates that reducing commercial charbroiling emissions is critical to achieving attainment of multiple federal PM2.5 standards and associated health benefits in the Valley.

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

4. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business

Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

5. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: cc

NATURAL HAZARD DISCLOSURE STATEMENT

Stewart Specialty Insurance - Silver
AND ADDITIONAL REPORTS

DETAILS OF REQUEST:

PERSON/ENTITY MAKING REQUEST

Stewart Specialty Insurance Services
1980 Post Oak Blvd, Suite 200
Houston, TX 77056

ORDER NUMBER

4873710

ADDRESS OF PROPERTY SUBJECT OF DISCLOSURE REPORT

405 Dairy Ave
Corcoran, CA 93212

ASSESSOR'S PARCEL NUMBER

030-260-035-000

RECIPIENT OF DISCLOSURE REPORT

Seller Seller Agent
Buyer Buyer Agent

DATE OF ISSUANCE

10/15/2014

ESCROW NUMBER

01180-53025



**Stewart Specialty Insurance
Services
1980 Post Oak Blvd
Houston, TX 77056
1-877-302-3262 (Toll Free)**

This NHD statement and report is prepared based on information provided by public agencies, in compliance with California Civil Code Section 1103.4, AB920 and thus provides for legal exemption from liability to the transferor and listing agent for any error in this information provided that ordinary care is exercised in transmitting the statement and report. **Disclaimer:** Stewart Specialty Insurance has no obligation to advise any persons, including the recipient, of any change in relevant facts, conditions, or circumstances that occur after Date of Report. Please also be aware, only fully paid Reports are considered valid. Prices subject to change without notice. Thank You.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kings, City of Corcoran and described as follows:

The North 530 feet of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 14, Township 21 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Kings, State of California .

Excepting therefrom the South 100 feet thereof.

APN: 030-260-035
(End of Legal Description)

KINGS COUNTY ASSESSOR'S MAP

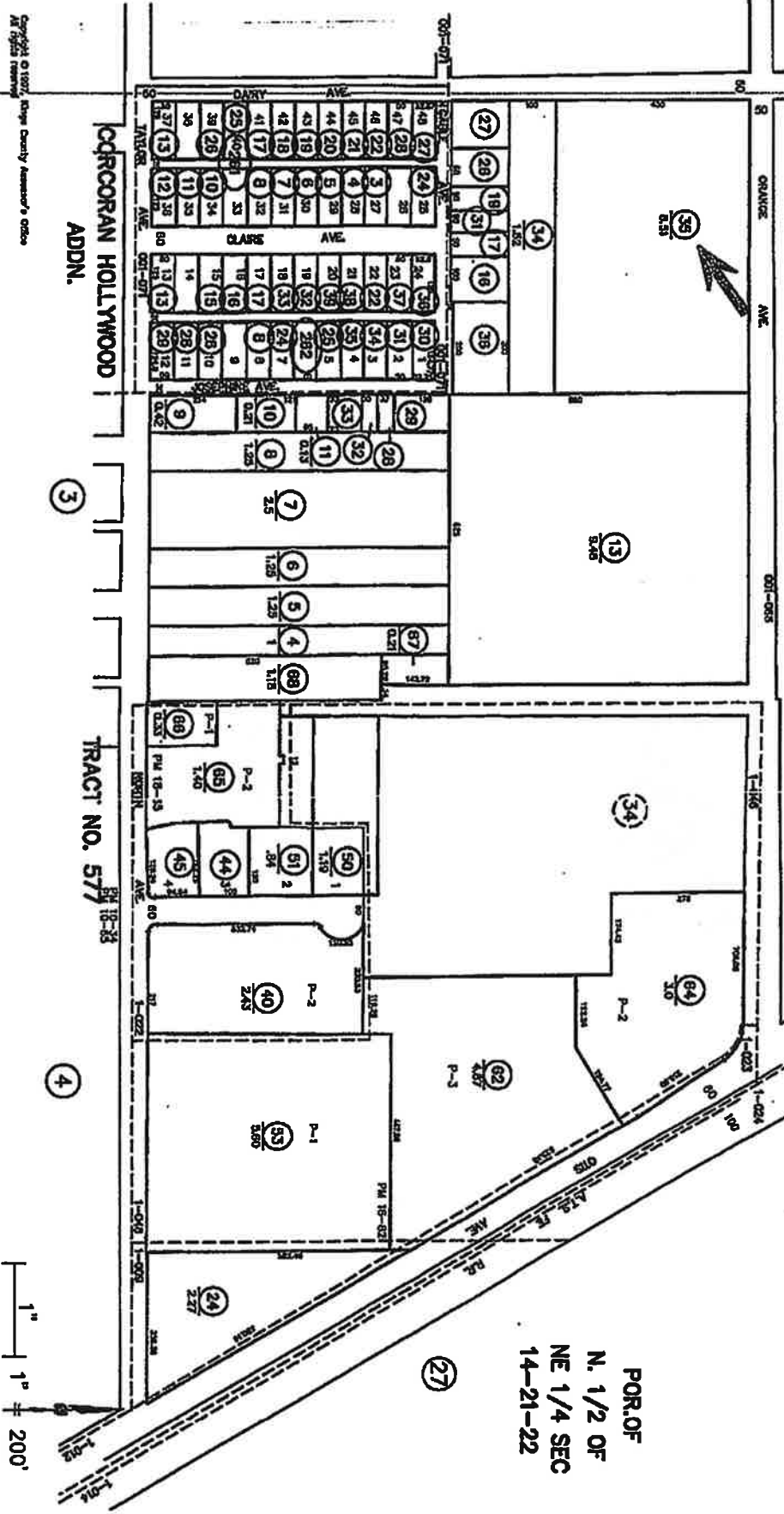
N. 1/2 OF NW. 1/4 SEC. 14-21-22

BK
34

POR OF
N. 1/2 OF
NE 1/4 SEC
14-21-22

THIS MAP IS THE ASSESSOR'S REPORT ONLY
IT IS NOT TO BE CONSIDERED AS A GUARANTEE
OF THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN OR AS A BASIS FOR
PROCESSES OR ACTIONS OR SUBSEQUENT LAWS.

Description: Kings, CA Assessor Map 30.26 page: 1 of 1
Date: 5/30/25 Comment:



Copyright © 1997, Kings County Assessor's Office
All Rights Reserved

KINGS COUNTY ASSESSOR'S MAP
 N. 1/2 OF NW. 1/4 SEC. 14-21-22

30-26

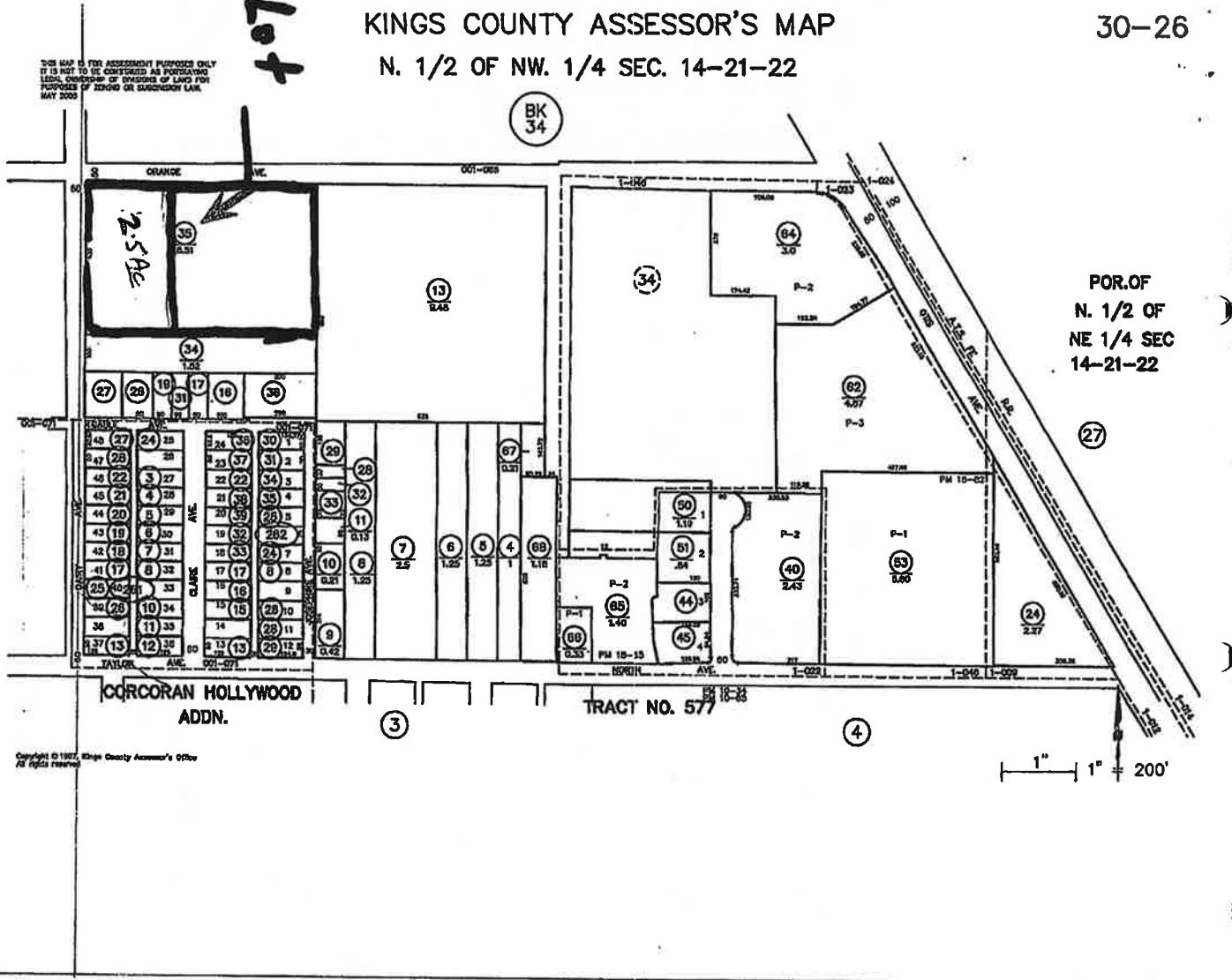
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 IT IS NOT TO BE CONSIDERED AS PORTLANDING
 LEGS, CHANGE OF POSSESSION OF LAND FOR
 PURPOSES OF ZONING OR SUBDIVISION LAW.
 MAY 2005

BK
34

POR. OF
 N. 1/2 OF
 NE 1/4 SEC
 14-21-22

jurisdiction: Kings, CA Assessor Map 30-26 Page: 1 of 1
 date: 5/3/05 Comment:

Total is 6.51 Acres so we want 2 1/2 Acres to Re Zone
 or 3 acres.



Copyright © 1997, Kings County Assessor's Office
 All rights reserved

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

The transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes ___ No X Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes ___ No X Do not know and information not available from local jurisdiction ___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ___ No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ___ No X

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes ___ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No ___ Map not yet released by state X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

SIGNATURE OF TRANSFEROR(S) _____	Date _____
SIGNATURE OF TRANSFEROR(S) _____	Date _____
SIGNATURE OF AGENT(S) _____	Date _____
SIGNATURE OF AGENT(S) _____	Date _____

Check only one of the following:

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based on information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the Provider Below:

Third-Party Disclosure Provider(s): Stewart Speciality Insurance Services

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in the transaction.

I have received a copy of the following booklets in this transaction: "Combined Hazards Book" a combination "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead in Your Home", "The Homeowner's Guide to Earthquake Safety" - Includes Natural Gas Safety and "Home Energy Rating System" (HERS). If applicable, I have received and reviewed Tax Assessment Report. I hereby acknowledge the receipt of all information identified on page 3 and 4 of this report.

SIGNATURE OF TRANSFEEE _____	Date _____
SIGNATURE OF TRANSFEEE _____	Date _____

The items listed below are additional Natural Hazard Disclosures and Advisories that may be provided in the report:

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Local Municipality Hazards - (depending on county/city)

Additional Statutory Disclosures

Supplements/Notices

Tax Information

Environmental Concerns

Booklets

- [Residential Environmental Hazard Guide](#)
- [Protect Your Family From Lead In Your Home Guide](#)
- [Homeowners Guide to Earthquake Safety](#)
- [Home Energy Rating Booklet](#)
- [Full Homeowners Guide](#)

Report Terms and Conditions

Important Note: Flood insurance premiums are expected to rise.

The Biggert-Waters Flood Insurance Act was passed to strengthen the National Flood Insurance Program (NFIP). The law will phase in increased flood insurance rates for homes within flood zones at the rate of 15%-18% per year, until full-risk rates are reached. These changes may increase your monthly mortgage payment.

In addition, flood zone maps are changing and being update throughout the country to reflect current flood risk. To see if your home is in an area where a map could be updated, visit

https://www.floodsmart.gov/floodsmart/pages/flooding_flood_risks/map_update_schedule.jsp

To learn more about NFIP visit www.floodsmart.gov.

To learn more about Biggert-Waters and rate changes visit <http://www.fema.gov/flood-insurance-reform> or contact your insurance agent.

NOTE: In preparing this report, the disclosure Company has relied upon the statutes identified and has reviewed the maps and records specifically referred to in each Disclosure Determination. These are available to the public as Government Records to make the determinations if and to what extent each statute applies to the Subject Property. Receipt or use of this report by recipient or any third party constitutes acceptance of the terms and conditions detailed at end of this document. Please read these terms and conditions carefully. This report is not a warranty. This report is not a policy of insurance. This report is prepared by The Disclosure Company to comply with California statutory disclosure law relating to public record information in connection with the sale of real estate. Recipient is cautioned and warned that no onsite inspection is performed by The Disclosure Company in preparing the report.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Determinations, Advisories and Table of Contents

	In	Out	Not Mapped N/A	Page
State Level Determinations				
Special Flood Hazard Zone (FEMA) Section 8589.3 of the California Government Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>		5
Area of Potential Flooding Due to Dam Inundation Section 8589.4 of the California Government Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>		5
Very High Fire Hazard Severity Zone Section 51183.5 of the California Government Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>		5
Wildland Area That May Contain Substantial Forest Fire Risks and Hazards Section 4136 of the California Public Resource Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>		6
Earthquake Fault Zone Section 2121 of the California Public Resource Code	<input type="checkbox"/>	<input checked="" type="checkbox"/>		6
Seismic Hazard Zone Section 2694 of the California Public Resource Code				
A) Landslide Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
B) Liquefaction Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
Local Level Determinations				
Local Hazard Disclosure Statement	<input type="checkbox"/>	<input type="checkbox"/>		N/A
San Francisco Bay Conservation And Development Commission Jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Additional Statutory Disclosures				
Airport Influence Area Disclosure Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		12
California Land Conservation Act (Williamson) Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/>		12
Former Military Ordnance Site Disclosure Supplement	<input type="checkbox"/>	<input checked="" type="checkbox"/>		13
Duct Sealing and Testing Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		15
Commercial or Industrial Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		15
California Right To Farm Disclosure Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		16
Notice Of Mining Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
California Tsunami Inundation Disclosure Statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>		18
California Coastal Protection Zones Disclosure Statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>		18
Supplements and Notices				
Megan's Law, Gas and Hazardous Liquid Transmission Pipelines			Notice	19
Carbon Monoxide Notices , Endangered Species Act Notice			Notice	20
Mold Supplement, Naturally Occurring Asbestos Notice			Notice	21
Methamphetamine Contaminated Supplement, Oil and Gas Well Notice			Notice	22
Radon Notice , Notice of Supplemental Property Tax Bill			Notice	23
Terms And Conditions				
Tax				
Supplemental Tax Disclosure (Gold And Platinum Only)				N/A
Environmental				
Environmental Concerns (Platinum Only)	<input type="checkbox"/>	<input type="checkbox"/>		N/A

Property Address: 405 Dairy Ave
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Date of Issuance: 10/15/2014

State Level Determinations

FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, this determination by the disclosure Company is based on a review of maps including the Flood Insurance Rate Maps published by the Director of the Federal Emergency Management Agency.

The Federal Emergency Management Agency (FEMA) is the federal agency with the responsibility to produce Flood Insurance Rate Maps. These maps are used to determine whether structures, such as private residences are contained within designated Special Flood Hazard Areas. This information is then used to determine the need for obtaining flood insurance through the National Flood Insurance Program and also for floodplain management purposes. The fact that a structure lies with a designated Special Flood Hazard Area does not guarantee that it will necessarily flood; nor does the fact that a structure lies outside a flood zone guarantee that it will not flood.

Condominium Note:

California disclosure requirements state that if any part of the property owned by the Condominium Association or owned in undivided interests by the unit owners is in an area subject to flood inundation, then all dwelling units are shown in said area. However, if the particular dwelling unit is not in the flood inundation area, the owner may not be required to purchase flood insurance pursuant to federal requirements. In some circumstances the Owners Association may have obtained flood insurance covering the Common Areas and, where applicable, the affected dwelling units. A precise determination may be made by obtaining a flood certificate usually required by the lender.

For more information about flood zones, please contact your local FEMA Regional Office or access this department's Internet address through the World Wide Web at <http://www.fema.gov/>.

AN AREA OF POTENTIAL FLOODING DUE TO DAM INUNDATION

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Section 8589.5 of the California Government Code, this determination by the disclosure Company is based on a review of inundation maps showing areas of potential flooding in the event of sudden or total failure of any dam. Section 8589.5 of the California Government Code requires that inundation maps be prepared for certain dams and debris basins. Should there be a catastrophic breakdown of a basin or dam during peak capacity, the dam inundation maps indicate the areas that could potentially be inundated by this breakdown. Potential causes of catastrophic breakdowns include heavy rainfall, watershed runoff, foundation failure, earthquakes, etc. Not all California dams have dam inundation maps associated with them, so there may be circumstances where specialized consultants may need to be consulted for detailed analyses.

Maps approved pursuant to section 8589.5 of the California Government Code are kept on file with the Department of Water Resources and the Office of Emergency Services. For more information, please contact the California Office of Emergency Services in Sacramento or access this department's Internet address, <http://www.oes.ca.gov/>.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

VERY HIGH FIRE HAZARD SEVERITY ZONE

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Section 51183.5 of the California Government Code, this determination by the disclosure Company is based on a review of maps issued by the Director of Forestry and Fire Protection for the State of California

Section 51178 of the California Government Code requires that the California Director of Forestry and Fire Protection identify and prepare maps showing certain Very High Fire Hazard Severity Zones. Placement within these zones is based on criteria that includes, but is not limited to, structure density, weather, topography, fuels, and other relevant considerations. Buyers are subject to fines for failing to provide for proper brush clearance and other preventive measures in these zones. For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's Internet address access the World Wide Web at, <http://www.fire.ca.gov/>.

WILDLAND AREA THAT MAY CONTAIN SUBSTANTIONAL FOREST FIRE RISKS AND HAZARDS

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, Sections 4102, 4125, 4136 of the California Public Resources Code, and Section 13811 of the Health and Safety Code, this determination by the disclosure Company is based on a review of maps including those issued by the Director of Forestry and Fire Protection for the State of California

Section 4125 of the California Public Resources Code requires that the California Director of Forestry and Fire Protection identify and prepare maps showing certain State Responsibility Areas that designate wildland areas that may contain substantial forest fire risks and hazards. These State Responsibility Areas are subject to the requirements of Section 4291 of the California Public Resources Code governing any person who own, controls, operates leases, or maintains a building or structure in a designated area in reference to firebreaks, trimming of trees, installation of chimney screens and regulation of these matters by the State Forester.

In the exercise of its responsibility for identifying State Responsibility Areas, the California Department of Forestry and Fire Protection is also responsible for identifying lands outside of cities and federal lands for which the state takes primary financial responsibility for protecting natural resources from fire damage. These designated locations are determined in part on vegetation and other natural resource characteristics within the area. Public Resources Code Section 4291 imposes a duty on the seller of real property to disclose whether the property is within a State Responsibility Area and that the buyer must take specific fire mitigation measures to be in compliance with California law.

Fire Prevention Fee

The State of California authorized a new State Responsibility Fire Prevention Fee (FPF) to be assessed on each habitable structures located within State Responsibility Areas (SRA). The FPF will be collected in order to pay for fire prevention activities and to protect structures that fall within the SRA. The State Board of Forestry and Fire Protection (State Board) has established the FPF in an amount not to exceed \$150.00 to be assessed on each habitable structure located within the SRA. The FPF will be adjusted annually by the State Board, beginning July 1, 2013, to reflect the percentage of change in the average annual value of the Implicit Price Deflator for State and Local Government Purchases of Goods and Services . The State Board is currently working on regulations to implement the FPF and set the rate for 2011-12 fiscal year.

The legislation requires the State Board to adopt these regulations by September 1, 2011.

Additional information regarding the FPF will be posted periodically as it becomes available. You may also contact the State Board of Forestry and Fire Protection at <http://www.bof.fire.ca.gov> for further information.

For more information, please contact the California Department of Forestry and Fire Protection in Sacramento or access this department's Internet address through the World Wide Web at, <http://www.fire.ca.gov/>.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

EARTHQUAKE FAULT ZONE

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code and Sections 2621.9 and 2622 of the California Public Resources Code, this determination by the disclosure Company is based on a review of maps issued by the Division of Mines and Geology of the Department of Conservation.

The California State Geologist has the responsibility for mapping earthquake fault zones. Fault zones lie on either side of known faults and are generally a quarter mile or less in width. Faults can be categorized as active or inactive and are subject to continual revision as new findings dictate. Just as with FEMA flood zones, lying outside of the fault zone boundary does not ensure that there is no danger from earthquake-generated ground shaking, but it is presumed that there is a greater statistical danger within the zone. More information may be obtained from the California Department of Conservation, Division of Mines and Geology through their nearest office or through the world wide web address, <http://www.consrv.ca.gov/>.

For more information, please contact the California Office of Emergency Services in Sacramento or access this department's Internet address through the World Wide Web at, <http://www.oes.ca.gov/>.

SEISMIC HAZARD ZONE

DISCUSSION:

Pursuant to Section 1103 of the California Civil Code, Sections 2621.9, 2622, and 2296 of the California Public Resources Code, this determination by the disclosure Company is based on a review of maps issued by the Division of Mines and Geology of the Department of Conservation,

The California State Geologist and the Division of Mines and Geology of the Department of Conservation, have the responsibility for mapping seismic hazard zones and must identify areas of potential danger to the public from ground failure caused by earthquake ground shaking. These dangers include landslides and liquefaction (liquefaction refers to the earth taking on a fluid consistency under conditions of prolonged shaking). More information may be obtained from the California Department of Conservation, Division of Mines and Geology through their nearest office or access this department's Internet address through the World Wide Web at, <http://www.consrv.ca.gov/>.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

County and City Locals Disclosure

In the process of approving land use and development permit applications many counties and cities have created additional disclosures to federal and states maps under California Civil Code Section 1103 to reflect various seismic and geologic hazards. The Disclosure Company utilizes good-faith efforts to research, identify and collect local-disclosures identified in County and City General Plan Safety Elements. If the spatial data is in a usable format, is made available by the municipality and is of quality and scale, The Disclosure Company collects and integrates the hazard layers into the Disclosure Report. In some circumstances, the hazard data is not available or accessible in a usable format and The Disclosure Company cannot include the determination in its local-disclosure. In some circumstances, The Disclosure Company may supplement hazards identified in the County or City General Plan Safety Element with more current or more accessible data identified by The Disclosure Company.

The Disclosure Company researches local-disclosure information annually by identifying if any new County or City General Plan Safety Elements have been published.

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, the Disclosure Report, in most cases, will not include redundant information on the local-level disclosure.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps are created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different. If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those sources will be identified for that county or city on the local-disclosure page.

Report Recipients should always contact their county and city's local planning agency, prior to any transaction, to determine if any of the local disclosures made in this Report or any other hazard could affect the Subject Property and/or its use.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Kings County Local Disclosure

This real property lies within the following LOCAL Disclosure Area(s):

Subject Property is in the following Landslide Susceptibility area as identified by the United States Geological Survey (USGS), 97-289, 2001. low

To determine if the Subject Property is in an Expansive soil area please refer to the Kings County General Plan, Safety Element figure HS-4. Residential construction in these areas depicted may also require a geotechnical soils report (California Building Code, Section 1802.1).
<http://www.countyofkings.com/planning/2035%20draft%20general%20plan/Final%20Docs/07%20Health%20and%20Safety%20Element.pdf>

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

City Local Disclosures

The Disclosure Company has reviewed the General Plan Safety Element for the city that the Subject Property is located in. For one of the reasons below no City Local Disclosures have been included in this Disclosure Report:

- The Subject Address is in an unincorporated area.
- The City has not mapped any local level natural hazard disclosures in its General Plan Safety Element.
- The City relies upon state or county hazard maps which are redundant to the ones used in disclosing state or county mandated natural hazards already identified in this Disclosure Report.
- The City will not / cannot provide the local disclosure data in a usable format to allow The Disclosure Company to report on any City level disclosures.
- The City level local disclosure data is no longer applicable.

The Recipients of this report should consult their local City planning department if they have any questions regarding local level natural hazards that could affect the Subject Property.

Property Address: 405 Dairy Ave
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Wood-Burning Heater Statement of Compliance

Property Address	City	State	Zip
County Assessor	Parcel Number (APN)		

Section 5.2 of Rule 4901 – *Wood-Burning Fireplaces and Wood-Burning Heaters*, requires any wood-burning heater (stove or fireplace insert) included with the sale or transfer of real property to be EPA Phase II certified. Any non-certified wood-burning heater must be removed from the property or rendered permanently inoperable prior to the close of escrow.

There are no restrictions on the sale or transfer of property with open-hearth masonry or zero-clearance fireplaces, pellet stoves, or wood-burning cook stoves with ovens. A certified heater should have a permanent label attached that indicates that the heater meets July 1, 1990, emissions standards. A list of certified heaters is maintained at: <http://www.epa.gov/Compliance/resources/publications/monitoring/caa/woodstoves/certifiedwood.pdf>.

Sellers are required to complete this form whenever a wood-burning stove or insert is included with the property. A copy shall be mailed or faxed to the San Joaquin Valley Air Pollution Control District within 30 days of close of escrow.

Seller Disclosure

Seller represents that the subject property will meet the following requirements of Section 5.2 of District Rule 4901 at the close of escrow: That any woodstoves or fireplace inserts included in the property are EPA Phase II certified and that any non-certified woodstove or insert has been removed from the property or rendered permanently inoperable.

Seller Signature	Print Name	Date
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The undersigned hereby acknowledges receipt of a copy of this document.

Buyer Signature	Print Name	Date
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WARNING: It is unlawful to sell any wood-burning heater that is not EPA Phase II certified. This includes, but is not limited to the transfer through a real estate transaction. This transaction is subject to an audit by the San Joaquin Valley Air Pollution Control District for compliance.

For more information please contact:
San Joaquin Valley Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, California 93726 (559) 230-6000
www.valleyair.org FAX (559) 230-6062

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Additional Statutory Disclosures

Airport Influence Area Disclosure Statement

The Disclosure Company has determined whether the Subject Property is located within an airport influence area as defined in subdivision (b) of Section 11010 of the Business and Professions Code. If the Table of Contents (*page 4*) of this Natural Hazard Disclosure Report reflects the Subject Property as IN an airport influence area, the Recipients are hereby notified:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

The Disclosure:

Not all airports are disclosed in this Natural Hazard Disclosure Report. The Disclosure Company has reviewed data from the California Department of Transportation, National Flight Data Center, National Plan of Integrated Airport Systems, the Air Carrier Activity Information System, Terminal Area Forecast, AirNav.com and other known sources. Inclusion of private, military, heliport and seaplane airports varies by county and may or may not be disclosed.

The determination is based upon the Subject Property being either within a recorded Airport Influence Area or within 2 miles of the recorded centroid of the airport. If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.

California Land Conservation Act (Williamson)

The Disclosure Company has determined whether the Subject Property has been entered into Williamson Act contract with the applicable county and if that contract is current. Please refer to the Table of Contents of this Natural Hazard Disclosure Report to determine if the Subject Property is affected by a Williamson Act contract.

Note: The Disclosure Company uses good faith efforts to collect current Williamson Act information. If the data can be provided by the state or county agency in a usable format, we have integrated the information into the report. Due to government funding challenges, the State and County agencies sometimes cannot provide updates to the Williamson Act data.

The Disclosure:

The purpose of the California Land Conservation Act of 1965 (Williamson Act) is to allow local governments and private landowners to enter voluntarily into contracts to restrict the use of parcels of land of no less than 100 acres to agricultural and open space use. The landowner receives compensation for the land use restrictions in the form of reduced property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

For further information visit:

Contact the applicable County planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions. Additionally and for more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website <http://www.conservation.ca.gov/dlrp/lca>.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

FORMER MILITARY ORDNANCE SITE DISCLOSURE SUPPLEMENT

Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: most FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Details of locations found within 1 mile of subject property:

Location Name

FUDS#

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Duct Sealing & Testing Requirement Disclosure Statement

Reporting:

The determination of "In" on this report specifies that the subject property falls within a climate zone requiring the duct sealing and testing aforementioned. The determination of "Out" on this report indicates that the property is not within one of the requirement zones.

Explanation:

The California Energy Commission ("CEC") has put forth that on average, 30 cents of every heating or cooling dollar is wasted through improperly sealed central air conditioning and heating system ductwork. Beginning October 1, 2005, homeowners living in most of California who install or replace a central furnace or air conditioner must have their ductwork tested for leaks. Duct systems that leak 15 percent or more must be sealed to reduce the leaks. The current 2008 *Building Energy Efficiency Standards* include a number of HVAC-related installation measures that require HERS Rater verification. These include correct refrigerant charge, adequate cooling coil airflow, maximum air handler fan watt draw, and the installation of temperature measurement access holes and saturation temperature measurement sensors. In most parts of the state, homeowners need a permit to replace or install furnaces or air conditioners. Under the new law, once a contractor installs the equipment, he or she must test the ducts and fix any leaks that are found. Then an approved third-party field verifier must check to make sure the duct sealing complies with the requirements. The homeowner can choose whether the field verifier checks the ducts in the homeowner's house, or their house is included in a random sample where one in seven homes have their duct systems checked.

Note: According to the 2013 Energy Efficiency Standards, new construction always requires testing. This determination does not consider if this property is new or existing. Additional information, including the 2008 *Building Energy Efficiency Standards*, can be found by visiting the CEC page related to this law at <http://www.energy.ca.gov/title24/2008standards/changeout/>

Industrial or Commercial Hazard Disclosure Statement

Per California Civil Code, a seller of residential real property subject to CA Civil Code 1102.17 who has actual knowledge that the property is affected by or zoned to allow an industrial use described in Section 731a (below) of the Code of Civil Procedure shall give written notice of that knowledge as soon as practicable before transfer of title.

Section 731a. Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors.

In an effort to help determine areas where this may be applicable, The Disclosure Company has reviewed if the subject property is within one mile of a property that is zoned to allow for commercial or industrial use based on publicly-available county tax assessment records. This disclosure only identifies commercial and industrial locations flagged by the respective County Tax Assessor as being a "Commercial or Industrial" location. Only those locations in which The Disclosure Company can identify valid geographic coordinates within County Tax Assessor data are used in this review. Please refer to the Table of Contents of this Natural Hazard Disclosure Report to see the results of The Disclosure Company's review regarding if the Subject Property is within one mile of an Industrial or Commercial Property.

The "Industrial or Commercial Hazard Determination" made in the Table of Contents of this report DOES NOT purport to determine whether the subject property is or is not affected by a commercial or industrial zone. As stated in the initial paragraph above, that determination is based solely upon ACTUAL KNOWLEDGE of the seller of the subject property. The Seller and Seller's Agent should disclose any personal knowledge of such existing commercial or industrial zone under a separate Seller's Disclosure.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

California Right to Farm Disclosure Statement

This real property lies within One Mile of a Right to Farm Area:

<u>No</u>	Prime Farmland (P)
<u>Yes</u>	Farmland of Statewide Importance (S)
<u>No</u>	Unique Farmland (U)
<u>No</u>	Farmland of Local Importance (L)
<u>Yes</u>	Grazing Land (G)

Discussion

If the property is presently located within one mile of a parcel of real property designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land on the most current Important Farmland Map, issued by the California Department of Conservation, Division of Land Resource Protection, the following notice is required:

Notice of Right to Farm

This property is located within one mile of a farm or ranch designated on the current county level GIS important Farmland Map issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24 hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

California has a Right to Farm Act-Civil Code Section 3482.5 to protect farming operations. When agricultural land within the state's agricultural areas is bought and sold, the purchasers are often not made aware of the fact that there are right -to-farm laws. This has lead to confusion and a misunderstanding of the actual uses of the land or uses of the surrounding agricultural lands.

In 2008 the state of California enacted Assembly Bill 2881 to limit the exposure of farmers to nuisance lawsuits by homeowners in neighboring developments. The mechanism of this bill is a formal notification of the buyer, through a Notice of Right to Farm in an expert disclosure report that advises the buyer if the subject property is within one mile as defined by the bill.

If the seller has actual knowledge of an agricultural operation in the vicinity of the subject property that is not disclosed in this report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.

Public Record

Based on the most current publicly available version of the Important Farmland Map issued by the California Department of Conservation, Division of Land Resource Protection, utilizing solely the county level GIS map data, if any available on the Divisions Farmland Mapping and Monitoring Program website, pursuant to Section 11010 of the Business and Professions Code, Section 1103.4 of the California Civil Code.

Reporting Standard

YES shall be reported and the Notice to Right to Farm provided if any portion of the property situated within or within one mile of a parcel of real property designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land in the public record. NO shall be reported if no portion of the property is within that area.

Definitions:

Prime Farmland (P) - irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has soil quality, growing season and moisture supply needed to produce sustained

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

high yields. Land must have been used for production of irrigated crops at some time during the four years prior to mapping date.

Farmland of Statewide Importance (S) - irrigated land similar to prime farmland that has good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than prime farmland. Land must have been used for production of irrigated crops at some time during the four years prior to mapping date.

Unique Farmland (U) - less quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to mapping date.

Farmland of Local Importance (L) -farmlands growing dryland pasture, dryland small grains and irrigated pasture.

Grazing Land (G) - land on which the existing vegetation is suited to the grazing of livestock, This category is used only in California and was developed in cooperation with the California Cattleman's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

Notice of Mining Operations

Utilizing map coordinate data made available by the Office of Mine Reclamation, The Disclosure Company has determined whether the Subject Property is located within one mile of a mine operation for which map coordinate data has been reported to the director pursuant to Section 2207 of the Public Resources Code.

If the Table of Contents of this Natural Hazard Disclosure Report reflects the Subject Property to be located within one mile of a mine operation, the Recipients are hereby notified:

NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Note: The Office of Mine Reclamation's (OFM) database was aggregated based on data provided by individual mining operators, therefore the OFM cannot guarantee its accuracy.

For further information visit:
<http://www.conservation.ca.gov/omr/pages/index.aspx>

Mailing Address:
Department of Conservation
Office of Mine Reclamation
801 K Street, MS 09-06
Sacramento, CA 95814-3529

Street Address:
We are located in the Renaissance Tower in Downtown Sacramento at the corner of 8th and K Streets, in Suite 901 (9th Floor).

E-mail: OMR@conservation.ca.gov

Office Hours:
8 a.m. to 5 p.m: Monday through Friday (except State Holidays)

(916)323-9198 – Phone
(916)322-4862 – Fax

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

California Tsunami Inundation Area Disclosure Statement

This real property lies within the following Disclosure Area(s):

According to the California Department of Conservation maps referenced below, the Subject property is located within the following hazard area:

No Tsunami Inundation area

Definitions:

A tsunami is a wave or series of waves, generated by an earthquake, landslide, volcanic eruption, or even large meteor hitting the ocean. The general cause of a tsunami is when a large earthquake with a magnitude of 8 or higher creates a significant upward movement of the sea floor resulting in a rise of water at the ocean surface. This rise or mound of water moves away from the center of where the earthquake occurred in all directions. A tsunami can travel at over 500MPH and as the wave approaches land and the ocean shallows, the wave will slow down to around 30MPH and will then grow in height. These maps used in this disclosure represent worst-case scenarios and were only meant to be used for emergency managers to prepare tsunami evacuation plans.

For further information, please contact the: California Department of Conservation.
http://www.consrv.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Pages/index.aspx

For Tsunami Information:
http://www.consrv.ca.gov/cgs/information/publications/cgs_notes/Documents/CGS_Note_55.pdf

California Coastal Protection Zones Disclosure Statement

This real property lies within the following Disclosure Area(s):

Subject property is located within ¼ mile of a California Coastal Commission Jurisdiction Area

No Coastal Commission Jurisdiction area

Definitions:

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources in the 76 coastal cities and counties. The LCPs specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies. Following adoption by a city council or county board of supervisors, an LCP is submitted to the Coastal Commission for review for consistency with Coastal Act requirements.

Many of the 76 coastal counties and cities have elected to divide their coastal zone jurisdictions into separate geographic segments, resulting in some 128 separate LCP segments. As of 2011, approximately 72% of the LCP segments have been effectively certified, representing about 85% of the geographic area of the coastal zone, and local governments are issuing coastal permits in these areas. To determine the status of the LCP in any given geographic area, contact the appropriate district office of the Coastal Commission or see the current LCP Status Report.

After an LCP has been finally approved, the Commission's coastal permitting authority over most new development is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions. The Commission reviews and approves any amendments to previously certified Local Coastal Programs.

For further information, please contact the California Coastal Commission Office Headquarters at 415-904-5200.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Supplements and Notices

Registered Sex Offender Database Disclosure Requirement ("Megan's Law")

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

DISCUSSION:

California law (AB 488), signed by the Governor on September 24, 2004, provides the public with Internet access to detailed information on registered sex offenders. The Sex Offender Tracking Program of the California Department of Justice (DOJ) maintains the database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.46 of the Penal Code. The online database is updated with data provided by local sheriff and police agencies on an ongoing basis. It presents offender information in 13 languages; may be searched by a sex offender's specific name, zip code, or city/county; provides access to detailed personal profile information on each registrant; and includes a map of your neighborhood.

California Department of Justice Information Sources:

Megan's Law Sex Offender Locator Web Site: <http://www.meganslaw.ca.gov>
California Department of Justice Megan's Law Email Address: meganslaw@doj.ca.gov

Local Information Locations For The Property:

All sheriffs' departments and every police department in jurisdictions with a population of 200,000 or more are required to make a CD-ROM available free to the public for viewing. Although not required, many other law enforcement departments in smaller jurisdictions make the CD-ROM available as well. Please call the local law enforcement department to investigate availability.

Notice Regarding Gas and Hazardous Liquid Transmission Pipelines

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

(b) Upon delivery of the notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in the notice regarding gas and hazardous liquid transmission pipelines in subdivision (a). The information in the notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations.

(c) Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Carbon Monoxide Devices Safety Law Supplemental Advisory

In May 2010, a new public safety measure was signed into law (Senate Bill 183) requiring all California homes to be equipped with carbon monoxide alarms. This law went into effect on July 1, 2011 and requires all single family homes with attached garage or a fossil fuel source to install a carbon monoxide alarm within the home. Multifamily dwellings must comply by January 1, 2013.

Carbon monoxide (CO) is known as the "Silent Killer" because it is an odorless, colorless and tasteless gas that can catch its victims completely unaware. CO is the leading cause of accidental poisoning deaths in the United States and accounts for up to 700 emergency room visits in California each year. CO poisoning can cause severe and chronic brain, lung and heart injuries and can lead to death. The only safe way to know if there is CO in your home is to install a working CO alarm.

New Home Construction Law (Required beginning January 1, 2011):

Residential (CA Residential Code, 2010)

All newly constructed detached one- and two-family dwellings and townhouses not more than three stories in height that contain fuel burning appliances or an attached garage in as well as when such an existing dwelling requires a permit for alterations, repairs or additions exceeding \$1,000.

Commercial (CA Building Code, 2010)

Group homes, assisted living facilities housing more than 16 persons in a supervised environment who are capable of responding to an emergency. Also includes hotels, boarding houses, apartments, dorms, adult and child day care facilities (all I-1, R-1, R-2 and R-3 dwellings and facilities).

CO Device must be hardwired with battery backup and interconnected.

Existing Home Law:

Single-Family Dwellings – Required beginning July 1, 2011

Multi-Family Dwellings – Required beginning January 1, 2013

Any single-family dwelling, duplex, lodging house, private dormitory, hotel, motel, condo, time-share or multiple unit dwelling that contains a fossil-fuel burning heater, appliance, fireplace or attached garage.

CO device may be battery operated, plug-in with battery backup, or hardwired with battery backup.

Installation: CO alarms must be installed outside each separate sleeping area in the immediate vicinity and on every level.

For a list of Approved Carbon Monoxide Devices Visit: http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_bml.php

For further information, please go to the California Department of Forestry and Fire Protection (CAL FIRE) web site at http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php.

Endangered Species Act Notice

When Congress passed the Endangered Species Act (ESA) in 1973, it recognized that our rich natural heritage is of "esthetic, ecological, educational, recreational, and scientific value to our Nation and its people." It further expressed concern that many of our nation's native plants and animals were in danger of becoming extinct.

Under the Federal Endangered Species Act and the California Endangered Species Act, (ESA), all species that have been listed as "endangered", "threatened", or in some cases species that are "candidates" for declaration as endangered or threatened are protected. In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

The presence of a listed plant or animal on the property can have consequences for Buyer's future plans, including but not limited to, prohibition or limitations on building, remodeling, grading, landscaping, and agricultural, livestock and equestrian activities and costs relating to governmental requirements for environmental mitigation of the effects of the buyer's plans or activities. Violation of these laws could result in fines, civil penalties, forfeiture of personal property and imprisonment.

For further information please go to <http://www.dfg.ca.gov> or <http://www.fws.gov/endangered/laws-policies/index.html>

Stewart Specialty Insurance Services, 1980 Post Oak Boulevard, Suite 200, Houston, Texas 77056 | www.stewartnhd.com | (866) 845-4676 | F (713) 985-1061/20

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Mold Supplement

Background

In 2001, California Senate Bill 732 was passed, which amended the transfer disclosure statement, to include a disclosure about mold. It also provides for a revision of the Environmental Hazards Booklet by the California Department of Toxic Substances Control to include a chapter on mold (Chapter VI).

A real estate agent is required to use the new transfer disclosure statement form. An agent should also provide a buyer with a current copy of the above-referenced Environmental Hazards Booklet. Buyers should be advised that if there is any question as to whether mold exists, they may elect to have a mold inspection conducted by a qualified expert.

About Mold

Mold growth on surfaces can often be seen in the form of discoloration, frequently green, gray, brown, or black, but also white and other colors are possible. Warping floors and discoloration of walls and ceilings can be indications that moisture problems exist. Molds can release tiny spores into the air and often have a musty or earthy odor

The following are common sources of indoor moisture that may lead to mold problems:

- Past flooding
- Roof leaks
- Plumbing leaks
- Damp basement or crawl space
- Improper lawn irrigation procedures
- Steam build-up from showers or cooking
- Humidifiers
- Clothes dryers exhausting indoors

Additional Information Can Be Found in the Homeowner's Guide to Earthquake Safety and Environmental Hazards, referenced in the first paragraph of this document, and in the Following Publication:

Mold in My Home: What Do I Do?

This document is available on the internet, or at no cost from:

California Department of Health Services
Indoor Air Quality Section
2151 Berkeley Way (EHLB)
Berkeley, CA 94704
Telephone: (510) 540-2476

Naturally Occurring Asbestos Notice

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock, and along associated faults. Serpentine rock is a typically grayish-green to bluish-black color rock that may be shiny in appearance, and is commonly found in the Sierra foothills, the Klamath Mountains, and Coast Ranges. While asbestos formation is more likely in the formations of these rocks, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the environment. The fibers will not evaporate in the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer.

The Disclosure Company recommends that the transferee visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at:

http://www.consrv.ca.gov/CGS/minerals/hazardous_minerals/asbestos/Pages/Index.aspx

Stewart Specialty Insurance Services, 1980 Post Oak Boulevard, Suite 200, Houston, Texas 77056 | www.stewartnhd.com | (866) 845-4676 | F (713) 985-1061 21

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Methamphetamine Contaminated Property Supplement

The Methamphetamine Contaminated Property Cleanup Act of 2005, makes it required for a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the occupancy or use of a property contaminated by methamphetamine (meth) laboratory activity. The owner must also provide a copy of the order to the Buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject the owner to, among other things, a civil penalty up to \$5000.00. This law also sets forth procedures for local authorities to deal with meth contaminated properties, including the filing of a lien against a property until contamination is cleaned up, or the owner has paid for cleanup costs.

Note: The manufacture of methamphetamine has a severe impact on the environment. The production of one pound of meth releases poisonous gases into the atmosphere and creates 5 to 7 pounds of toxic waste. Many lab operators dump the toxic waste down household drains, in fields and yards, or on rural roads.

The Methamphetamine Contaminated Property Cleanup Act of 2005; Enforcement and Liability No later than five days after a prospective buyer signs a contract to, purchase the property identified in the order, the property owner shall notify the prospective buyer in writing of all methamphetamine laboratory activities that have taken place on the property, and provide the prospective buyer with a copy of the order. (a) A property owner who does not provide a notice or disclosure required by this chapter is subject to a civil penalty in an amount of up to five thousand dollars (\$5,000). A property owner shall also be assessed the full cost of all harm to public health or to the environment resulting from the property's owner's failure to comply with this chapter. (b) A person who violates an order issued by a local health officer pursuant to this chapter prohibiting the use or occupancy of a property contaminated by a methamphetamine laboratory activity is subject to a civil penalty in an amount of up to five thousand dollars (\$5,000). (for more information go to: http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_1051-1100/ab_1078_bill_20051006_chaptered.html).

Oil and Gas Well Notice

California has been producing oil and gas since the early 1900s. Many of these wells have been shut down over the years and abandoned. Often, these wells are improperly shut down and will leak oil, natural gas, or water into the area near the well. The California Division of Oil, Gas and Geothermal Resources (DOGGR) is mandated to monitor and administer the program to locate these abandoned wells as well as the remediation process. Health and safety hazards may be associated with oil and gas wells, whether active or not, including, but not limited to, soil and groundwater contamination, oil and methane seeps, fire hazards, air quality problems, and physical safety hazards to humans and animals. If an abandoned well that has not been safely plugged exists on a property, the landowner may be subject to additional costs for "re-abandonment" of the well in compliance with current State laws and regulations.

California has established laws with respect to well drilling, operation, maintenance, and abandonment to "prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil and gas deposits from infiltrating water and other causes; loss of oil, gas, or reservoir energy, and damage to underground and surface waters suitable for irrigation or domestic purposes by the infiltration of, or the addition of, detrimental substances." (California Public Resources Code §3106).

For further information, please contact:

801 K Street, MS 20-20
Sacramento, CA 95814-3530
Phone: (916) 445-9686, Fax: (916) 323-0424
DOGGR_Headquarters@conservation.ca.gov

<http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx>

Property Address: 405 Dairy Ave
Corcoran, CA 93212
County: Kings County
APN: 030-260-035-000

Order Number: 4873710
Date of Issuance: 10/15/2014

Radon Notice

While California may have, on average, a small percentage of houses expected to have elevated radon it has a huge population. Also there are areas of high radon potential located in densely populated areas of the state. As a result some urban areas may have large numbers of houses with elevated radon levels.

Radon Potential Maps

The Indoor Radon Abatement Act of 1988 directed the U.S. Environmental Protection Agency (USEPA) to identify areas of the United States that have the potential to produce elevated levels of radon. US EPA, along with U.S. Geological Survey (USGS) and the Association of American State Geologists, produced a series of maps and documents (EPA's Map of Radon Zones, CALIFORNIA 402-R-93-025). The full report is available upon request—contact CDPH's Radon Program.

The maps of Radon Zones identify areas of each state that have the highest potential for elevated indoor radon levels (greater than 4 pCi/L) (California map, U.S. map). The maps were designed to assist national, State and local governments and organizations to target their radon program activities and resources and should not be used to determine radon levels of a given area or house within a particular county. California's Indoor Radon Program, along with California Geological Survey, is developing detailed radon potential maps for counties of the state.

<http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/RadoninCalifornia.aspx>

Contact Information

California Department of Public Health
ATTN: Radon Program Manager, Radonprogram@cdph.ca.gov
Indoor Radon Program, 1616 Capitol Avenue, MS 7404
P.O. Box 997377 | Sacramento, CA 95899-7377

Additionally, in a 1999 study published by the Lawrence Berkeley National Laboratory and the Columbia University (<http://eetd.lbl.gov/IEP/high-radon/USgm.htm>), the predicted median annual-average of all fifty eight counties in California is below 2.0 pCi/L (picoCuries per liter of air). If the radon level is greater than 4 pCi/L, the Environmental Protection Agency (EPA) suggests remediation. It is important to note that the median annual -average listed is a prediction, and the actual median is subject to some uncertainty. Also, radon concentrations in a county may be highly variable. Some structures may have five times as high, or five times as low, a concentration as the median for a county. All areas have some high radon structures. More information may be found at the Radon Project web site from the Columbia University Department of Statistics and Lawrence Berkeley National Laboratory at <http://www.stat.columbia.edu/radon>. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels.

Notice of Supplemental Property Tax Bill

In accordance with Section 1102.6(c) of the California Civil Code, it is the sole responsibility of the seller of any real property, or his or her agent, to deliver to the prospective purchaser a disclosure notice of the following:

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

As stated above, California law requires that the Assessor re-appraise property upon a change of ownership or the completion of new construction. This re-appraisal results in a supplemental tax assessment which is based on the difference between the new value and the old value of the property, multiplied by the property's Ad Valorem tax rate. The resulting Supplemental Tax amount is then pro-rated, based upon the number of months remaining in the fiscal year in which the event occurred. The number of tax bills which will be issued also depends on the date the event occurred. If the change of ownership or new construction is completed between January 1st and May 31, the result will be two supplemental assessments levied on two supplemental tax bills. If the event occurs between June 1st and December 31st, then only one supplemental bill will be issued. For a complete explanation and estimation of the supplemental tax bills affecting this parcel you can go to www.californiataxdata.com and order a complete notice of supplemental Tax Report.

TERMS AND CONDITIONS GOVERNING REPORTS AND DISCLOSURES

Please read carefully.

1. **DEFINITIONS.** As used herein, the following terms shall have the following definitions:

1.01 "**THE DISCLOSURE COMPANY**" shall mean the legal entity that provides the Disclosure Report.

1.02 "**Disclosure Report**" (or "Report") shall mean the attached Natural Hazard Disclosure Report provided by THE DISCLOSURE COMPANY that relates a Subject Property to specified zones or locations, as determined by the identified sources, and all other reports or disclosure statements provided by THE DISCLOSURE COMPANY regarding the Subject Property.

1.03 "**Date of Issue**" shall mean the date identified by THE DISCLOSURE COMPANY as of which the Report is issued.

1.04 "**Subject Property**" shall mean the residential or 1-4 multifamily property identified on the Report which is the focus of the Report. It shall not include any interest, title or easement in streets, roads, alleys, waterways, or any abutting or adjacent structures. Subject Property may not be a commercial property as defined by the local Tax Assessor. A Commercial NHD must be ordered for a commercial property.

1.04 "**Recipient**" shall mean only the seller of the Subject Property, the seller's agent(s)(if applicable), the buyer of the Subject Property, and the buyer's agent(s)(if applicable) and no other party, specifically excluding any other person to whom the Recipient(s) disclose(s) the Report.

2. **SCOPE OF REPORT.** Subject strictly to the terms and conditions of this Agreement and to the searches ordered and paid for by Recipient, THE DISCLOSURE COMPANY will conduct a review of such public records as are available at the time of the search, and will provide Recipient with a written report disclosing whether the Subject Property is (a) located within any of the FEMA Flood Hazard Zones, Dam Inundation Zones, Very High Fire Hazard Severity Zones, Wildland Area — State Fire Responsibility Area Zones, Alquist Priolo Earthquake Fault Zones, or Seismic Hazard Zones, as those terms are defined under California Civil Code § 1103; (b) located within a county or city municipality natural hazard disclosure, (c) subject to a lien securing a special tax levy pursuant to the Mello-Roos Community Facilities Act, California Civil Code § 1102.6(b) as identified by private sector information suppliers, and (d) near environmental concerns identified by certain governmental agencies or private sector information suppliers.

3. **LIMITATIONS OF REPORT.** The Report will not extend to, and THE DISCLOSURE COMPANY accepts no responsibility or liability in respect of, any of the following:

3.01 **No Reliance By Anyone Other Than Recipient.** No other individuals or parties except for Recipients are intended with respect to this Report or any undertaking by THE DISCLOSURE COMPANY. The Report is prepared by THE DISCLOSURE COMPANY solely to assist the Recipient in complying with the requirements of California Civil Code Sections 1103 & 1102.6(b) and for no other purpose. Without limiting the generality of the above, this Report is not to be used directly or indirectly to provide insurance related to the Subject Property or to disclose information relating to compliance or non-compliance with applicable laws and regulations. The Report is not to be relied upon by any person or entity other than the Recipient, and the Recipient is expressly denied to the right, and shall take no action to induce or which may induce, a third party to rely on Report or any of the information provided therein.

3.02 **No Duty to Update After Review.** The Report is issued as of the Date of Issue. It is based upon information made available to THE DISCLOSURE COMPANY as of the time when THE DISCLOSURE COMPANY reviewed such information, and THE DISCLOSURE COMPANY shall have no obligation to update the Report after the Date of Issue.

Information contained in this Report is updated by the agency responsible for the data used in the determination. The agency responsible for the data determines their own updating process and many agencies update without notice. THE DISCLOSURE COMPANY maintains a regimented update process for the information used in this Report and makes reasonable efforts to use updated information but it cannot feasibly do so on a constant basis, and the complexities of obtaining and adapting the data into a usable format for preparing this Report necessitates some delay once the updated information is obtained. Therefore, our data research team, methodically reviews and incorporate any newly published data from the respective agencies. THE DISCLOSURE COMPANY shall not be responsible for any failure on the part of the governmental agencies or private sector information suppliers to update the information. THE DISCLOSURE COMPANY shall also not be responsible for inaccuracies that may occur due to map changes, updates, or other changes, which may occur after such time.

3.03 **Recipient's Duty to Identify Subject Property Accurately.** It shall be the Recipient's sole responsibility to ensure that the address and assessor parcel number (APN) of the Subject Property are correct. Upon receipt of a Report from THE DISCLOSURE COMPANY, the Recipient shall verify that the Report accurately reflects the Subject Property address, APN, property description and other location information. Recipient shall notify THE DISCLOSURE COMPANY within ten (10) days of any discrepancy in the Subject Property.

3.04 **No Site Inspection.** The Report will be based solely on automated review of certain databases and maps which have been generated or approved by certain governmental agencies or subdivisions, and on no other study or review, including but not limited to personal site inspection. No personal site inspection or other site-specific studies or inspections have been or will be done.

3.05 **Report Limited to Inquiry Regarding Specific Statutes and No Other.** The Report will address compliance with Sections 1103 and 1102.6(b) of the California Civil Code and no other inquiry. Without limiting the generality of the above, unless a specific additional search has been ordered by the Recipient, THE DISCLOSURE COMPANY accepts no responsibility for reviewing all, or any other, public records related to the Subject Property or for reporting on all, or any other, natural hazards, other disclosures, and/or special tax or assessment requirements which may require disclosure under applicable law. THE DISCLOSURE COMPANY accepts no duty or responsibility to disclose or identify any other information concerning the Subject Property, even if such information is, may be, or ought to be known to THE DISCLOSURE COMPANY.

3.06 **No Guarantee of Substance of Information Contained Within Report.** In preparing its Report, THE DISCLOSURE COMPANY will rely entirely on information contained in the public records referred to above. It shall not be responsible for the accuracy or inaccuracy of the substance, or contents, of such records.

3.07 **Recipient's Duty to Disclose.** In the event that the Report omits any information of which the Recipient is aware, the Recipient shall notify THE DISCLOSURE COMPANY within (10) days of the omission so that THE DISCLOSURE COMPANY can issue a revised Report. THE DISCLOSURE COMPANY SHALL HAVE NO LIABILITY WHATSOEVER TO RECIPIENT OR ANY AGENT OF RECIPIENT FOR ANY OMISSIONS IF RECIPIENT WAS AWARE OF THE INFORMATION PRIOR TO THE ISSUANCE OF THE REPORT.

4. **LIMITED WARRANTY.**

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4.01 **Limited Warranty.** THE DISCLOSURE COMPANY warrants to the Recipient that as of the Date of Issue, and subject strictly to the Limitations contained in Section 3 above, the Report will accurately reflect the information contained within the public records referred in Section 2(a) and (b) to above. In the event that THE DISCLOSURE COMPANY's breach of this limited warranty results in a claim for damages by a Party, and subject to the conditions and limitations set forth in Section 5 below, THE DISCLOSURE COMPANY shall indemnify and hold the affected Party harmless for direct damages related to this claim. This recovery shall be the Parties' sole and exclusive remedy for claims or damages arising out of or relating in any way to the breach of the limited warranty.

4.02 **No Warranty for Private Sector Information.** Some reports contain information provided to THE DISCLOSURE COMPANY from private sector third party data suppliers that are not government agencies. THE DISCLOSURE COMPANY makes no representations or warranties about any private sector information contained in the Report. In particular, THE DISCLOSURE COMPANY DOES NOT WARRANT THE ACCURACY, CURRENCY OR COMPLETENESS OF ANY PRIVATE SECTOR INFORMATION CONTAINED IN THE REPORT.

4.03 **No Warranty for Environmental Information.** Some reports contain information regarding the possible proximity of the Subject Property to certain environmental concerns. These determinations are made in good faith using location data for the Subject Property, but Recipient understands and agrees that location data is based on one geographic point provided for both the Subject Property and the particular environmental concern. THE DISCLOSURE COMPANY makes no representations or warranties about any environmental disclosures contained in the Report. Additionally, the Report does not contain any information on environmental concerns other than those specifically listed on the Report, including (without limitation) any environmental concerns associated with the structure(s) located on the Subject Property. In particular, THE DISCLOSURE COMPANY DOES NOT WARRANT THE ACCURACY, CURRENCY OR COMPLETENESS OF ANY ENVIRONMENTAL INFORMATION CONTAINED IN THE REPORT NOR DOES THE DISCLOSURE COMPANY MAKE ANY REPRESENTATIONS ABOUT THE LACK OF OTHER ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SUBJECT PROPERTY.

4.04 **Limited Indemnification of Escrow Agents.** Subject to all of the exclusions and limitations of liability set forth herein, THE DISCLOSURE COMPANY shall indemnify and hold harmless any licensed Escrow Company that procures a Report from any third party claim against it directly resulting from THE DISCLOSURE COMPANY's gross negligence or willful misconduct in preparing the Report.

4.05 **Limited Indemnification of Transaction Coordinators.** Subject to all of the exclusions and limitations of liability set forth herein, THE DISCLOSURE COMPANY shall indemnify and hold harmless any Transaction Coordinator that procures a Report from any third party claim against it directly resulting from THE DISCLOSURE COMPANY's gross negligence or willful misconduct in preparing the Report.

4.06 **NO OTHER WARRANTY.** THE DISCLOSURE COMPANY MAKES NO OTHER WARRANTY OR REPRESENTATION OF ANY KIND, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE REPORT OR THE INFORMATION CONTAINED THEREIN, AND EXPRESSLY DISCLAIMS AND EXCLUDES ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO THE DISCLOSURE COMPANY EMPLOYEE OR REPRESENTATIVE IS AUTHORIZED TO MAKE ANY ADDITION OR MODIFICATION TO THIS WARRANTY.

5. **LIMITATION OF LIABILITY.** Each Recipient, Escrow Company, and Transaction Coordinator understands and agrees that this Report does not provide any insurance, and THE DISCLOSURE COMPANY is not and will not underwrite any risks in connection with the sale of the Subject Property. Therefore, as part of the consideration for this Report, each Recipient understands and agrees to the following limitations on liability:

5.01: SUBJECT TO SECTIONS 5.02-5.04 BELOW, THE DISCLOSURE COMPANY'S TOTAL LIABILITY TO ALL RECIPIENTS COLLECTIVELY FOR ANY AND ALL BREACHES OF THE LIMITED WARRANTY GIVEN IN SECTION 4 ABOVE OR ANY OTHER CLAIMS ASSERTED BY ANY PARTY WHATSOEVER IS HEREBY LIMITED TO THE ACTUAL PROVEN DIRECT DAMAGES MEASURED BY THE DIFFERENCE IN THE FAIR MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF ISSUE, CAUSED AS A DIRECT RESULT OF THE BREACH.

5.02: NOTWITHSTANDING THE LIMITED WARRANTY, THE DISCLOSURE COMPANY SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY MATTER KNOWN TO ANY RECIPIENT (OR WHICH SHOULD REASONABLY HAVE BEEN KNOWN BY THE RECIPIENT) AND NOT DISCLOSED TO THE DISCLOSURE COMPANY AND ALL OTHER RECIPIENTS IN WRITING WITHIN TEN (10) DAYS OF RECEIPT OF THE REPORT.

5.03 ADDITIONALLY, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT WILL THE DISCLOSURE COMPANY BE LIABLE FOR ANY OTHER DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATED DIRECTLY OR INDIRECTLY TO ANY ACTION, OR FAILURE TO ACT, BY THE DISCLOSURE COMPANY, EVEN IF THE DISCLOSURE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND REGARDLESS OF THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH THE CLAIM IS BASED.

5.04 IN ORDER FOR ANY PARTY TO BE ENTITLED TO ANY COMPENSATION FOR BREACH OF THE LIMITED WARRANTY OR OTHER INDEMNIFICATION, SUCH PARTY MUST NOTIFY THE DISCLOSURE COMPANY WITHIN THIRTY (30) DAYS AFTER DISCOVERY OR RECEIPT ANY CLAIM TO REQUEST INDEMNIFICATION. THE DISCLOSURE COMPANY SHALL HAVE THE RIGHT TO ASSUME THE DEFENSE OF, COMPROMISE OR SETTLE THE CLAIM AT ITS EXPENSE. EACH PARTY SHALL ALSO PROVIDE THE DISCLOSURE COMPANY WITH ALL INFORMATION, ASSISTANCE AND AUTHORITY REASONABLY REQUESTED IN ORDER TO EVALUATE THE CLAIM AND ADMINISTER ANY DEFENSE, COMPROMISE OR SETTLEMENT THEREOF.

6. GENERAL PROVISIONS.

6.01 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California, excluding its conflict of laws provisions. Any action or proceeding to enforce, or related directly or indirectly to, this Agreement shall be brought in the federal or state courts located in California and in no other jurisdiction.

6.02 **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and supersedes all prior agreements or understandings, whether written or oral. No modification or amendment will be binding unless in writing signed by the parties.

6.03 **Arbitration.** Any claim, dispute or controversy which arises from or relates directly or indirectly to this Agreement or to the Report to be generated hereunder will be resolved by binding arbitration in California according to the then-current Commercial Arbitration Rules of the American Arbitration Association, and judgment may be entered upon the award in any court of competent jurisdiction; provided, however, that either party may apply for temporary or preliminary injunctive relief in the federal or state courts located in California.

October 10, 2018

Kevin J Tromborg
Community Development
832 Whitley Ave
Corcoran, CA 93212

Reference: Project #15-0012 Zone Change

I received a notice from my neighbor, which I did not receive, that the owners of the property in front of my home are wanting to change it from residential to commercial.

Changing that property to commercial means to me that they can build a gas station, mini mart, any kind of business which in my opinion does not belong in my neighborhood. I can barely get out of my driveway in the morning or drive into my home in the evening because of all the traffic. If a gas station were to be built is it going to sell alcohol?

I worked very hard to have a home of my own and now I have my mother living with me. Except for the traffic issue, we are very comfortable here. I have lived here for 64 years and now you want to destroy my peace of mind and comfort by building something that seems unnecessary. There are no long lines waiting to get gas and there are plenty of small stores to buy food items.

Why not develop Hwy 43 and Whitley Ave. where there would be more business opportunities.

I hope you really think very hard about this. I realize that we need more businesses in my town but there are other areas that could be developed. There are plenty of spaces in town and as I have mention 43 and Whitley are high traffic areas.

Since utilities and sewer are already in place on Dairy and Orange why not develop the property for which it is zoned for? I would think you could get more interest for mid-size homes.

I appreciate your time in reading my letter.

Irene Medina
1714 Orange Ave

A handwritten signature in cursive script that reads "Irene Medina".

We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
ROBERT MICKELAND	209 edwards st	762 7379	<i>[Signature]</i>	10-8-2018
Stan Jones	401 Dairy Ave.	(559) 719-8461	<i>[Signature]</i>	10-8-18
Eddie Carrillo	2101 Charles Ave.	592-2416	<i>[Signature]</i>	10/08/18
Susan Walker	331 6th Ave	559-992-4977	<i>[Signature]</i>	10-8-2018
Frene Zavala	2017 Orange Ave	381-3803	<i>[Signature]</i>	10/08/2018
Wynne Ruskina	1908 Orange Ave	559 756 0949	<i>[Signature]</i>	10/10/2018
Pamela S. Davis	2102 Gable Avenue	(559) 992-2886	<i>[Signature]</i>	10/10/2018

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We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
BENNY R. GAMEZ	2000 CHARLES ST.	559-992-4992	<i>[Signature]</i>	10-6-18
Judith Schafer	2005 Charles st.	559-974-1224	<i>[Signature]</i>	10-6-18
Rodolfo Hernandez	2008 Charles st.	559-362-6464	<i>[Signature]</i>	10-6-18
Bill Koepke	2013 Charles st	559-972-6425	<i>[Signature]</i>	10-6-18
Jean M. Ford	1930 Orange Ave	559-362-3193	<i>[Signature]</i>	10-6-18
Adriana Topete	1726 Orange Ave	559-303-4538	<i>[Signature]</i>	10-6-18
Irene Medina	1714 Orange Ave	559-799-4430	<i>[Signature]</i>	10-6-18
Angel Benial	1710 Orange ave	510-260-3859	<i>[Signature]</i>	10-7-18
David Tapscott	1900 Orange		<i>[Signature]</i>	10-7-18
Esther Holandi	2001 Charles Ave	559-992-1037	<i>[Signature]</i>	10-7-18
DAVID ESCATEDA	1820 Orange Ave	559-708-7074	<i>[Signature]</i>	10-7-18
Virginia B. Torres	1904 Gable Ave.	559-362-5065	<i>[Signature]</i>	10-7-18
Alexandra Cabers	1830 Gable Ave	559-992-9817	<i>[Signature]</i>	10-7-18
Epidonio	Guizao 1806 Gable	582-381-8605	<i>[Signature]</i>	10-7-18
Paul Curren	1805 Gable Ave	559-816-9404	<i>[Signature]</i>	10-7-18
Paul Curren	1916 GABLE	559-707-4178	<i>[Signature]</i>	10/07/18
Ester Martinez	1913 Gable Ave	559-992-3919	<i>[Signature]</i>	10/7/18
Alejandro Barbosa	2004 Gable Ave	559-992-8291	<i>[Signature]</i>	10/7/18
Wilma Bautista	2017 Gable	559-762-1283	<i>[Signature]</i>	10/7/18
Mayra Sepulveda	2014 GABLE AVE	951-321-9842	<i>[Signature]</i>	10-7-18
Victor Garcia	2015 Gable Ave	559-331-2990	<i>[Signature]</i>	10-7-18
Lori Galolera	2021 Gable Avenue	559-816-3945	<i>[Signature]</i>	10-7-18
Joaquin Gonzalez	2017 Gable Ave	559-380-9403	<i>[Signature]</i>	10-7-18

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- A real concern for lack of a hospital

Some of the above concerns and opinions aren't part of the rezoning but I thought I would pass them along as they were numerous. Another point about abandonment in Corcoran is the business park that was built some years ago on the north end of Dairy/6th Ave on Business Park Avenue. There are sidewalks and marked parking areas all along the street but not one business. The sidewalks are covered in tumble weeds. In addition to that I don't see a lot of new people and new money coming to Corcoran. There are currently about 4 houses for sale in my area and all but one are leaving town. I also don't see any long lines of cars lined up for gas. I feel that another store will just take away from those already operating.

As I stated in my previous letter to the Planning Commission I have lived in my home at 2000 Charles Ave for 46 years and have enjoyed the neighborhood and community around me. I fear for the intrusion of more traffic, lights, noise, loitering, loud booming cars and trash. I already pick up trash almost every morning on my corner from what I know is trash from the nearby mini stores.

I am submitting the petition I created after speaking with so many people who had the above concerns. I was asked to write something everyone could sign.

I would hope the Planning Commission would take into account my 2 letters and the petition. I would also hope the party requesting the zone change would be sensitive to the feelings of the neighborhood.

Thank you for your time and consideration,

Sincerely,



Barbara J. Gomez

October 11, 2018

Barbara J Gomez

2000 Charles St

Corcoran, CA 93212



City of Corcoran Planning Commission

Re: Zone and General Plan change for 405 Dairy Ave

I originally wrote a letter to you on September 16, 2018 regarding the request for the Zone and General Plan change for 405 Dairy. At that time I had never received a notice about the request or the scheduled Planning Commission meeting for September 17th. I was not able to attend the meeting but a couple of my neighbors did after I alerted them to the meeting agenda. One neighbor stated that she was told at the meeting that notices were sent out in May to the surrounding area. No one ever received those notices. The city then sent notices on September 18 regarding the zone change and asking for comments by October 12. I understand this item will be on the Planning Commission agenda on November 19, 2018.

This past week I have walked my neighborhood and had conversations with many people. Not one person I spoke with is for commercialization of the South East Corner of Dairy and Orange. Some houses are rental properties and I was not able to connect with the owners. Many people on Charles, Gable and Orange Avenues did say they received the September 18th notice but a few did not and thanked me for informing them and giving them a copy. Everyone I spoke to had more or less the same thoughts on the commercialization. The following are the comments I heard the most:

- A resounding NO to the possibility of a gas station or store
- A concern for the location and traffic problems
- Did not want commercial mixed in our residential area and did not see a need for it
- Concern about crime and loitering
- Why Corcoran doesn't clean up the abandoned areas and promote the commercial properties currently available. Especially out toward Highway 43 where you can capture lots of traffic.
- We do not need another gas station or store. There are plenty in Corcoran and two in the near vicinity, one on Orange Avenue and one on Bell Avenues.
- Too many of the same restaurants or fast food, dollar stores, pizza parlors and mini marts. Nothing new.
- Suggestions for housing, town houses, park and walking path

October 9, 2018

Kevin Tromborg
City of Corcoran
832 Whitley Avenue
Corcoran, CA 9321

Dear Mr. Borg

I have just been informed of the request for approval of a zone change on the large undeveloped property located at the south eastern intersection of Orange and Dairy. I am told that notifications were sent to the residents who border or live near the property. I can throw a stone from my front yard onto the property in question and did not receive any notification.

I oppose approval of a zone change or any kind of city action that would permit any kind of development other than residential on the aforementioned property. My objections are based on some of the following facts of the situation as I understand them.

The property in question is bordered on all four sides by non-commercial, privately held homes. I am not in favor of a mixed usage neighborhood which meets no present need.

- a. Opening this property to commercial development would adversely affect residential housing values on the bordering areas of North, Orange, and Dairy Avenues.
- b. Have a negative traffic impact on already burdened residential streets which border the property,
- c. Meet no current or foreseen commercial needs. Corcoran has ample commercial services to meet its need.. See attached list for details.
- d. My assumption is that any one of several possible north-south residential streets which currently terminate on North

Avenue would probably be opened as thru streets to Orange Ave. in order to facilitate the additional traffic that would result on Dairy Avenue. This would expose students of Corcoran's grade school and middle school located on North Ave. to the dangers of excessive traffic and require the additional expense of traffic lights, cross walks and school crossing guards to protect them.

- e. Any monetary advantage to the City of Corcoran from fees and taxes of the new businesses situated on the property under consideration could be more than matched or possibly surpassed by residential development.

Have a negative impact on small businesses already established in Corcoran and offering competitive services.

It is my hope that you will reconsider the application for a zone change and deny approval.

Sincerely,


Judson Mygatt

20-year resident of Corcoran and neighbor to the lot being considered for re-zoning.

Attachment:: List of selected Corcoran businesses that might already be offering services competitive with the services proposed as a result of the zone change.

Partial List of corcoran businesses potentially impacted ny proposed rezoning

**Amores
Burger Palace
Chinese Restaurant
Corcoran Elementary School
Corcoran Middle School
Dollar Tree
El Pescador
Family Dollar
Kings Drive In
Krispy Kreme
Krispy Krunch Chicken
La Mssion
Little Caesars
McDonalds
Mexican Grill
Orange Ave Market
Pirate Pizza
Rite Aid
Several gas stations with food/liquor for sale
Subway
Super Drive In
Taco Bell
Take Ten Gas Station
The Club
Torta Shack**

September 16, 2018

Barbara Gomez

2000 Charles Street

Corcoran, CA 93212

City of Corcoran Planning Commission

Re: Change of zoning for 405 Dairy Avenue

I'm not able to attend today's scheduled meeting so I am writing this letter in protest of the proposed zoning change of 405 Dairy Ave from residential R-1-6 to CN. It is my understanding that this will allow for commercial business to be located on that property. In addition I am concerned that most people in our area are not aware of this request for a zoning change. The property is quite a large parcel and has always been zoned residential. Whatever is built or done there commercially will negatively impact our neighborhood and property values. I believe all of us should have been notified by letter of this meeting.

I have lived on the corner of Dairy and Charles Ave for 46 years. This has always been a residential neighborhood and reasonably safe. I feel all that will change with the proposed zoning change. With any type of commercial business, especially store fronts, gas stations etc., I know we can expect noise, bright lights, loitering, trash, traffic and pollution. Crime most will most certainly increase. We will no longer have the quiet neighborhood we have now. Even though my house borders Dairy Ave there is relatively light traffic except for busy times and it's pretty quiet in the evening.

As I stated I have lived here on this corner for many years and have a well-kept home. My husband Benny and I have invested in Corcoran by living, serving and working here and now fear that our property value will decrease and our neighborhood will decline. When we purchased our home we did so because of the area and nice neighborhoods. We did not choose to live close to businesses. We fear for what's coming if we do not keep our neighborhood a residential area.

In addition I would think our City of Corcoran would want to promote the downtown, commercially zoned properties, or other properties already in a business zone before allowing commercial sites in the middle of residential neighborhoods. When I pass along Whitley Ave there is always empty buildings. We also need a hospital or other health care and a descent grocery store that are centrally located. We do not need more fast food, gas stations or small stores. They already dot the landscape in Corcoran. There are two convenience stores within a few blocks of 405 Dairy. I thought back in the 80's the plan was for more housing to attract people to live here, especially those who work for the two prisons. More housing might also increase enrollment at our "Destination District" schools.

What I fear the most is an abandoned building. We have plenty of those in and around Corcoran. They bring a neighborhood down faster than anything and will increase crime. Everything around them becomes run down in time.

In closing I hope you will consider my objection and vote NO on the zoning change request. I also object to the way the notice of this meeting was handled. I still maintain people adjacent to the area deserved a letter mailed to their home. I know some years back I was mailed a letter in regard to a zoning change in the neighborhood where I have rental property.

For a moment put yourself in my house. If you lived on my corner what would you want to see coming to your quiet residential neighborhood? Surely not something with a negative impact on all you've worked for.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara J. Gomez'. The signature is fluid and cursive, with a large loop at the end of the last name.

Barbara J. Gomez

City of

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**STAFF REPORT
ITEM # 5.1**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: **Tentative Map Extension Tract 880, Sugar Plumb Estates**

DATE: November 14, 2018

MEETING DATE: November 19, 2018

RECOMMENDATION

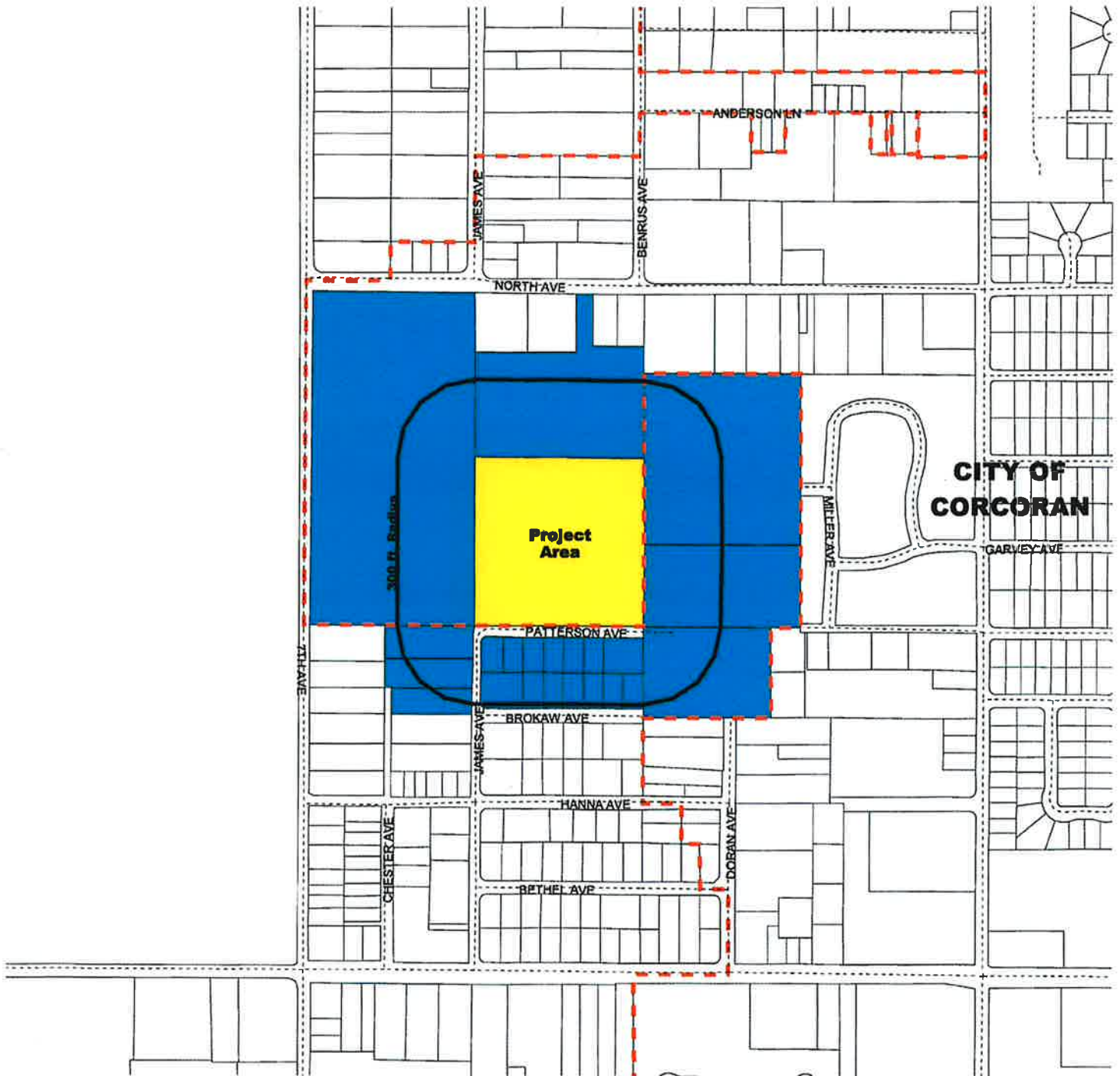
Move to approve Tentative Map Extension of Tract Map 880 for an additional 1 year.






DISCUSSION

Tract 880, Sugar Plumb Estates Tentative Sub-Division map was approved by the Planning Commission in 2006 and was valid for two years. In accordance with the California Sub-Division Map Act an approved tentative map can apply to the City Planning Commission for an extension of the life of the map. In 2008 the Governor of California began to allocate automatic extensions to any Map that had not yet expired or had applied for a local jurisdiction extension of at least 1 year. Tentative Tract Map 880 was approved in 2006 for a two years. The two years coupled with the automatic extensions from the State brought tract 880 to an expiration date of December 2018.

FAI-45 Corcoran, LLC have acquired the property and are studying the possibility of developing the sub-division and have applied for a 1 year extension of tract Map 880. This would allow time to further their study and planning of the project. The owners of the property would also have the option of 1 more extension if required in December 2019.

Project Location & Mailing List Map for



	LEGEND
 	<p>Project Area </p> <p>Properties within 300' radius </p> <p>Corcoran City Limit Boundary </p>



REVISIONS

DATE	DESCRIPTION

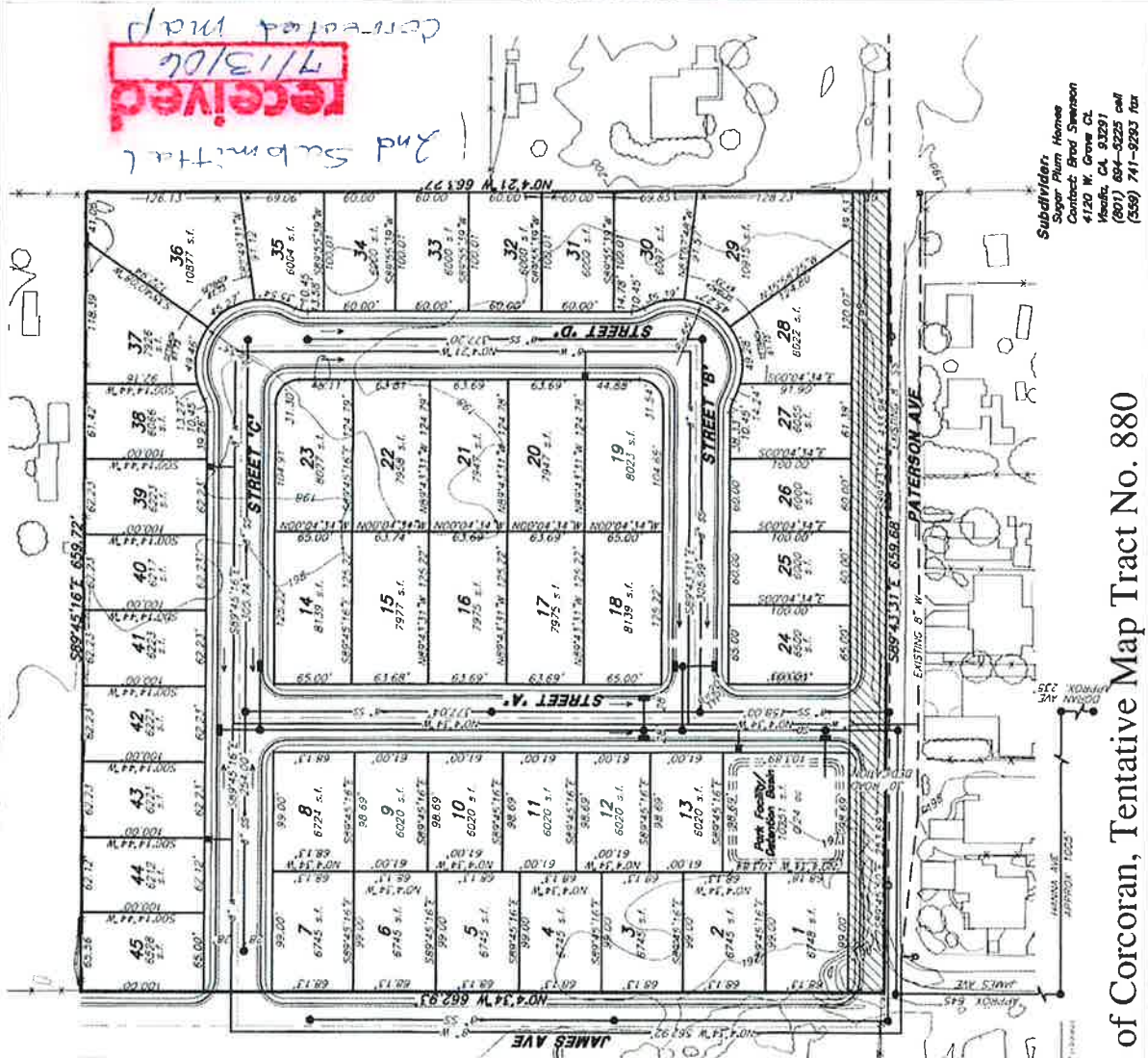
Sugarplum Village of Corcoran
 1/2 OF THE 174 ACRES IN TRACT NO. 880, L.S. & M.S. 10/11/00
 CORCORAN, KINGS COUNTY, CALIFORNIA

Tentative Map Tract No. 880

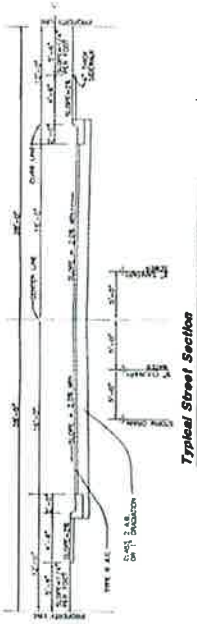
PROJECT INFO

Project Name: Sugarplum Village
 City: Corcoran
 County: Kings
 State: CA
 Date: 10/11/00
 Author: [Name]
 Checker: [Name]
 Title: [Title]

Sheet 1 of 1

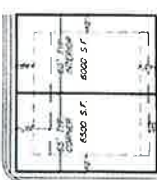


Subdivider:
 Sugar Plum Homes
 Contact: Brad Shannon
 4120 W. Grove Ct.
 Menlo Park, CA 94025
 (607) 694-5225 cell
 (650) 741-9283 fax



Legend

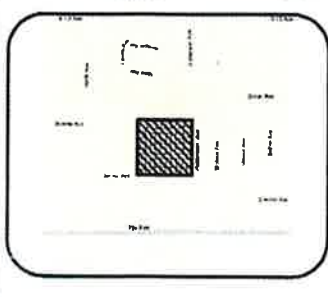
- 1 - Proposed New Primary Street Line
- 2 - Proposed New Secondary Street Line
- 3 - Proposed New Tertiary Street Line
- 4 - Proposed New Quaternary Street Line
- 5 - Proposed New Quinary Street Line
- 6 - Proposed New Sextenary Street Line
- 7 - Proposed New Septenary Street Line
- 8 - Proposed New Octonary Street Line
- 9 - Proposed New Nonary Street Line
- 10 - Proposed New Decenary Street Line
- 11 - Proposed New Undecenary Street Line
- 12 - Proposed New Duodecenary Street Line
- 13 - Proposed New Tridecenary Street Line
- 14 - Proposed New Quadecenary Street Line
- 15 - Proposed New Quindecenary Street Line
- 16 - Proposed New Sexdecenary Street Line
- 17 - Proposed New Septuagintary Street Line
- 18 - Proposed New Octogintary Street Line
- 19 - Proposed New Nonagintary Street Line
- 20 - Proposed New Centenary Street Line



Legend

- 1 - Proposed New Primary Street Line
- 2 - Proposed New Secondary Street Line
- 3 - Proposed New Tertiary Street Line
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- 17 - Proposed New Septuagintary Street Line
- 18 - Proposed New Octogintary Street Line
- 19 - Proposed New Nonagintary Street Line
- 20 - Proposed New Centenary Street Line

Site Summary	
APN	024-127-003
SITE AREA	10.04 ACRES
GRASSY AREA	2.60 ACRES
RIGHT OF WAY AREA	2.60 ACRES
LOT AREA	7.78 ACRES
45 LOTS / 718 ACRES = 627 LOTS/ACRE	
AVERAGE LOT SIZE	6,950 S.F.
AREA DEVELOPMENT STANDARDS	
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT DEPTH	40 FEET
MINIMUM LOT FRONT SETBACK	5 FEET
MINIMUM LOT SIDE SETBACK	5 FEET
MINIMUM LOT REAR SETBACK	5 FEET
MINIMUM LOT CORNER SETBACK	5 FEET
MINIMUM LOT FRONT YIELD	1 UNIT PER ACRE
MINIMUM LOT SIDE YIELD	1 UNIT PER ACRE
MINIMUM LOT REAR YIELD	1 UNIT PER ACRE
MINIMUM LOT CORNER YIELD	1 UNIT PER ACRE



Sugarplum Village of Corcoran, Tentative Map Tract No. 880

CORCORAN CITY, KINGS COUNTY, CALIFORNIA

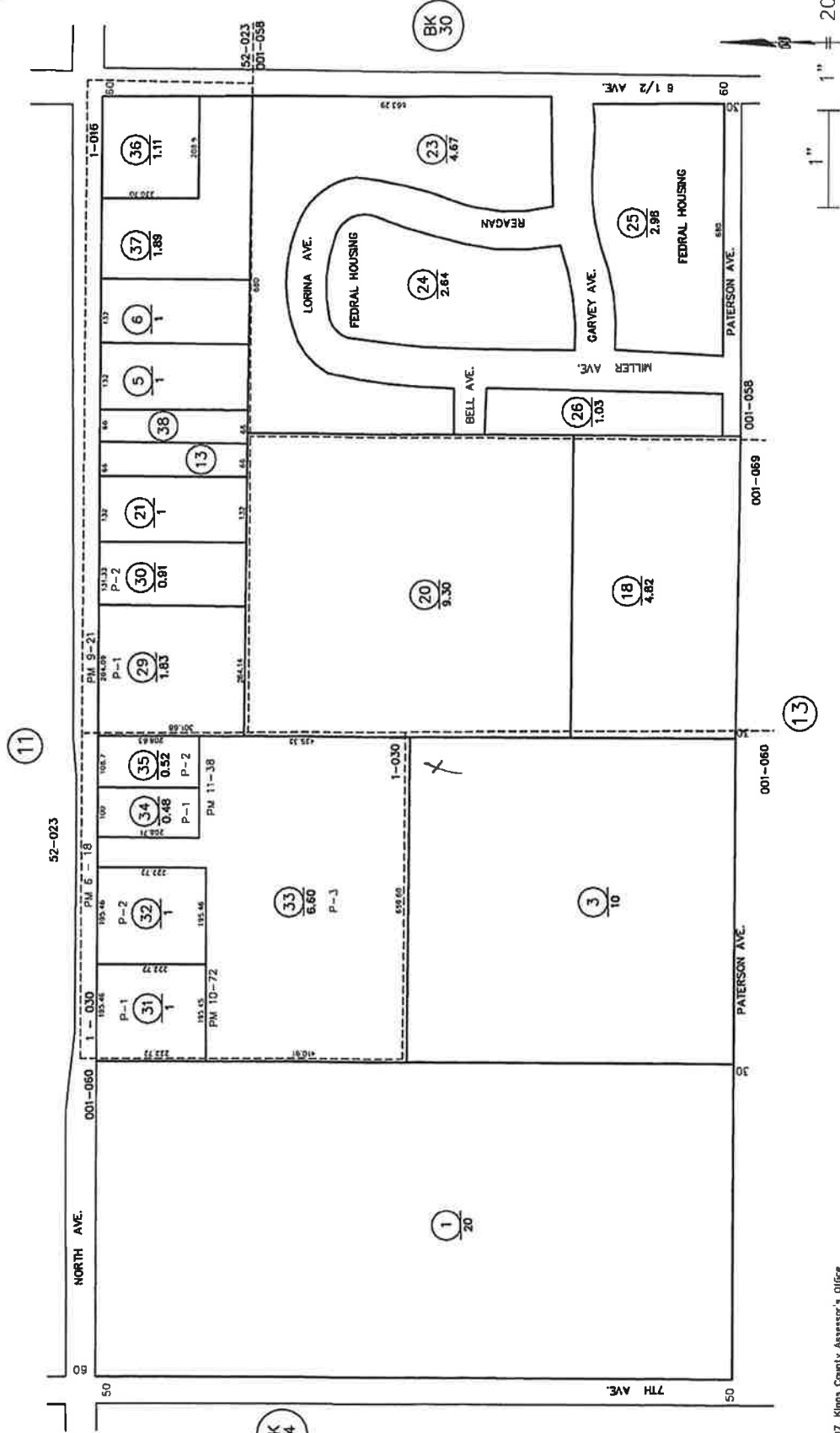
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KINGS COUNTY ASSESSOR'S MAP

S 1/2 OF NW 1/4 SEC. 15-21-22

34-12

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 AND DOES NOT CONSTITUTE A GUARANTEE OF
 LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
 PURPOSES OF ZONING OR SUBDIVISION LAW.
 SEPTEMBER 2013



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**STAFF REPORT
ITEM #: 5.2**

MEMORANDUM

TO: Corcoran Planning Commission

FROM: Kevin J. Tromborg, Community Development Director

DATE: November 7, 2018

MEETING DATE: November 19, 2018

SUBJECT: Review of the Kings County Association of Governments regarding the Kings County Regional Walk and Bike Plan and present the draft Regional Active Transportation Plan

Discussion:

The Regional Active Transportation Plan (RATP) updates the 2011 Kings County Regional Bicycle Plan and expands it by addressing walking. The plan's primary objective is to identify high-priority projects that will make walking and biking throughout Kings County safer and more convenient, more pleasant and more popular. Toward that end, the plan incorporates and prioritizes a wide range of pedestrian and bicycle projects previously proposed by the County of Kings and by the four incorporated cities in the county: Avenal, Corcoran, Hanford and Lemoore. The RATP has been prepared in recognition of the benefits of walking and bicycling and their contribution to a more balanced transportation system for the county.

Planning Commission is encouraged to provide comments and feedback for consideration by KCAG staff.

Budget Impact:

None.

**STAFF REPORT
ITEM #: 5.3**

MEMORANDUM

TO: Planning Commission

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

DATE: November 14, 2018 **MEETING DATE:** November 19, 2018

SUBJECT: Report on Code Violations, Seatrains.

Discussion: The Community Development Department, Code Enforcement Division has been sending out Notice and Orders regarding Zoning code section 11-11-2 (E)

“Outdoor storage and Seatrains. Our current code reads:

1. **Permanent use:** Outdoor storage of equipment, materials, is prohibited in residential zoning districts. Use of commercial storage containers, including sea trains, is prohibited
2. **Temporary use:** Temporary use of commercial storage containers, including sea trains, requires a conditional use permit.

Staff sent out several Notice and Orders in the past few weeks and we have had a few that have asked for an exception. Staff has researched other jurisdiction and have found that all cities that regulate sea trains do not allow the permanent use in residential zones. However, many of them allow them in Residential acreage zones when the lots are 20,000 square feet or more under administrative approval. Additionally, almost all jurisdictions allow them in industrial zones under administrative approval and in commercial zones with a temporary conditional use permit.

Staff is asking for direction from the Planning Commission

1. Keep current code as approved
2. Revise the zoning code as the Commission pleases
3. Keep current code and allow existing property owners with sea train to apply for an exception.

**STAFF REPORT
ITEM #: 5.4**

MEMORANDUM

TO: Planning Commission

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

DATE: November 14, 2018 **MEETING DATE:** November 19, 2018

SUBJECT: Site Plan Review process

Discussion: The Community Development Department requires all new commercial construction and new business that are planning a use change with a tenant improvement to apply for Site Plan Review (SPR).

The process is as follows:

1. Fill out the application, pay the City Council approved fee and follow the instructions below.

**SITE PLAN DRAWING, INSTRUCTIONS FOR PREPARING A SITE PLAN
DRAWING**

The site plan must be drawn in a neat and legible manner on paper a minimum of 8½ by 11 inches to a maximum of 24 by 36 inches in size. The scale must be large enough to show all details clearly. Twenty (20) copies of the site plan including one (1) reproducible print not larger than 11" x 17", must be submitted with this application form. If additional copies will be necessary you will be notified. The following information must be included in the site plan:

- a. Name and address of the legal owner of the site, and of the applicant, if not the owner.
- b. Address of property, if it has been assigned.
- c. Assessor's Parcel Number (APN).
- d. Date, north arrow, and scale of drawing.
- e. Dimension of the exterior boundaries of the site.
- f. Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.

- g. Locate and give dimensions of all existing and proposed structure on the property. Indicate the height and depth of the buildings and their distance to at least two (2) property line.
- h. Show access, internal circulation, parking and loading space. Detail off-street parking, exists and entrances, complete with dimensions and numbers of parking spaces, including handicapped spaces.
- i. Show all fences, walls, and landscaping; their locations, heights, materials and/or type.
- j. Show all signs; their location, size, height, and material used.
- k. Note all external lighting; location and the general nature and hooding devices.
- l. Indicate method of storm water drainage.
- m. Note the distances to the nearest fire hydrant.
- n. Show existing and proposed landscaping.
- o. The applicant should include any additional information that may be pertinent or helpful concerning this application.
- p. Other data may be required to permit the zoning administrator to make the required findings.

Once staff has the required site plan and application:

1. It is processed through the planning program
2. A request for comments are sent to all the stakeholders that may have a issues or concern. This includes City Departments and engineering, county and State agencies, all the property owners within a 300 foot radius of the project. And any other organization that may have comments. Staff typically allows for 14 working days to comment however, this can be extended if needed.
3. After the allotted time as elapsed, staff will compile all the comments into findings and send them to the property owner or developer and allow 7 working days to accept the findings or respond with an objection.
4. If the finding are accepted, the project moves forward to the Building Department for Plan Check and permits.
5. If an objection is filed, staff will, in writing to all agencies affected by the objection, request a Site Plan Review meeting to go over all the issues. This would include member(s) of the Planning Commission.
6. If agreements cannot be reached by the project developer or owner, and the City, or agencies, then the project would not be allowed to move forward.

**STAFF REPORT
ITEM #: 5.5**

MEMORANDUM

TO: Planning Commission

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

DATE: November 14, 2018 **MEETING DATE:** November 19, 2018

SUBJECT: Report on fence heights

Discussion: The Community Development Department, Code Enforcement Division is responsible for enforcing the City of Corcoran's Municipal Code which includes the zoning code. During the past few months staff received two complaints regarding fence height violations and has sent out several Notice and Orders regarding fence violations. At the regularly scheduled Planning Commission meeting on October 15, 2018 the Planning Commission voted not to revise the current zoning code regarding fence heights.

Staff has researched the use of a Variance as a tool to help the citizens that are in violation have their case brought before the commission for consideration. However, planning law restricts the use of a variance for projects that have already been complete. Other jurisdiction have what is called a Zoning exception request. This can be utilized for code violations where the citizen was unaware of the violation and want the commission to consider an exception. This can also be used in lieu of what is known as the grandfather process. There would be a fee set by the City Council and their request can be heard by the Planning Commission on an individual basis. Staff would like to hear any comments, concerns or ideas the Planning Commission has regarding this issue.

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INFORMATION ITEM 6.1

MEMORANDUM

TO: Planning Commission

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

DATE: November 14, 2018

MEETING DATE: November 19, 2018

SUBJECT: Update re Planning Projects Application Review

The Planning Division received and processed the following projects from July to November 2018:

Administrative Approval:

1. AA 18-02: 2302 Bell Avenue for a garage conversion to a living space (Approved)
2. AA 18-03: 600 Estes Avenue for a garage conversion to a living space (Approved)

Conditional Use Permits:

1. CUP 18-02: 924 Whitley Avenue, to allow selling of alcohol and liquor (Approved)
2. CUP 18-04: 2103 Whitley Avenue for AT & T wireless telecommunications facility (On-going)

Site Plan Review:

1. SPR 18-02: 1727 Dairy Avenue for a convenience store (objection)
2. SPR 18-03: Corner of Bainum and Dairy Avenue for a O'Reilly Auto Parts Store (Approved)

Sign approval:

1. SP 18-08: 924 Whitley Avenue – Mariscos Don Beto (Approved)
2. SP 18-09: 1045 Whitley Avenue – Bank of the West (Approved)

Zone Text Change:

1. 18-01: City of Corcoran – Crematorium (Approved)
2. 18-02: City of Corcoran – Transitional Housing (Approved)
3. 18-03: City of Corcoran – Hemp (Disapproved)

Variance:

1. 18-02: 1421 Chase Avenue for fence that was built against fence height standards (On-going)

**ECONOMIC AND WORKFORCE
DATA NEWSLETTER**

September 2018



**CURRENT
UNEMPLOYMENT RATE**
6.0 %



**CURRENT FARM JOBS
AVAILABLE**
Increased by 4.8%



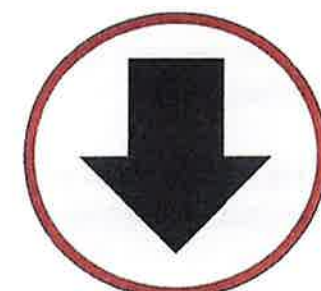
**LARGEST SECTOR
JOB GAIN**
Farm



CURRENT LABOR FORCE
Decreased by -0.5 %



**CURRENT NON-FARM
JOBS AVAILABLE**
Increased by 0.5 %



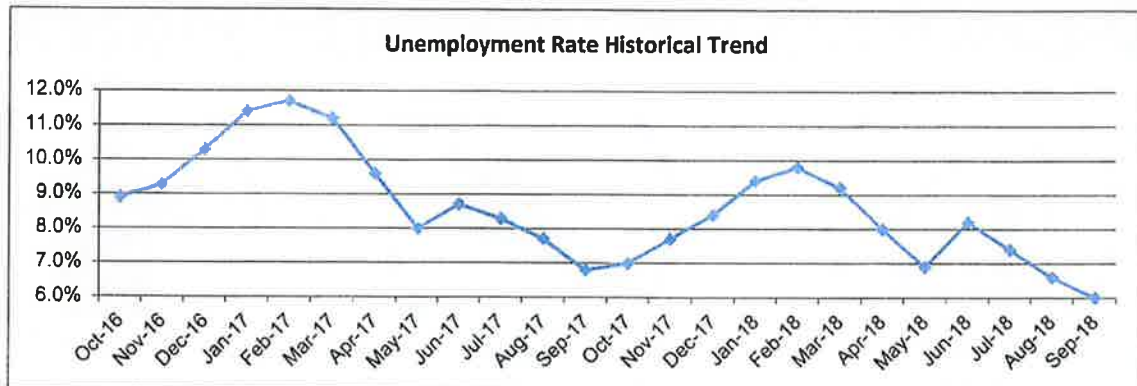
**LARGEST SECTOR
JOB DECLINE**
Manufacturing

Compared to September 2017, the September 2018 Kings County Employment Report shows a 0.8 percent decrease in the unemployment rate, and an increase in employment. Additional highlights from the recent report include:

- Kings County's unemployment rate was 6.0% percent in September 2018, lower than the year-ago estimate of 6.8% percent.
- The industries with the largest numerical month-over growth were Government, while Manufacturing experienced the largest month-over numerical loss in jobs.
- Employment increased by 0.4% year over year and the labor force decreased by -0.5%.

3 YEAR TREND | UNEMPLOYMENT RATE IN KINGS COUNTY

HOW HAS KINGS COUNTY'S UNEMPLOYMENT RATE CHANGE OVER TIME?



The unemployment rate in Kings County was 6.0 percent in September 2018, down from a revised 6.6 percent in August 2018, and below the year-ago estimate of 6.8 percent. This compares with an unadjusted unemployment rate of 3.9 percent for California and 3.6 percent for the nation during the same period.

The month over month unemployment rate in Kings County decreased by 0.6% percent in September.

	September 2017	August 2018	September 2018	Change	
				Month	Year
Labor Force	57,800	57,500	57,500	0.0%	-0.5%
Employment	53,900	53,700	54,100	0.7%	0.4%
Unemployment	3,900	3,800	3,500	-7.9%	-10.3%

Gains/Losses | KINGS COUNTY JOBS

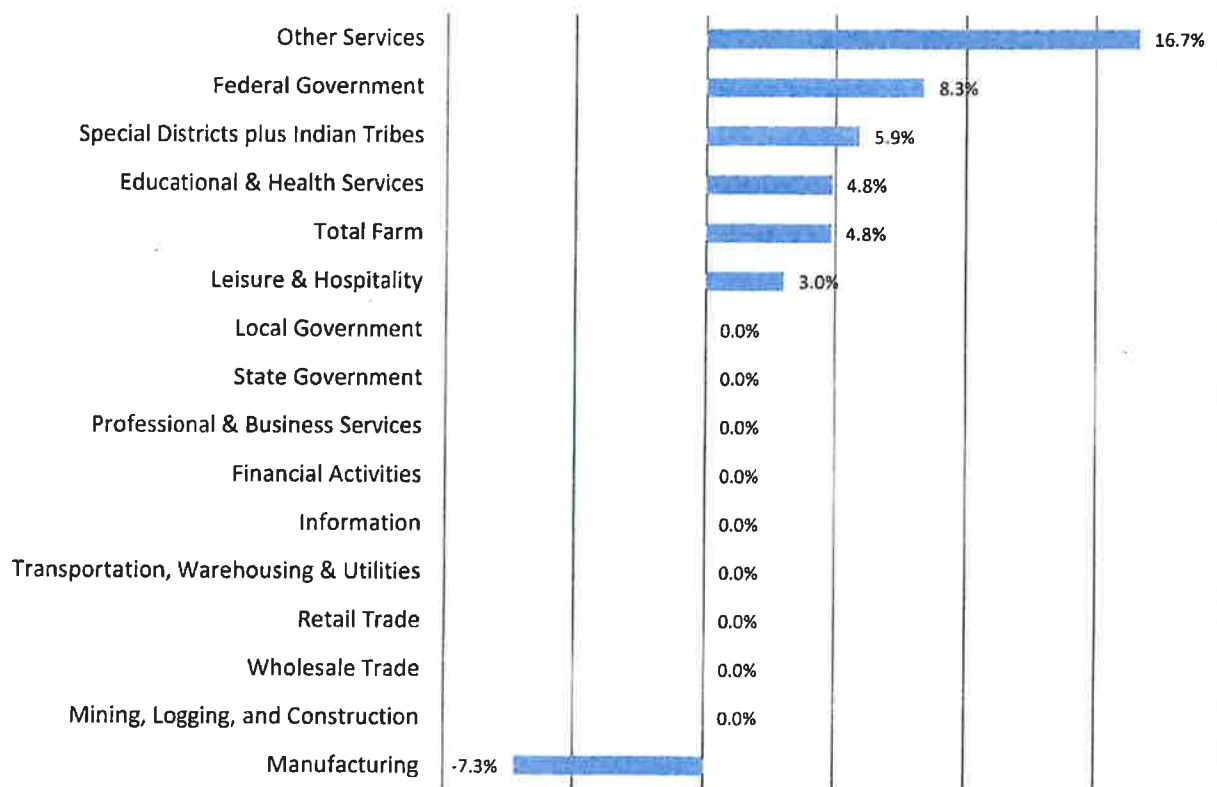
HOW MANY JOBS HAVE COME AND GONE IN THE LAST YEAR & THE LAST MONTH?

YEAR OVER YEAR | A COMPARISON

From September 2017 to September 2018, the Farm industry showed the greatest numerical gain with an increase of 400 jobs. Other Services showed the largest percentage gain of 16.7 percent. Manufacturing saw the greatest numerical decline at 400 jobs, while Manufacturing also saw the largest percent decline at -7.3 percent.

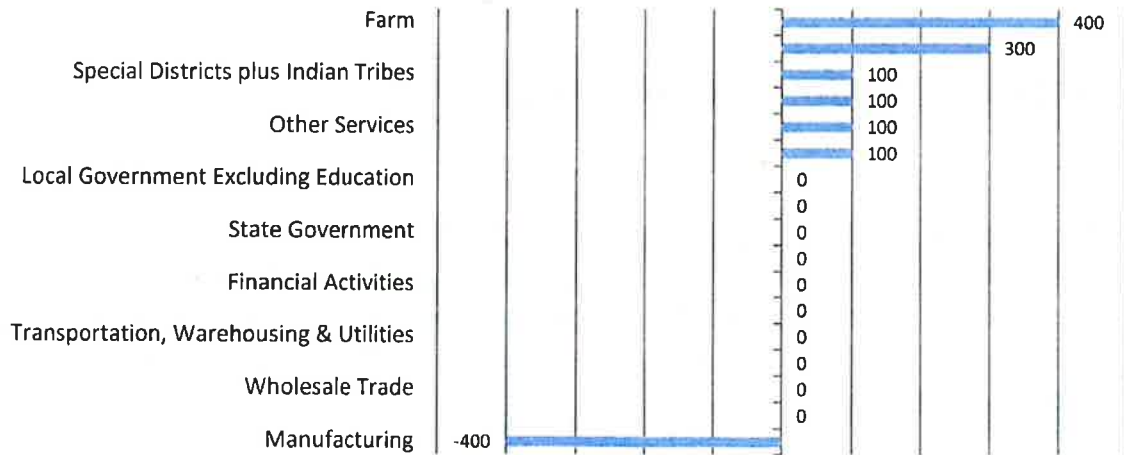
Kings County Year-Over Percent Change in Jobs

September 2017 - September 2018



Kings County Year-Over Change in Jobs

September 2017 - September 2018

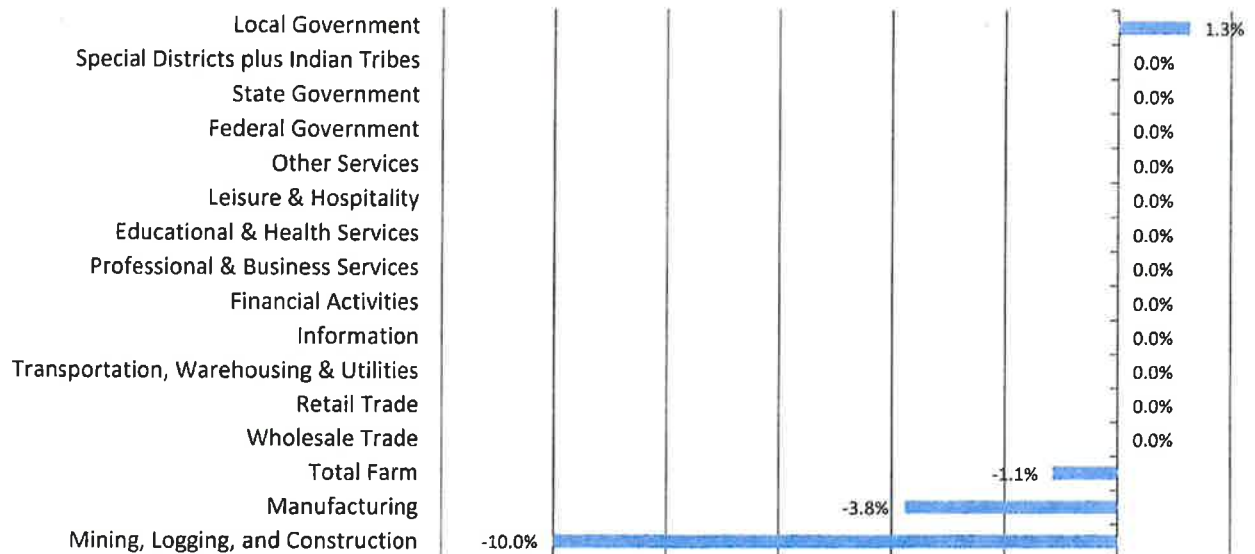


MONTH OVER MONTH | A COMPARISON

Local Government has the greatest month-over numerical gain with an increase of 100 jobs and showed the largest month-over percent increase with a gain of 1.3 percent. Manufacturing saw the greatest month-over numerical decline of jobs, at 200 and Mining, Logging, and Construction had the greatest month-over percent in jobs, at -10.0 percent.

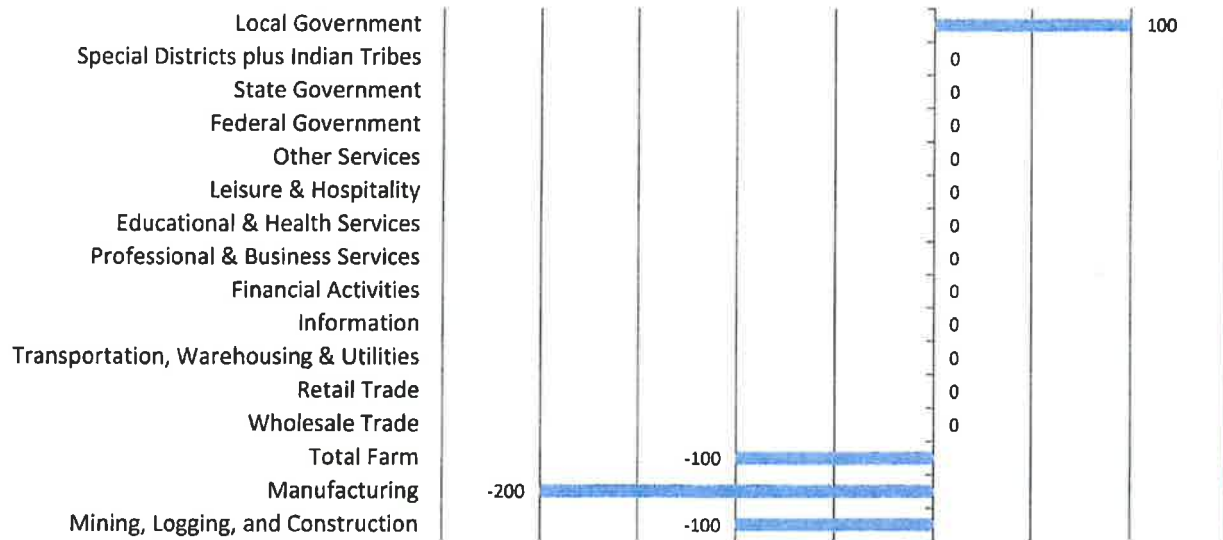
Kings County Month-Over Percent Change in Jobs

August 2018 - September 2018



Kings County Month-Over Change in Jobs

August 2018 - September 2018



The employment data referenced in this newsletter is provided by the Employment Development Department of California.

Please visit www.kingsedc.org to learn more about our initiatives in Kings County.



Let's Connect!

