CITY OF COALINGA
*The Sunny Side of the Valley*

# AGENDA
## PLANNING COMMISSION

## TUESDAY DECEMBER 13, 2022

***The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.***

**Notice is hereby given that the Planning Commission will hold a Regular Meeting, on December 13, 2022 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:**

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

*Commissioners:* *Chairman Sailer*
*Vice Chairman Jacobs*
*Commissioner Helmar*
*Commissioner Stoppenbrink*
*Commissioner Pruitt*

*Staff:* *Sean Brewer, Assistant City Manager*
*Marissa Trejo, City Manager*

PUBLIC COMMENTS

*Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during*

*the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items*.

INFORMATION/CONSENT CALENDAR

1. Approve Minutes - 08-23-2022
2. Approve Minutes - 09-13-2022
3. Approve Minutes - 09-27-2022

PUBLIC HEARINGS

1. Planning Commission Consideration of Tentative Parcel Map Application 22-01

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN

CITY OF COALINGA
*The Sunny Side of the Valley*

# Staff Report- Chairman and Planning Commission

| | |
|---|---|
| **Subject:** | Approve Minutes - 08-23-2022 |
| **Meeting Date** | December 13, 2022 |
| **Project Location:** | N/A |
| **Applicant:** | N/A |
| **Owner:** | N/A |
| **Prepared By:** | |

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## I. RECOMMENDATION:

## II. BACKGROUND:

## III. PROPOSAL AND ANALYSIS:

## IV. FISCAL IMPACT:

## V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

| | Description |
|---|---|
| 🗋 | Minutes for Approval 8-23-2022 |

# MINUTES
# PLANNING COMMISSION
## 155 W. Durian Avenue, Coalinga, CA 93210
## Tuesday, August 23, 2022

***The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.***

**CALL MEETING TO ORDER (6:00PM)**

Pledge of Allegiance

**CHANGES TO THE AGENDA**

None

**ROLL CALL**

| | |
|---|---|
| *Commissioners:* | *Chairman Sailer*<br>*Vice Chairman Jacobs*<br>*Commissioner Helmar*<br>*Commissioner Pruitt*<br>*Commissioner Stoppenbrink* |
| *Staff:* | *Assistant City Manager, Sean Brewer*<br>*Public Works and Utilities Coordinator, Larry Miller*<br>*City Clerk, Shannon Jensen* |

**CHANGES TO THE AGENDA**

None.

**PUBLIC COMMENTS**

*Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.*

None

**INFORMATION/CONSENT CALENDAR**

None

**PUBLIC HEARINGS**

None

**DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

1. Planning Commission Adoption of Resolution No. 022P-007 Approving Site Plan Review Application SPR 22-01 for the Development of an 8-Unit Multi-Family Project at the Southeast Corner of Cedar Ave and 4th Street

Assistant City Manager Sean Brewer gave a brief overview of the item.

*Motion by Stoppenbrink, Second by Pruitt to **Table** Resolution No. 022P-007 until the City Council Addresses the Current Water Issues. Motion **Approved** by a 3/2 Majority Roll-Call Vote. (Helmar and Sailer voted No)*

**DEPARTMENT REPORTS**

None.

**COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

**ADJOURN 6:26PM**

**APPROVED:**

_____
Chairman / Vice Chairman

_____
Shannon Jensen, City Clerk

_____
Date

CITY OF COALINGA
*The Sunny Side of the Valley*

# Staff Report- Chairman and Planning Commission

| | |
|---|---|
| **Subject:** | Approve Minutes - 09-13-2022 |
| **Meeting Date** | December 13, 2022 |
| **Project Location:** | N/A |
| **Applicant:** | N/A |
| **Owner:** | N/A |
| **Prepared By:** | |

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## I. RECOMMENDATION:

## II. BACKGROUND:

## III. PROPOSAL AND ANALYSIS:

## IV. FISCAL IMPACT:

## V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

| | Description |
|---|---|
| 🗋 | Minutes for Approval 9-13-2022 |

# MINUTES
# PLANNING COMMISSION
## 155 W. Durian Avenue, Coalinga, CA 93210
## Tuesday, September 13, 2022

***The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.***

**CALL MEETING TO ORDER (6:00PM)**

Pledge of Allegiance

**CHANGES TO THE AGENDA**

None

**ROLL CALL**

| | |
|---|---|
| *Commissioners:* | *Chairman Sailer*<br>*Vice Chairman Jacobs*<br>*Commissioner Helmar*<br>*Commissioner Pruitt*<br>*Commissioner Stoppenbrink* |
| *Staff:* | *Assistant City Manager, Sean Brewer*<br>*Public Works and Utilities Coordinator, Larry Miller*<br>*City Clerk, Shannon Jensen* |

**CHANGES TO THE AGENDA**

None.

**PUBLIC COMMENTS**

*Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.*

None

**INFORMATION/CONSENT CALENDAR**

1. Approve Minutes – 7-26-2022

*Motion by Stoppenbrink, Second by Helmar to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 5/0 Majority Voice Vote.*

**PUBLIC HEARINGS**

None.

**DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

1. Planning Commission Consideration of Site Plan Review Applications SPR 22-01 for the Development of an 8-Unit Multi-Family Project at the Southeast Corner of Cedar Ave and 4th Street

Assistant City Manager Sean Brewer gave a brief overview of the item.

*Motion by Helmar, Second by Pruitt to Adopt Resolution No. 022P-007 Approving Site Plan Review Application No. 22-01 (Cedar Street 8-Unit Multi-Family Housing Development) to be Located at the Corner of E. Cedar Ave and 4th Street. Motion **Approved** by a 3/2 Majority Roll-Call Vote. (Stoppenbrink and Jacobs voted No)*

**DEPARTMENT REPORTS**

Assistant City Manager Sean Brewer announced that the Housing Element Workshop would take place at the City Council meeting on Thursday, September 15, 2022.

**COMMUNICATIONS**

1. Staff Announcements

Assistant City Manager Sean Brewer indicated that the next Planning Commission meeting is scheduled for September 27, 2022.

2. Commissioner Announcements

None

3. Chairman Announcements

None

**ADJOURN 6:32PM**

**APPROVED:**

_____
Chairman / Vice Chairman

_____
Shannon Jensen, City Clerk

_____
Date

CITY OF COALINGA
*The Sunny Side of the Valley*

# Staff Report- Chairman and Planning Commission

| | |
|---|---|
| **Subject:** | Approve Minutes - 09-27-2022 |
| **Meeting Date** | December 13, 2022 |
| **Project Location:** | N/A |
| **Applicant:** | N/A |
| **Owner:** | N/A |
| **Prepared By:** | |

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## I. RECOMMENDATION:

## II. BACKGROUND:

## III. PROPOSAL AND ANALYSIS:

## IV. FISCAL IMPACT:

## V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

| | Description |
|---|---|
| 🗋 | Minutes for Approval 9-27-22 |

# MINUTES
# PLANNING COMMISSION
## 155 W. Durian Avenue, Coalinga, CA 93210
## Tuesday, September 27, 2022

***The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.***

**CALL MEETING TO ORDER (6:00PM)**

Pledge of Allegiance

**CHANGES TO THE AGENDA**

None

**ROLL CALL**

| | |
|---|---|
| *Commissioners:* | *Chairman Sailer*<br>*Vice Chairman Jacobs*<br>*Commissioner Helmar*<br>*Commissioner Pruitt*<br>*Commissioner Stoppenbrink* |
| *Staff:* | *Assistant City Manager, Sean Brewer*<br>*Public Works and Utilities Coordinator, Larry Miller*<br>*City Clerk, Shannon Jensen* |

**CHANGES TO THE AGENDA**

None.

**PUBLIC COMMENTS**

*Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.*

None

**INFORMATION/CONSENT CALENDAR**

None.

## PUBLIC HEARINGS

1. Planning Commission Consideration of a Stie Plan Review, Environmental Determination, and Master Sign Program with Variance; Land Use Application (CDA 22-01); Division of an Existing Commercial Building into Five (5) Tenant Spaces and Construction of a Thirty (30') Foot Center identification Sign Located at 25 W. Polk Street

Assistant City Manager Sean Brewer gave a brief overview of the item and announced that a Ms. Veronica Vargas with Grocery Outlet was present should the Commission have any questions.

Chairman Sailer opened the Public Hearing for comments. Seeing no comments from the public, Chairman Sailer closed the Public Hearing.

*Motion by Pruitt, Second by Stoppenbrink to Adopt Resolution No. 022P-009 Approving a Site Plan Review, Environmental Review, Master Sign Program and Variance for Application No. CDA 22-01 for the Division of the Existing Retail Building Located at 25 W. Polk Street. Motion **Approved** by a 5/0 Majority Roll-Call Vote.*

2. Approval of a Conditional Use Permit for the Grocery Outlet at 25 W. Polk Street for the Approval of a Beer, Wine and Spirits License

Assistant City Manager Sean Brewer gave a brief overview of the item.

Chairman Sailer opened the Public Hearing for comments. Seeing no comments from the public, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Pruitt to Adopt Resolution No. 022P-008 Approving, with Conditions, a Conditional Use Permit Application No. 22-04 for the Sale of Alcohol at the Grocery Outlet Store Located in the Homestead Marketplace at 25 W. Polk Street. Motion **Approved** by a 5/0 Majority Roll-Call Vote.*

3. Planning Commission Consideration of Conditional Use Permit 22-02 and Further Adopting Resolution No. 022P-010 Approving with Conditions a Commercial Cannabis Indoor Cultivation Facility Located at 9900 Cody Street

Assistant City Manager Sean Brewer gave a brief overview of the item.

Chairman Sailer opened the Public Hearing for comments. Seeing no comments from the public, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Pruitt to Adopt Resolution No. 022P-010 Approving a Conditional Use Permit Application No. 22-02 for the Use of the Existing Buildings at 9900 Cody Street to Accommodate an Indoor Commercial Cannabis Cultivation Operation. Motion **Failed** by a 2/3 Majority Roll-Call Vote. (Stoppenbrink, Jacobs and Sailer voted No)*

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None.

**DEPARTMENT REPORTS**

None.

**COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

**ADJOURN 7:10PM**

**APPROVED:**

_____
Chairman / Vice Chairman

_____
Shannon Jensen, City Clerk

_____
Date

CITY OF COALINGA
*The Sunny Side of the Valley*

# Staff Report- Chairman and Planning Commission

| | |
|---|---|
| **Subject:** | Planning Commission Consideration of Tentative Parcel Map Application 22-01 |
| **Meeting Date** | December 13, 2022 |
| **Project Location:** | 174 E. Sacramento Street, Coalinga, CA 93210 (APN: 083-090-51) |
| **Applicant:** | Richard & Linda Griffin, PO Box 1192, Coalinga, CA 93210 |
| **Owner:** | Richard & Linda Griffin, PO Box 1192, Coalinga, CA 93210 |
| **Prepared By:** | Sean Brewer, Assistant City Manager |

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## I. RECOMMENDATION:

Staff is recommending that the Planning Commission approve Resolution No. 022P-011recommending to the City Council approval of Tentative Parcel Map Application No. 22-01, along with consideration and approval of the Notice of Exemption in accordance with the California Environmental Quality Act.

## II. BACKGROUND:

The purpose of this agenda item is to hold a public hearing for the Planning Commission to consider for approval a resolution recommending to the City Council approval of a Tentative Parcel Map for Assessor's Parcel Number (APN) 083-090-51, to subdivide the existing approximate 50.48 net acre property into one (1) residential zoned parcel and one (1) remainder parcel (attached). The purpose of this request to subdivide the parcel, is to allow for the property owner to sell the residential single family zoned parcel of land to a prospective residential developer, consistent with the Subdivision Map Act. The project is currently designated for Residential Single Family land use by the Coalinga General Plan and zoned as RSF (Residential Single Family).

This application does not include any proposed development proposals. Any future proposed development to occur on this project site would be required to undergo separate entitlement and environmental review at that time.

## III. PROPOSAL AND ANALYSIS:

The purpose of the Applicant's request is to subdivide the existing parcel (APN: 083-090-51s) within the City limits of the City of Coalinga into one (1) residential zoned parcel and one (1) remainder parcel with the intention of developing the residential zoned parcel into future residential. The parcel size proposed is consistent with the General Plan and Municipal Code minimum lot size standard. Approval of this request would allow the Applicant or their designee, to subsequently submit an application for development, so long as the proposal is consistent with the RSF Residential Single Family zoning designation.

**Environmental Compliance (CEQA)**

The project qualifies for Class 15/Section 15315 Minor Land Division exemption. Therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared. Given the nature of the project to subdivide a parcel into one (1) residential zoned parcel and one (1) remainder parcel, and no development occurring, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**Public Notice**

A public notice for this project was posted and mailed on December 1, 2022 to adjacent property owners within 300 feet of the Project Site and all other applicable parties in accordance with local and state regulations.

## IV. FISCAL IMPACT:

- None determined at this time as there is no development being proposed at this time.

## V. REASONS FOR RECOMMENDATION:

1. The Planning Commission finds that the proposed Project will provide a stable and diverse community, is consistent with orderly physical development of the community, and is not detrimental to the health, safety, and general welfare of the City. The Project significantly supports the character and quality of life in the community, and there are no physical constraints that would prohibit future development.

2. The Planning Commission finds that the proposed Project meets the requirements and standards of the Subdivision Map Act and City Municipal Code.

3. The proposed Project design and improvements are consistent with the General Plan and any applicable specific plans since the design complies with the goals and policies set forth in the General Plan document.

4. The Project provides for the logical and orderly expansion of the City of Coalinga. The Project Site is physically suitable for the proposed future commercial development due to the proposed lot sizes, and access to approved streets.

5. All dedications, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated to connect to existing public facilities.

ATTACHMENTS:

Description

- Project Location Map
- Resolution No. 022P-011 with Conditions
- TPM 22-01 Application
- Tentative Parcel Map

# Project Aerial Location



**RESOLUTION NO. 022P-011**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA RECOMMENDING TO THE CITY COUINCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 22-01 WITH CONDITIONS, NOTICE OF EXEMPTION, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS,** in October of 2022, Richard Griffin, ("Applicant"), filed the completed Application No. 22-01 with the City of Coalinga, requesting the approval of Tentative Parcel Map described herein ("Application" or "Project"); and

**WHEREAS,** on December 13, 2022, the City of Coalinga Planning Commission, at a regularly scheduled meeting, held a public hearing to consider the request by the Applicant for approval of Tentative Parcel Map No. 22-01. The Project is to subdivide the existing approximate 50.48-acre parcel located on 174 E. Sacramento Avenue (APN: 083-090-51s) ("Project Site"), into one (1) residential zoned parcel and one (1) remainder parcel**.**

**WHEREAS,** approval of this Project does not include the approval of any development on-site, and any future development would be subject to additional entitlements and environmental review at that time; and

**WHEREAS,** the Project qualifies for a Class 15/Section 15315 - Minor Land Division exemption, and therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared; and

**WHEREAS,** public notices of the Planning Commission's December 13, 2022 public hearing for the Project was posted and mailed on December 1, 2022, in compliance with the City's Municipal Code and Government Code Section 65091; and

**WHEREAS,** on December 13, 2022, the Planning Commission of the City of Coalinga conducted a duly noticed public hearing on the Application, and considered all evidence written and oral; and

**WHEREAS**, based on substantial evidence provided in the record before the Planning Commission regarding CEQA compliance and public comments related to the Project, it has been determined that there is no possibility that this Project will have significant effects on the environment; and

**WHEREAS**, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project.

**FINDINGS:**

1. The Planning Commission finds that the proposed Project will provide a stable and diverse community, is consistent with orderly physical development of the community, and is not detrimental to the health, safety, and general welfare of the City. The Project significantly supports the character and quality of life in the community, and there are no physical constraints that would prohibit future development.

2. The Planning Commission finds that the proposed Project meets the requirements and standards of the Subdivision Map Act and City Municipal Code.

3. The proposed Project design and improvements are consistent with the General Plan and any applicable specific plans since the design complies with the goals and policies set forth in the General Plan document.

4. The Project provides for the logical and orderly expansion of the City of Coalinga. The Project Site is physically suitable for the proposed future commercial development due to the proposed lot sizes, and access to approved streets.

5. All dedications, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated to connect to existing public facilities.

**NOW THEREFORE, BE IT RESOLVED,** that the City of Coalinga Planning Commission hereby finds and takes the following actions:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.

2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the City Municipal Code.

3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed Project, No. 22-01, will not have any significant impacts on the environment. Based on these findings, the Planning Commission recommends adoption of the Notice of Exemption. The Planning Commission further approves the Project subject to the Conditions of Approval attached hereto as Exhibit A.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Coalinga at a regular meeting held on December 13, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Chairperson/Vice Chairperson

ATTEST:

_____
City Clerk/Deputy City Clerk

*Exhibit A: Conditions of Approval for Application No. 22-01*

Consider a Tentative Parcel Map application filed by property owner Richard Griffin ("Applicant").

The project proposes to subdivide an approximately 50.48-acre parcel located at 174 E. Sacramento Avenue (APN: 083-090-51s) ("Project Site"), into one (1) 10-acre residential zoned parcel and one (1) remainder parcel ("Project"). The Project Site is zoned RSF Residential Single Family.

**CONDITIONS:**

***Planning/Engineering Division***

1. Tentative Parcel Map No. 22-01 is approved subject to the conditions as developed.

2. Failure to record a final map within twenty-four (24) months from the date of approval or conditional approval of the tentative map, or within any extension of time thereof granted by the City Council, shall terminate all proceedings. The Applicant, or successor in interest, to an approved tentative map may request an extension of twelve (12) months. The City Council shall consider all extension requests.

3. The 10' Public Utility Easement and Public Street dedicated per Parcel Map 08-01 recorded in Book 71 of Parcel Maps at Pages 32 thru 35 of Fresno County Records and described on Tentative Parcel Map 22-01 surveyor's note 1 shall be abandoned in accordance with the Subdivision Map Act. The City of Coalinga has determined the dedications are not needed for the orderly development of the public streets.

4. Approval of the Tentative Parcel Map does not allow for the development of any of the proposed parcels. Any development proposals must be in compliance with all applicable sections of the Zoning Ordinance, Engineering, Public Works Improvement Standards and other City Ordinances or the payment of any fees. Subsequent entitlement applications must be submitted for any development on said parcels.

5. The Applicant, or successor in interest, shall relay all Conditions of Approval for this Tentative Parcel Map to all subsequent purchasers of the individual parcels, if applicable, and/or to subsequent purchasers of this entire Tentative Parcel Map.

**CITY OF COALINGA**
**TENTATIVE PARCEL MAP APPLICATION**

TPM 22-01 (Application Number) 10/6/2022 (Date)

**APPLICANT INFORMATION:**

Applicant's Name: Richard & Linda Griffin

Property Owner's Name: Richard & Linda Griffin

Applicant's Mailing Address: PO Box 1192, Coalinga, CA 93210

Telephone Number: 559.567.6471 Assessor Parcel Number: 083-090-51

Property Location (Street Address): 174 & 180 Sacramento Street

Legal Description (Lot, Block, Tracts, etc.: "Remainder Parcel" per PM No. 08-01, Bk 71, Pgs 76-78, FCR

**PROPERTY USE INFORMATION:**

Current Zoning: RSF- Single Family Residence Existing Use: Single Family Residence

Existing Structures: None Existing Number of Lots: 1-Remainder Parcel

Proposed Number of Lots: 1 + Remainder Area of Parcel (sq or acs.) 50.48 Ac.

Minimum Lot Size (sq. ft.) 10.00 Ac. Proposed Zoning To remain the same.

Proposed Use: Single Family Residence

Existing Easements and Use: 10' PUE and Public Street Right of Way per PM No. 08-01

Are all public improvements currently installed? ☒ Yes ☐ No

Will all improvements meet City Minimum Requirements? ☒ Yes ☐ No

If no, list exceptions and give justification

**Describe Improvements for:**

Street Trees (List Type & Interval of Spacing) N/A

Drainage Collection & Disposal: Mid-Valley Disposal

Domestic Water Supply (Include Fire Hydrants): City of Coalinga- No improvements at this time.

Proposed Sewer Collection & Disposal: City of Coalinga-No Improvements at this time

Other Public Utilities (Power, Telephone, Irrigation, Cable TV) PG&E

**ATTACH PRELIMINARY TITLE REPORT DESCRIBING THE STATUS OF ALL INTEREST IN PARCEL**

**CERTIFICATION:**

Owner of property hereby certifies that he is the owner of the property on which the map is proposed for subdivision, and that he has examined the map and consents to the submissions of the map and this application.

Richard Griffin

Owner's Signature

RICHARD GRIFFIN

Owner's Name (Please Print)

PO BOX 1192 COALINGA 93210

Address

559 567. 6471

Telephone

Owner's Agent

Address

Telephone

C.H. Robles & Associates, Inc

Engineer of Map

100 E. Cedar Avenue, Coalinga, CA 93210

Address

(559) 935-6051

Telephone

# Property Detail Report

## 174 E Sacramento St, Coalinga, CA 93210-2630

APN: 083-090-51S

Fresno County Data as of: 08/24/2022

### Owner Information

| | | | |
|---|---|---|---|
| Owner Name: | Griffin Richard K | | |
| Vesting: | | | |
| Mailing Address: | Po Box 1192, Coalinga, CA 93210-1192 | Occupancy: | Unknown |

### Location Information

| | | | | | |
|---|---|---|---|---|---|
| Legal Description: | 50.48 Ac Sur Rt Remainder Par P/M 08-01 71/76-78 | | | County: | Fresno, CA |
| APN: | 083-090-51S | Alternate APN: | | Census Tract / Block: | 008100 / 4000 |
| Munic / Twnshp: | Coalinga City | Twnshp-Rng-Sec: | | Legal Lot / Block: | |
| Subdivision: | | Tract #: | | Legal Book / Page: | |
| Neighborhood: | | School District: | Coalinga-Huron Unified School District | | |
| Elementary School: | Annie E. Cheney Ki... | Middle School: | Coalinga Middle Sc... | High School: | Coalinga High Scho... |
| Latitude: | 36.13127 | Longitude: | -120.35856 | | |

### Last Transfer / Conveyance - Current Owner

| | | | |
|---|---|---|---|
| Transfer / Rec Date: | Price: | Transfer Doc #: | |
| Buyer Name: | Seller Name: | Deed Type: | |

### Last Market Sale

| | | | |
|---|---|---|---|
| Sale / Rec Date: | Sale Price / Type: | Deed Type: | |
| Multi / Split Sale: | Price / Sq. Ft.: | New Construction: | |
| 1st Mtg Amt / Type: | 1st Mtg Rate / Type: | 1st Mtg Doc #: | N/A |
| 2nd Mtg Amt / Type: | 2nd Mtg Rate / Type: | Sale Doc #: | N/A |
| Seller Name: | | | |
| Lender: | | Title Company: | |

### Prior Sale Information

| | | | |
|---|---|---|---|
| Sale / Rec Date: | Sale Price / Type: | Prior Deed Type: | |
| 1st Mtg Amt / Type: | 1st Mtg Rate / Type: | Prior Sale Doc #: | N/A |
| Prior Lender: | | | |

### Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Gross Living Area: | | Total Rooms: | 0 | Year Built / Eff: | |
| Living Area: | | Bedrooms: | | Stories: | |
| Total Adj. Area: | | Baths (F / H): | | Parking Type: | |
| Above Grade: | | Pool: | | Garage #: | |
| Basement Area: | | Fireplace: | | Garage Area: | |
| Style: | | Cooling: | | Porch Type: | |
| Foundation: | | Heating: | | Patio Type: | |
| Quality: | | Exterior Wall: | | Roof Type: | |
| Condition: | | Construction Type: | | Roof Material: | |

### Site Information

| | | | | | |
|---|---|---|---|---|---|
| Land Use: | Residential (NEC) | Lot Area: | 2,198,909 Sq. Ft. | Zoning: | |
| State Use: | | Lot Width / Depth: | | # of Buildings: | |
| County Use: | Aposvlm - Res, Potential Subdivision | Usable Lot: | | Res / Comm Units: | |
| Site Influence: | | Acres: | 50.48 | Water / Sewer Type: | |
| Flood Zone Code: | Ae | Flood Map #: | 06019C3213H | Flood Map Date: | 02/18/2009 |
| Community Name: | City Of Coalinga | Flood Panel #: | 3213H | Inside SFHA: | True |

### Tax Information

| | | | | | |
|---|---|---|---|---|---|
| Assessed Year: | 2022 | Assessed Value: | $243,122 | Market Total Value: | |
| Tax Year: | 2021 | Land Value: | $130,535 | Market Land Value: | |
| Tax Area: | 002-003 | Improvement Value: | $112,587 | Market Imprv Value: | |
| Property Tax: | $3,316.62 | Improved %: | 46.31% | Market Imprv %: | |
| Exemption: | | Delinquent Year: | 2018 | | |

TitleFlex by DataTrace

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RECORDING REQUESTED BY:

HELON & MANFREDO LLP
Attorneys at Law

WHEN RECORDED, MAIL THIS DEED AND TAX STATEMENTS TO:

RICHARD K. GRIFFIN
P. O. Box 1192
Coalinga, CA. 93210

FRESNO County Recorder
Robert C. Werner
DOC- 2005-0173095
Check Number 25505
Monday, AUG 01, 2005 12:51:38
Ttl Pd $21.00 Nbr-0001903568
DJG/R6/1-5

(Space Above This Line For Recorder's Use)

# QUITCLAIM DEED

The undersigned grantor declares that the DOCUMENTARY TRANSFER TAX IS $-0-. Exempt under Revenue & Taxation Code § 11930. APN: 083-090-35s

CARL M. CAMPBELL, JR., successor Trustee of the Trust Created Under The Will Of RICHARD G. GRIFFIN, deceased, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to RICHARD K. GRIFFIN the real property in the County of Fresno, State of California, described in Exhibit "A" attached hereto and made a part hereof.

This deed is executed in accordance with the Judgment Settling Successor Trustee Carl M. Campbell, Jr.'s First And Final Account, Allowing Compensation To Trustee And His Attorneys, For Termination Of Trust, Instructing Trustee As To Distribution Of Trust, And Discharging Trustee And His Sureties dated March 10, 2005, made by the Superior Court Of California, County of Fresno, in the matter of the Trust Created Under The Will Of Richard G. Griffin, Deceased, Fresno County Superior Court Case Number 640333-1.

DATED: June 6, 2005

CARL M. CAMPBELL, JR.,
Successor Trustee

(Notary acknowledgment on Page 2)

STATE OF CALIFORNIA )
) ss.
COUNTY OF FRESNO )

On June 6, 2005, before me, Linda Roberts Ledesma, Notary Public, personally appeared CARL M. CAMPBELL, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Linda Roberts Ledesma

(seal)

LINDA ROBERTS LEDESMA
COMM. # 1541056
NOTARY PUBLIC-CALIFORNIA
FRESNO COUNTY
COMM. EXP. JAN. 2, 2009

**QUITCLAIM DEED**

**EXHIBIT "A"**

An undivided twenty-five percent (25%) interest in the real property consisting of approximately 65.49 acres located in the County of Fresno, State of California, described as:

That portion of the North half of Section 4, Township 21 South, Range 15 East, Mount Diablo Base and Meridian, Fresno County, California, according to the United States Government Township Plat, described as follows:
BEGINNING at the Southwest corner of the Northwest quarter of said Section 4; thence South 89°40'50" East, along the South line of said Northwest quarter of Section 4, a distance of 1070.00 feet; thence North 53°15'10" East, a distance of 200.00 feet; thence North 37°23'10" East, a distance of 262.00 feet; thence North 47°42'40" East, a distance of 557.00 feet; thence North 56°10'10" East, a distance of 511.00 feet; thence North 58°27'10" East, a distance of 470.00 feet; thence North 67°31'10" East, a distance of 224.59 feet; thence North 00°06'10" East, parallel with and 200.00 feet West of the West line of Hachmann Avenue a distance of 580.48 feet to the Southerly boundary line of Pleasant Valley Addition No. 2 to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 1 of Miscellaneous Maps, at Page 33, Fresno County Records, also being the Southerly boundary line of Block 64 of the City of Coalinga, Fresno County, California, according to the Official Map of the City of Coalinga, recorded February 20, 1918, in Book 10, Pages 3 to 8, inclusive, of Record of Surveys, in the Office of the County Recorder of said County; thence South 89°54'10" West, along said Southerly boundary line of Pleasant Valley Addition No. 2, a distance of 500.00 feet to the point of intersection thereof with the Easterly boundary line of Warthan Street, said point of intersection being the Southwest corner of Lot 68 of said Pleasant Valley Addition No. 2, and also being the Southwest corner of said Block 64 of the City of Coalinga; thence South 00°06'10" West, a distance of 40.00 feet; thence South 89°55'40" West, parallel with and 40.00 feet South of the Southerly boundary line of said Pleasant Valley Addition No. 2, also being the Southerly boundary line of Block 63 of the City of Coalinga, a distance of 190.64 feet to the point of intersection with the Southeasterly boundary line of Warthan Street, as said Street is established by the map of Pleasant Valley Addition No. 3 to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, page 29 of Record of Surveys, Fresno County Records; thence along said Southeasterly boundary line of Warthan Street, South 43°40'00" West, a distance of 254.53 feet, South 37°12'00" West, a distance of 184.45 feet and South 26°33'40"

West, a distance of 204.97 feet to the point of intersection thereof with the Southerly boundary line of said Pleasant Valley Addition No. 3, also being the Southerly boundary line of Sacramento Street; thence along said Southerly boundary line of Sacramento Street as shown on said map of Pleasant Valley Addition No. 3 and the map of Florence Addition to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, Page 8 of Record of Surveys, Fresno County Records; South 89°55'40" West, a distance of 1289.94 feet and South 89°45'50" West, a distance of 485.42 feet to the West line of the North half of Section 4; thence South 00°25'50" East, along said West line of the North half of Section 4, a distance of 1334.36 to the POINT OF BEGINNING.

EXCEPTING THEREFROM

That portion of the North half of Section 4, Township 21 South, Range 15 East, Mount Diablo Base and Meridian, Fresno County, California, according to the United States Government Township Plat, described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of said Section 4; thence North 00°25'50" West, along the West line of the Northwest Quarter of said Section 4, a distance of 1334.36 feet to the point of intersection thereof with the Southerly boundary line of FLORENCE ADDITION to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, Page 8 of Record of Surveys, Fresno County Records, also being the Southerly boundary line of Sacramento Street; thence along said Southerly boundary line of Sacramento Street, as shown on said map of FLORENCE ADDITION, and the map of PLEASANT VALLEY ADDITION NO. 3 to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, Page 29, of Record of Surveys, Fresno County Records, North 89°45'50" East, a distance of 485.42 feet and North 89°55'40" East, a distance of 350.17 feet, to the TRUE POINT OF BEGINNING; thence continuing along said Southerly boundary line of Sacramento Street North 89°55'40" East, a distance of 256.00 feet; thence South 00°04'20" East, a distance of 265.00 feet; thence South 89°55'40" West, a distance of 256.00 feet; thence North 00°04'20" West, a distance of 265.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

That portion of the North half of Section 4, Township 21 South, Range 15 East, Mount Diablo Base and Meridian, Fresno County, California, according to the United States Government Township Plat, described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of said

Section 4; thence North 00°25'50" West, along the West line of the Northwest Quarter of said Section 4, a distance of 1334.36 feet to the point of intersection thereof with the Southerly boundary line of FLORENCE ADDITION to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, Page 8 of Record of Surveys, Fresno County Records, also being the Southerly boundary line of Sacramento Street; thence along said Southerly boundary line of Sacramento Street, as shown on said map of FLORENCE ADDITION, and the map of PLEASANT VALLEY ADDITION NO. 3 to the City of Coalinga, Fresno County, California, according to the map thereof recorded in Book 5, Page 29, of Record of Surveys, Fresno County Records, North 89°45'50" East, a distance of 485.42 feet and North 89°55'40" East, a distance of 160.17 feet, to the TRUE POINT OF BEGINNING; thence continuing along said Southerly boundary line of Sacramento Street North 89°55'40" East, a distance of 190.00 feet; thence South 00°04'20" East, a distance of 265.00 feet; thence South 89°55'40" West, a distance of 190.00 feet; thence North 00°04'20" West, a distance of 265.00 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No.: 083-090-35s

**EXHIBIT "A"**
**Page 3 of 3 Pages**

5

# C.H. Robles & Associates, Inc.

Land Surveyors
100 E. Cedar Avenue
Coalinga, CA 93210
Ph. (559) 935-6051 Fax (559) 935-8906

## LETTER OF TRANSMITTAL

*To:* City of Coalinga
155 W. Durian Avenue
Coalinga, CA 93210

*Date:* 9-30-2022 | *Job No.* 1824

*Attn:* Sean Brewer

*Re:* Griffin TPM Application

*We are sending you:*

☒ Attached, via Del the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Other

☐ Copy of Letter ☐ Change Order ☐ Specifications ☐ Will Call

| *Copies* | *Date* | *No.* | *Description* |
|---|---|---|---|
| 4 | 9-30-22 | 4 | Tentative Parcel Map |
| 1 | 9-30-22 | 2 | Application |
| 1 | 9-30-22 | | Grant Deed |
| | | | |
| | | | |
| | | | |
| | | | |

*These are transmitted as checked below:*

☒ For Approval ☐ Approved as Submitted ☐ Resubmit Copies for Approval

☐ For Your Use ☐ Approved as Noted ☐ Submit Copies for Distribution

☐ As Requested ☐ Returned for Corrections ☐ Return Corrected Prints

☐ For Review and Comment ☐ Other ☐ Prints returned after loan to us

*Remarks:* Sean,
Prelim will be sent to you as soon as I receive it.
Thanks

*Copy to:* File *Signed:* CHRobles

*If enclosures are not as noted, please notify us at once.*

# TENTATIVE PARCEL MAP

## GRIFFIN PROPERTY
## LOCATED IN SECTION 4, T21S, R15E, M.D.B. & M,IN THE CITY OF COALINGA , COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF ONE SHEET

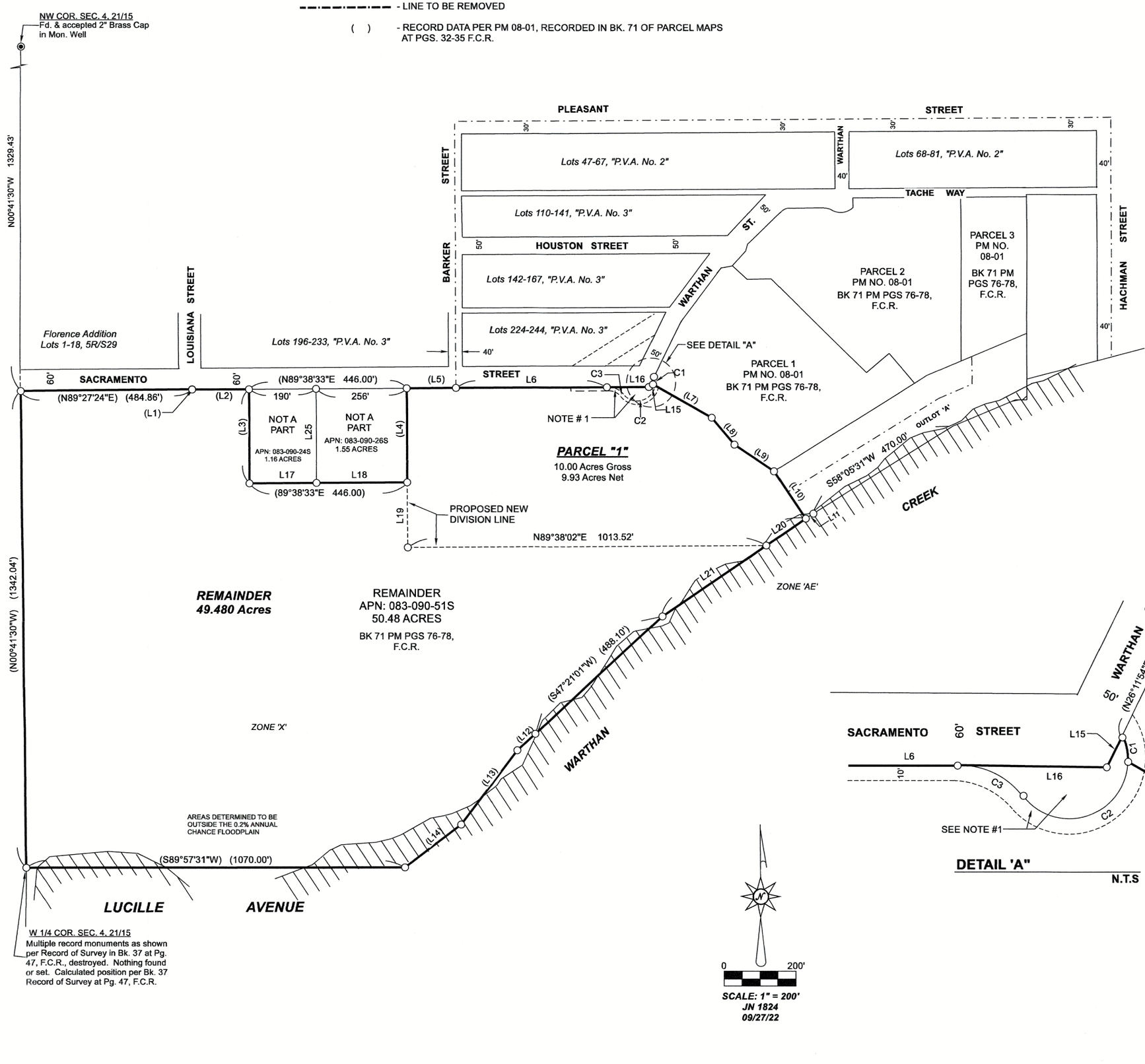
**LEGEND**

- ◉ - FOUND AND ACCEPTED SECTION CORNER MONUMENT AS NOTED.
- ○ - CALCUATED POSITION
- ———— - APPROX. FLOOD PLAIN LIMITS FOR ZONE 'AE' PER FEMA FIRM NO. 06019C3213H, REVISED FEBRUARY 18, 2009.
- — · — · — - PROPOSED NEW DIVISION LINE
- — · · — · · — - LINE TO BE REMOVED
- ( ) - RECORD DATA PER PM 08-01, RECORDED IN BK. 71 OF PARCEL MAPS AT PGS. 32-35 F.C.R.

**SURVEYOR'S NOTES:**

1- 10' PUE & PUBLIC STREET DEDICATED PER PM 08-01

2- THERE ARE NO EXISTING BUILDINGS ON PARCEL "1"







**DETAIL 'A"**

N.T.S

**OWNER AND APPLICANT:**
GRIFFIN & GRIFFIN, A CO-PARTNERSHIP
RICHARD K. GRIFFIN AND LINDA R. GRIFFIN
P.O. BOX 1192
COALINGA, CA 93210
PH NO.:(559) 567-6471

**SITE INFORMATION:**
APN: 083-090-51S
ADDRESS: 174, 190, & 226 E. SACRAMENTO ST.
ZONE: RSF - RESIDENTIAL SINGLE FAMILY
ELECTRIC: PG&E
DOMESTIC WATER, GAS, GARBAGE: CITY OF COALINGA

**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCIBED AS "REMAINDER" AS SHOWN IN PARCEL MAP NO. 08-01, RECORDED MAY 13, 2013, IN BOOK 71 OF PARCEL MAPS AT PAGES 76, 77, & 78, F.C.R.

APN: 083-090-51S

**LINE TABLE**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | (S00°21'27"E) | (0.95') |
| L2 | (N89°38'33"E) | (160.17') |
| L3 | (S00°21'27"E) | (265.00') |
| L4 | (N00°21'27"W) | (265.00') |
| L5 | (N89°38'33"E) | (138.84') |
| L6 | (S89°38'02"W) | (427.19') |
| L7 | (S60°24'45"E) | (190.95') |
| L8 | (S40°24'27"E) | (99.47') |
| L9 | (S56°14'54"E) | (134.78') |
| L10 | (S34°11'39"E) | (160.00') |
| L11 | N55°48'21"E | 20.13' |
| L12 | (S47°21'01"W) | (68.90') |
| L13 | (S37°01'31"W) | (262.00') |
| L14 | (S52°53'31"W) | (200.00') |
| L15 | N26°11'54"E | 22.51' |
| L16 | S89°38'02"W | 118.73' |
| L17 | S89°38'33"W | 190.00' |
| L18 | S89°38'33"W | 256.00' |
| L19 | S00°21'27"E | 183.00' |
| L20 | S55°48'21"W | 135.24' |
| L21 | S55°48'21"W | 355.63' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | ARC LENGTH |
|---|---|---|---|
| C1 | (50') | (14°46'17") | (12.89') |
| C2 | (50') | (139°29'23") | (121.73') |
| C3 | (50') | (52°54'57") | (46.18') |

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-24
NO. 5503
STATE OF CALIFORNIA
9-29-2022


Surveyed & Platted by:

**C.H. Robles & Associates, Inc.**

Land Surveyors
100 E. Cedar Avenue, Coalinga, CA 93210
Phone (559) 935-6051 Fax (559) 935-8906
E-Mail: chrobles_assoc@att.net