

DIVISION ONE OF THE KINGS COUNTY ADVISORY AGENCY FOR SUBDIVISIONS AND PARCEL MAPS

**PUBLIC HEARING
1:15 P.M.**

**GOVERNMENT CENTER
HANFORD, CALIFORNIA**

AGENDA

**Monday, December 8, 2014
1:15 p.m. or soon thereafter**

This meeting will be held in the Community Development Agency Conference Room, Engineering Building No. 6, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California. Pursuant to California Government Code Section 65009, subdivision (b), if you challenge a decision of the Advisory Agency in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Advisory Agency at, or prior to, the public hearing.

I. CALL TO ORDER - Meeting of Division One of the Kings County Advisory Agency

1. NOTICE OF RIGHT TO APPEAL:

For projects where the Advisory Agency action is final, actions are subject to appeal by any interested person and no development proposed by the application may be authorized until the final date of the appeal.

An appeal may be filed with the Kings County Community Development Agency, at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Kings County Community Development Agency. A filing fee of \$320 must accompany the appeal form. The appeal must be filed within 10 days of the Advisory Agency's decision date, not including the date of the decision. If no appeal is received, the Advisory Agency's action is final.

2. UNSCHEDULED APPEARANCES

Any person may address the Advisory Agency on any subject matter within the jurisdiction or responsibility of the Advisory Agency at the beginning of the meeting; or may elect to address the Advisory Agency on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Advisory Agency. Unscheduled comments will be limited to five minutes.

II. OLD BUSINESS

- 1. NOTICE OF INTENT TO RECORD A VIOLATION (JACKSON/AZEVEDO)** - This item was continued at the November 10, 2014, meeting of Division One of the Kings County Advisory Agency. On December 22, 1986, an Individual Deed In Lieu of Foreclosure was recorded as Document No. 18917 of Kings County Records. It appears that the December 22, 1986, Deed illegally divided a legal 30.00 acre parcel into two (2) parcels, one of which is 0.35 acres in size. On September 24, 2014, the property owners were mailed a Notice of Intent to Record a

Violation. The purpose of the public meeting is to provide the property owners an opportunity to explain why the notice should not be recorded.

- A. Staff Report**
- B. Public Hearing** (* See the warning at the beginning of the agenda)

2. NOTICE OF INTENT TO RECORD A VIOLATION (WEISKIRCHER/GOMEZ) – This item was continued at the November 10, 2014, meeting of Division One of the Kings County Advisory Agency. On September 9, 2004, a Grant Deed was recorded as Document No. 0427132 of Kings County Records. It appears that the September 9, 2004, a Grant Deed illegally divided a legal 2.00 acre parcel in two (2) parcels that are each one (1) acre in size. On October 7, 2014, the property owners were mailed a Notice of Intent to Record a Violation. The purpose of the public meeting is to provide the property owners an opportunity to explain why the notice should not be recorded.

- A. Staff Report**
- B. Public Hearing** (* See the warning at the beginning of the agenda)

III. NEW BUSINESS

1. IN LIEU PARCEL MAP NO. 14-16 (CODY) - A proposed division of 38.20 acres into two (2) parcels (19.10 acres and 19.10 acres). The Project Site is located at the Northwest corner of 13th and Fargo Avenues, Hanford, Assessor's Parcel Number 009-010-018.

- A. Staff Report**
- B. Public Hearing** (* See the warning at the beginning of the agenda)

2. IN LIEU PARCEL MAP NO. 14-17 (MURPHY) - A proposed division of 33.80 acres into two (2) parcels (1.00 acre and 32.80 acres) for the purpose of a transfer of title to an immediate family member. The Project Site is located at 16255 18th Avenue, Lemoore, Assessor's Parcel Number 024-160-021.

- A. Staff Report**
- B. Public Hearing** (* See the warning at the beginning of the agenda)

3. IN LIEU PARCEL MAP NO. 14-18 (LEAL) - A proposal to adjust the boundaries between two (2) existing parcels (2.50 acres and 37.55 acres), and to divide one (1) of the resulting parcels into two (2) parcels (1.50 acres and 37.55 acres) for the purpose of retaining an existing farm home. The Project Site is located at 12614 7th Avenue, Hanford, Assessor's Parcel Numbers 016-200-030 and 016-200-031.

- A. Staff Report**
- B. Public Hearing** (* See the warning at the beginning of the agenda)

IV. MISCELLANEOUS

- A. Correspondence**
- B. Staff comments**
- C. Agency comments**

V. ADJOURNMENT

The decision of Division One of the Advisory Agency, concerning the applications under consideration, will be rendered within ten (10) working days from the Public Hearing on December 8, 2014. The decision will be in writing. Notification of Division One of the Advisory Agency's decision shall be sent to the applicant and all interested parties that request notification. In order to receive notification, interested parties must provide a mailing address for the notification to be sent to.