

**CORCORAN CITY COUNCIL,  
JOINT POWERS FINANCE AUTHORITY  
& HOUSING AUTHORITY  
AGENDA**

**City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 93212**

**Tuesday, December 11, 2018  
5:30 P.M.**

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**Public Inspection:** A detailed City Council packet is available for review at the City Clerk's Office, located at Corcoran City Hall, 832 Whitley Avenue.

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**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.

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**Public Comment:** Members of the audience may address the Council on non-agenda items; however, in accordance with government code section 54954.2, the Council may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is the time for members of the public to comment on any matter within the jurisdiction of the Corcoran City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item. The councilmembers ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

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

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**Consent Calendar:** All items listed under the consent calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion of any item on the consent calendar, the item can be removed at the request of any member of the City Council and made a part of the regular agenda.

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**ROLL CALL**

Mayor:	Raymond Lerma
Vice Mayor:	Sidonio "Sid" Palmerin
Council Member:	Patricia Nolen
Council Member:	Jerry Robertson
Council Member:	Jeanette Zamora-Bragg

**INVOCATION**

**FLAG SALUTE**

1. 1-A. **APPROVAL OF MINUTES**  
Approval of Minutes of the regular meeting on November 27, 2018.

**1-B. OATH OF OFFICE FOR RECENTLY ELECTED COUNCIL MEMBERS**

1. Oath Administered by City Clerk
2. Council Reorganization
  - a. Election of Mayor (conducted by City Clerk)
  - b. Election of Vice-Mayor (conducted by Mayor)

**1-D. PUBLIC DISCUSSION**

**2. CONSENT CALENDAR (VV)**

- 2-A. Authorization to read ordinances and resolutions by title only.

**3. APPROPRIATIONS (VV)**

- Approval of Warrant Register dated December 11, 2018. *(Ruiz-Nuñez) (VV)*

**4. PRESENTATIONS**

- 4-A. Presentation by the Kings County Fire Department

**5. PUBLIC HEARINGS – None**

**6. WRITTEN COMMUNICATIONS – None**

**7. STAFF REPORTS**

- 7-A. Consider Resolution No. 2953 and acceptance of Final Subdivision Map Tract 925 *(Tromborg) (VV)*
- 7-B. Consider Resolution No. 2954 amending development fees. *(Meik)(VV)*
- 7-C. Consider Council appointments to commissions, boards, and committees *(Meik) (VV)*

**8. MATTERS FOR MAYOR AND COUNCIL**

- 8-A. Information Items
- 8-B. Staff Referral Items - *Items of Interest (Non-action items the Council may wish to discuss)*
- 8-C. Committee Reports

9. **CLOSED SESSION**

9-A. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:

Number of potential cases: One case.

9-B. **PENDING LITIGATION** (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning:  
Conference with legal counsel – ANTICIPATED LITIGATION (Government Code § 54956.9(d)).

**Initiation of litigation** (Government Code § 54956.9(d)(4)).

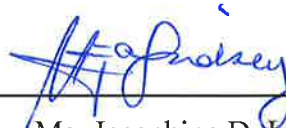
Number of potential cases is: 1.

9-C. **CONFERENCE WITH LABOR NEGOTIATOR(S)** (Government Code § 54957.6). It is the intention of this governing body to meet in closed-session to review its position and to instruct its designated representatives:

- Designated representatives: \_\_\_\_\_
- Name of employee organization: \_\_\_\_\_
- Position title(s) of unrepresented employee(s): Local 39, CLOCEA, Management Team.

10. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran City Council meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on December 7, 2018.



Ma. Josephine D. Lindsey  
Deputy City Clerk

**MINUTES  
CORCORAN CITY COUNCIL,  
JOINT POWERS FINANCE AUTHORITY,  
& HOUSING AUTHORITY  
REGULAR MEETING**

**Tuesday, November 27, 2018**

The regular session of the Corcoran City Council was called to order by Mayor Lerma, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:32 P.M.

**ROLL CALL**

Councilmembers present: Raymond Lerma, Patricia Nolen, Sidonio Palmerin, Jerry Robertson and Jeanette Zamora-Bragg

Councilmembers absent:

Staff present: Joseph Faulkner, Ken Jorgensen, Ma. Josephine Lindsey, Kindon Meik, Soledad Ruiz-Nunez, Reuben Shortnacy, Kevin Tromborg and Ron Wathen of Quad Knopf

Press present: None

**INVOCATION** Invocation was presented by Nolen.

**FLAG SALUTE** The flag salute was led by Zamora-Bragg.

**1. PUBLIC DISCUSSION**

Mr. Jesus Perez, a resident of 1904 Oregon Avenue, Corcoran, CA 93212, addressed the Council regarding the use of sea trains used as a storage unit on his property. He mentioned that the City allowed him to bring sea train in 2007. Mr. Perez requested the Councilmembers to allow him to keep the sea train in his property. Tromborg explained that based on the zoning code, sea train is not a permitted use in residential (or R-1-6) zone. Also, commercial use of storage container requires a temporary Conditional Use Permit.

The Council directed the staff to bring the matter to the Planning Commission through a public hearing.

**2. CONSENT CALENDAR**

Following Council discussion a **motion** was made by Robertson and seconded by Nolen to approve the Consent Calendar. Motion carried by the following vote:

**AYES:** Lerma, Nolen, Palmerin, Robertson and Jeanette Zamora-Bragg

**NOES:**

**ABSENT:**

**ABSTAINED:**

3. **APPROPRIATIONS**

Following Council discussion a **motion** was made by Palmerin and seconded by Robertson to approve the Warrant Register for November 27, 2018. Motion carried by the following vote:

**AYES:** Lerma, Nolen, Palmerin, Robertson and Jeanette Zamora-Bragg  
**NOES:**  
**ABSENT:**  
**ABSTAINED:**

4. **PRESENTATIONS** – None

4-A. Mayor Lerma presented two Proclamations of the City Council honoring Dameane Douglas for his contributions to the Community and Tule Trash for their assistance and support in the recent Fall Clean Up event.

5. **PUBLIC HEARINGS** – None

6. **WRITTEN COMMUNICATIONS** – None

7. **STAFF REPORTS**

7-A. Following Council discussion a **motion** was made by Robertson seconded by Zamora-Bragg to approve the Notice of Completion for the Sanitary Lift Station 14 improvements. Motion carried by the following vote:

**AYES:** Lerma, Nolen, Palmerin, Robertson, and Zamora-Bragg  
**NOES:**  
**ABSENT:**

7-B. Following Council discussion a **motion** was made by Nolen seconded by Zamora-Bragg to award bid for the site work construction associated with the new police department to Ardent General, Inc. Motion carried by the following vote:

**AYES:** Lerma, Nolen, Palmerin, Robertson, and Zamora-Bragg  
**NOES:**  
**ABSENT:**

7-C. Following Council discussion a **motion** was made by Robertson seconded by Palmerin to approve of Resolution No. 2952 approving Transit Asset Management plan. (TAM). Motion carried by the following vote:

**AYES:** Lerma, Nolen, Palmerin, Robertson, and Zamora-Bragg  
**NOES:**  
**ABSENT:**

**8. MATTERS FOR MAYOR AND COUNCIL**

**8-A.** Meik inform the Councilmembers that oath of office and reorganization will take place in the next City Council meeting on December 11, 2018.

**8-B.** Staff received referral items.

**8-C.** Committee reports.

**CLOSED SESSION**

At 5:55 p.m. Council recessed to closed session pursuant to:

**9. CLOSED SESSION**

**9-A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR(S)**

With respect to every item of business to be discussed in closed session pursuant to Government Code Section 54956.8:

Property: 034-290-010

Agency negotiator: City Manager

Negotiating parties: \_\_\_\_\_

Under negotiation: Price/Terms

The regular meeting was reconvened at 6:20 p.m.

**ADJOURNMENT                      6:22 P.M.**

\_\_\_\_\_  
Raymond Lerma, Mayor

\_\_\_\_\_  
Ma. Josephine D. Lindsey, Deputy City Clerk

**APPROVED DATE:** \_\_\_\_\_

# Accounts Payable

## Blanket Voucher Approval Document

User: spineda  
Printed: 11/29/2018 - 4:46PM  
Warrant Request Date: 11/29/2018  
DAC Fund:



#1

Batch: 00513.11.2018 - 12/11/12 Mnl Wmt Rgstr FY

Line	Claimant	Voucher No.	Amount
1	Corcoran City Petty Cash	000067234	221.59
2	St. Anne's School	000067235	1,100.00
Page Total:			\$1,321.59
Grand Total:			\$1,321.59

# Accounts Payable

## Voucher Approval List

User: spineda  
 Printed: 11/29/2018 - 4:47PM  
 Batch: 00513.11.2018 - 12/11/12 Mnl Wmnt Regstr FY19



Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67234	11/29/2018	Corcoran City Petty Cash	FORM 3547	104-432-300-152	0.59
67234	11/29/2018	Corcoran City Petty Cash	PD UNIT WASH	104-421-300-260	60.00
67234	11/29/2018	Corcoran City Petty Cash	PER DIEM: CHEE, ASST BUTTE CNTY FIRES: MUTUAL AID I	104-421-300-270	161.00
<b>Warrant Total:</b>					<b>221.59</b>
67235	11/29/2018	St. Anne's School	GIFT CARDS FOR EMPLOYEE APPRECIATION LUNCHEON	104-401-300-215	1,100.00
<b>Warrant Total:</b>					<b>1,100.00</b>



# Accounts Payable

## Blanket Voucher Approval Document



User: spineda  
 Printed: 12/05/2018 - 8:19AM  
 Warrant Request Date: 12/11/2018  
 DAC Fund:

Batch: 00501.12.2018 - 12/11/12 Wmt Rgstr FY19

Line	Claimant	Voucher No.	Amount
1	Accelerated Modular Concepts, Inc.	000067236	1,100,456.34
2	Amtrak	000067237	590.00
3	Amtrak	000067238	610.00
4	Amtrak	000067239	620.00
5	AT&T Mobility	000067240	41.27
6	Auto Zone, Inc.	000067241	331.91
7	Az Auto Parts	000067242	540.79
8	BC Laboratories, Inc	000067243	130.00
9	Beatwear Inc	000067244	1,276.79
10	Best Deal Food Co Inc.	000067245	17.73
11	Cannon Financial Services, Inc.	000067246	94.18
12	Caves & Associates	000067247	510.00
13	Central Valley Lawn Care	000067248	350.00
14	Central Valley Sweeping LLC	000067249	4,916.67
15	City of Corcoran	000067250	1,411.41
16	Corcoran City Petty Cash	000067251	245.89
17	Corcoran Hardware	000067252	11.89
18	Corcoran Publishing Company	000067253	50.00
19	Cross Creek Flood Control District	000067254	24,478.46
20	Data Ticket Inc	000067255	886.00
21	Dept of Water Resources	000067256	64,555.40
22	ElDorado National, Inc.	000067257	28,400.60
23	Farley Law Firm	000067258	9,610.27
24	Ferguson Enterprises, Inc	000067259	3,328.04
25	Fresno Pipe & Supply	000067260	61.57
26	Frontier Communications	000067261	128.36
27	Haaker Equipment Company	000067262	216.50
28	HUB International	000067263	260.20
29	Images/RadioShack Dealer	000067264	54.12
30	Kings County Glass	000067265	735.00
31	KRC Safety Co. Inc.	000067266	80.85
32	Lacey Animal Hospital	000067267	181.20
33	Larry Ronk III	000067268	171.10
34	Law & Associates Investigations	000067269	1,000.00
35	Lawrence Tractor	000067270	72.68
36	Lee Central California Newspapers	000067271	290.81
37	Millers Rentaland, Inc	000067272	240.00
38	Oliver Whitaker Co.	000067273	96.62
39	Performance Transmission	000067274	219.30
40	ProForce Law Enforcement	000067275	853.22
41	Prudential Overall Supply	000067276	455.78
42	Quad Knopf, Inc.	000067277	3,896.92
43	Quality Pool Service	000067278	1,209.55
44	Radius Tire Co.	000067279	3,566.13
45	REPS	000067280	980.00
46	Robinson's Sheet Metal	000067281	19,485.00

Page Total: \$1,277,718.55

Line	Claimant	Voucher No.	Amount
47	Ryan Bates	000067282	30.00
48	Sawtelle Rosprim Machine Shop	000067283	2,619.70
49	Shred-IT USA, LLC	000067284	458.00
50	Soledad Ruiz-Nunez	000067285	238.86
51	T&T Pavement Markings, Inc.	000067286	784.00
52	T&T Valve and Instruments, Inc.	000067287	739.72
53	Telstar Instruments	000067288	2,039.82
54	Tip's Towing #2	000067289	250.00
55	Trans Union LLC	000067290	28.23
56	Tulare County Jail-Industries Engraving Program	000067291	96.98
57	Turnupseed Electric Svc Inc	000067292	4,640.89
58	unWired Broadband	000067293	199.95
59	US Bank Equipment Finance	000067294	198.86
60	USPS	000067295	3,500.00
61	Verizon Wireless	000067296	1,181.95
62	VSS International, Inc.	000067297	245,134.14
63	Wright's Electric	000067298	254.51
Page Total:			\$262,395.61
Grand Total:			\$1,540,114.16

# Accounts Payable

## Voucher Approval List

User: spineda  
 Printed: 12/05/2018 - 8:20AM  
 Batch: 00501.12.2018 - 12/11/12 Writ Rgstr FY19



Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67236	12/11/2018	Accelerated Modular Concepts, Inc.	NEW POLICE HQ	315-421-300-200	1,100,456.34
<b>Warrant Total:</b>					<b>1,100,456.34</b>
67237	12/11/2018	Amtrak	TICKETS/ TEN 10-RIDE PASSES	145-410-300-292	590.00
67238	12/11/2018	Amtrak	TICKETS/ TEN 10-RIDE PASSES	145-410-300-292	610.00
67239	12/11/2018	Amtrak	TICKETS/ TEN 10-RIDE PASSES	145-410-300-292	620.00
<b>Warrant Total:</b>					<b>1,820.00</b>
67240	12/11/2018	AT&T Mobility	WWTP: DUTY MAN CELL PHONE	120-435-300-220	41.27
<b>Warrant Total:</b>					<b>41.27</b>
67241	12/11/2018	Auto Zone, Inc.	VEHICLE REPAIR PARTS FOR UNIT#242	104-421-300-260	51.07
67241	12/11/2018	Auto Zone, Inc.	VEHICLE REPAIR PARTS FOR UNIT#217	104-421-300-260	163.36
67241	12/11/2018	Auto Zone, Inc.	BELT UNIT#134	112-438-300-140	19.47
67241	12/11/2018	Auto Zone, Inc.	WATER PUMP: FILTER: OIL UNIT#151	105-437-300-260	85.26
67241	12/11/2018	Auto Zone, Inc.	FILTERS: UNIT#148	109-434-300-260	12.75
<b>Warrant Total:</b>					<b>331.91</b>
67242	12/11/2018	Az Auto Parts	PARTS: VAC TRUCK UNIT#208	120-435-300-260	8.08
67242	12/11/2018	Az Auto Parts	MAINT PARTS UNIT#191	104-421-300-260	8.08
67242	12/11/2018	Az Auto Parts	MAINT PARTS UNIT#220	104-421-300-260	45.47
67242	12/11/2018	Az Auto Parts	PARTS: UNIT#151	105-437-300-260	6.20
67242	12/11/2018	Az Auto Parts	FUEL CAP: UNIT#148	109-434-300-260	18.46
67242	12/11/2018	Az Auto Parts	LONG HANDLE SQUEEGY	104-433-300-210	8.12
67242	12/11/2018	Az Auto Parts	AIR FILTER: TRACTOR UNIT#86	109-434-300-140	42.03
67242	12/11/2018	Az Auto Parts	BATTERY: VAC TRUCK UNIT#208	120-435-300-260	397.31
67242	12/11/2018	Az Auto Parts	SEAT BELT STOP	109-434-300-260	7.04
<b>Warrant Total:</b>					<b>540.79</b>
67243	12/11/2018	BC Laboratories, Inc	ARSENIC TESTING: WELL 1-4	105-437-300-200	130.00

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67244	12/11/2018	Beatwear Inc	UNIFORMS/M CARILLO	104-421-300-230	130.00
67244	12/11/2018	Beatwear Inc	UNIFORMS/F CARRASCO	104-421-300-230	650.89
			<b>Warrant Total:</b>		<b>1,276.79</b>
67245	12/11/2018	Best Deal Food Co Inc.	DOG FOOD	104-421-300-203	17.73
			<b>Warrant Total:</b>		<b>17.73</b>
67246	12/11/2018	Cannon Financial Services, Inc.	COPIER SERVICE RENTAL FOR OCT 2018	104-421-300-180	94.18
			<b>Warrant Total:</b>		<b>94.18</b>
67247	12/11/2018	Caves & Associates	NEGOTIATIONS DEC 2018	104-402-300-200	510.00
			<b>Warrant Total:</b>		<b>510.00</b>
67248	12/11/2018	Central Valley Lawn Care	LANDSCAPE SVC: PHEASANT RIDGE	111-602-300-202	350.00
			<b>Warrant Total:</b>		<b>350.00</b>
67249	12/11/2018	Central Valley Sweeping LLC	STREET SWEEPING: OCT 2018	112-438-300-200	1,438.89
67249	12/11/2018	Central Valley Sweeping LLC	STREET SWEEPING: OCT 2018	109-434-300-200	1,438.89
67249	12/11/2018	Central Valley Sweeping LLC	STREET SWEEPING: OCT 2018	121-439-300-200	1,438.89
67249	12/11/2018	Central Valley Sweeping LLC	SPECIAL: SWEEP DOWNTOWN LEAF SVC	112-438-300-200	200.00
67249	12/11/2018	Central Valley Sweeping LLC	SPECIAL: SWEEP DOWNTOWN LEAF SVC	109-434-300-200	200.00
67249	12/11/2018	Central Valley Sweeping LLC	SPECIAL: SWEEP DOWNTOWN LEAF SVC	121-439-300-200	200.00
			<b>Warrant Total:</b>		<b>4,916.67</b>
67250	12/11/2018	City of Corcoran	BUILDING PERMIT #1811-401	104-421-300-200	1,411.41
			<b>Warrant Total:</b>		<b>1,411.41</b>
67251	12/11/2018	Corcoran City Petty Cash	FOOD/WATER/FOR STOP THE BLEED TRAINING	104-421-300-270	30.89
67251	12/11/2018	Corcoran City Petty Cash	VEHICLE CAR WASH	104-421-300-260	30.00
67251	12/11/2018	Corcoran City Petty Cash	POLICE DEPT.: INCREASE TO PETTY CASH	104-000-100-103	185.00
			<b>Warrant Total:</b>		<b>245.89</b>
67252	12/11/2018	Corcoran Hardware	POWER LOCK TAPE	104-406-300-210	11.89
			<b>Warrant Total:</b>		<b>11.89</b>
67253	12/11/2018	Corcoran Publishing Company	CORCORAN JOURNAL ADVERTISEMENT	104-421-300-200	50.00

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
				<b>Warrant Total:</b>	<b>50.00</b>
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	121-439-300-160	63.22
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	104-412-300-160	2,989.58
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	105-437-300-160	9,633.16
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	104-432-300-160	4,644.48
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	120-435-300-160	1,547.54
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	301-430-300-160	569.60
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	111-602-300-200	3,160.28
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MAINT ASSESSMENT	111-604-300-200	19.06
67254	12/11/2018	Cross Creek Flood Control District	LEVY REHAB & MILEAGE ASSESSMENT	311-408-300-160	1,851.54
				<b>Warrant Total:</b>	<b>24,478.46</b>
67255	12/11/2018	Data Ticket Inc	CODE ENFORCEMENT PROCESSING ONLINE ACCESS OCT ;	104-406-300-200	886.00
				<b>Warrant Total:</b>	<b>886.00</b>
67256	12/11/2018	Dept of Water Resources	DAVIS GRUNSKY INTERST	105-437-400-410	803.45
67256	12/11/2018	Dept of Water Resources	DAVIS GRUNSKY PRINCIPLE AMOUNT	105-000-202-042	63,751.95
				<b>Warrant Total:</b>	<b>64,555.40</b>
67257	12/11/2018	EIDorado National, Inc.	PTMISEA: LIFT BUS#170 NEW WHEEL CHAIR LIFT	145-410-300-260	28,400.60
				<b>Warrant Total:</b>	<b>28,400.60</b>
67258	12/11/2018	Farley Law Firm	LEGAL EXPENSES FOR NOV 2018	104-403-300-200	9,250.27
67258	12/11/2018	Farley Law Firm	EXPENSES FOR 817 HALL AVE.	104-403-300-200	360.00
				<b>Warrant Total:</b>	<b>9,610.27</b>
67259	12/11/2018	Ferguson Enterprises, Inc	DEPT SUPPLIES: CLAMP	105-437-300-210	500.97
67259	12/11/2018	Ferguson Enterprises, Inc	DEPT SUPPLIES: STOCK	105-437-300-210	1,136.88
67259	12/11/2018	Ferguson Enterprises, Inc	DEPT SUPPLIES: LIDS	105-437-300-210	338.67
67259	12/11/2018	Ferguson Enterprises, Inc	DEPT SUPPLIES: FLANGE	105-437-300-210	42.90
67259	12/11/2018	Ferguson Enterprises, Inc	DEPT SUPPLIES: STOCK	105-437-300-210	1,308.62
				<b>Warrant Total:</b>	<b>3,328.04</b>
67260	12/11/2018	Fresno Pipe & Supply	PARTS FOR STOCK	105-437-300-210	61.57
				<b>Warrant Total:</b>	<b>61.57</b>
67261	12/11/2018	Frontier Communications	ACCT#55999212650917185	120-435-300-220	128.36

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67262	12/11/2018	Haaker Equipment Company	8" CLAMPS VAC TRUCK UNIT#208	120-435-300-260	128.36
				<b>Warrant Total:</b>	<b>216.50</b>
67263	12/11/2018	HUB International	CERT LIABILITY : VETS HALL USE 11/30/18 & 11/17/18	104-000-362-085	260.20
				<b>Warrant Total:</b>	<b>260.20</b>
67264	12/11/2018	Images/RadioShack Dealer	HDMI TO VGA CONVERTER & AUDIO	120-435-300-210	86.58
67264	12/11/2018	Images/RadioShack Dealer	RETURN	120-435-300-210	-32.46
				<b>Warrant Total:</b>	<b>54.12</b>
67265	12/11/2018	Kings County Glass	REPLACE WINDOW ON BUICK	145-410-300-260	735.00
				<b>Warrant Total:</b>	<b>735.00</b>
67266	12/11/2018	KRC Safety Co. Inc.	SIGNS "TRUCKS"	109-434-300-214	80.85
				<b>Warrant Total:</b>	<b>80.85</b>
67267	12/11/2018	Lacey Animal Hospital	AC VET SVCS	104-421-300-203	35.10
67267	12/11/2018	Lacey Animal Hospital	AC VET SVCS	104-421-300-203	71.10
67267	12/11/2018	Lacey Animal Hospital	AC VET SVCS	104-421-300-203	75.00
				<b>Warrant Total:</b>	<b>181.20</b>
67268	12/11/2018	Larry Ronk III	CACEO MI ACADEMY 12/3-7/18	104-406-300-270	171.10
				<b>Warrant Total:</b>	<b>171.10</b>
67269	12/11/2018	Law & Associates Investigations	BACKGROUND SVCS	104-421-300-200	1,000.00
				<b>Warrant Total:</b>	<b>1,000.00</b>
67270	12/11/2018	Lawrence Tractor	PARTS: TRACTOR #86	109-434-300-140	72.68
				<b>Warrant Total:</b>	<b>72.68</b>
67271	12/11/2018	Lee Central California Newspapers	ACCT#234-60000443	315-421-300-200	290.81
				<b>Warrant Total:</b>	<b>290.81</b>
67272	12/11/2018	Millers Rentaland, Inc	EQUIPT RENTAL- CORE DRILL : 6" DIAMOND BIT	109-434-300-180	240.00
				<b>Warrant Total:</b>	<b>240.00</b>

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67273	12/11/2018	Oliver Whitaker Co.	PARTS: TRACTOR #86	109-434-300-140	96.62
				<b>Warrant Total:</b>	<b>96.62</b>
67274	12/11/2018	Performance Transmission	VEHICLE MAINT: UNIT#191	104-421-300-260	219.30
				<b>Warrant Total:</b>	<b>219.30</b>
67275	12/11/2018	ProForce Law Enforcement	FIREARM ACCESSORIES; PD EQUIPT	114-414-300-210	853.22
				<b>Warrant Total:</b>	<b>853.22</b>
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	145-410-300-200	48.72
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	136-415-300-200	31.29
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	223.93
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	31.63
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	21.51
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	120-435-300-200	49.84
67276	12/11/2018	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	105-437-300-200	48.86
				<b>Warrant Total:</b>	<b>455.78</b>
67277	12/11/2018	Quad Knopf, Inc.	ENGINEERING/NEW PD PROF SVCS SEPT 2ND TO SEPT 29T	315-421-300-200	786.42
67277	12/11/2018	Quad Knopf, Inc.	CORP YARD BLDG PROJECT	104-432-500-520	1,555.25
67277	12/11/2018	Quad Knopf, Inc.	CORP YARD BLDG PROJECT	105-437-500-520	1,555.25
				<b>Warrant Total:</b>	<b>3,896.92</b>
67278	12/11/2018	Quality Pool Service	HYDROCHLORIC ACID	104-411-300-210	1,209.55
				<b>Warrant Total:</b>	<b>1,209.55</b>
67279	12/11/2018	Radius Tire Co.	TIRES FOR PD VEHICLES	104-421-300-260	3,139.48
67279	12/11/2018	Radius Tire Co.	TIRE REPLACEMENT : SWEEPER UNIT#134	112-438-300-140	426.65
				<b>Warrant Total:</b>	<b>3,566.13</b>
67280	12/11/2018	REPS	EQUIPT INSPECTION: CO2 TANK	105-437-300-200	980.00
				<b>Warrant Total:</b>	<b>980.00</b>
67281	12/11/2018	Robinson's Sheet Metal	DISMANTLE/REINSTALL BLDG @ PW YARD.	104-431-300-200	19,485.00
				<b>Warrant Total:</b>	<b>19,485.00</b>
67282	12/11/2018	Ryan Bates	REFUND FOR DOG RELEASE CPD RECEIPT#10730	104-421-300-203	30.00

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67283	12/11/2018	Sawtelle Rosprim Machine Shop	FIELD REPAIR: CLARIFIER: LABOR	120-435-300-200	30.00
67283	12/11/2018	Sawtelle Rosprim Machine Shop	REPAIR TO CLARIFIER	120-435-300-140	1,508.75
67283	12/11/2018	Sawtelle Rosprim Machine Shop	PACKING FLANGE: LABOR	120-435-300-200	5.78
67283	12/11/2018	Sawtelle Rosprim Machine Shop	PACKING FLANGE	120-435-300-140	1,012.50
			<b>Warrant Total:</b>		<b>2,619.70</b>
67284	12/11/2018	Shred-IT USA, LLC	SHRED IT RETENTION PURGE	104-402-300-200	458.00
			<b>Warrant Total:</b>		<b>458.00</b>
67285	12/11/2018	Soledad Ruiz-Nunez	MUNICIPAL FINANCE INSTITUTE 12/12-14/2018	104-405-300-270	238.86
			<b>Warrant Total:</b>		<b>238.86</b>
67286	12/11/2018	T&T Pavement Markings, Inc.	WHITE PAINT FOR STREETS	109-434-300-210	784.00
			<b>Warrant Total:</b>		<b>784.00</b>
67287	12/11/2018	T&T Valve and Instruments, Inc.	SLEEVE ADAPTERS	105-437-300-210	739.72
			<b>Warrant Total:</b>		<b>739.72</b>
67288	12/11/2018	Teistar Instruments	REPAIR TO FLARE : LABOR	120-435-300-200	1,488.00
67288	12/11/2018	Teistar Instruments	REPAIR TO FLARE : PARTS	120-435-300-140	551.82
			<b>Warrant Total:</b>		<b>2,039.82</b>
67289	12/11/2018	Tip's Towing #2	VEHICLE STORAGE UNIT#191	104-421-300-280	250.00
			<b>Warrant Total:</b>		<b>250.00</b>
67290	12/11/2018	Trans Union LLC	PROFESSIONAL BACKGROUND SVC	104-421-300-200	28.23
			<b>Warrant Total:</b>		<b>28.23</b>
67291	12/11/2018	Tulare County Jail-Industries Engraving Program	ENGRAVED SHADOW BOXES	104-421-300-210	96.98
			<b>Warrant Total:</b>		<b>96.98</b>
67292	12/11/2018	Turnupseed Electric Svc Inc	CROWN DEVEL. STA: REPAIR ON PUMP: LABOR	121-439-300-200	392.00
67292	12/11/2018	Turnupseed Electric Svc Inc	LAGOON REPAIRS: LABOR	120-435-300-200	686.00
67292	12/11/2018	Turnupseed Electric Svc Inc	LAGOON REPAIRS: PARTS	120-435-300-140	3,562.89
			<b>Warrant Total:</b>		<b>4,640.89</b>



Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67293	12/11/2018	unWired Broadband	INTERNET SVC: WTP	105-437-300-220	199.95
<b>Warrant Total:</b>					<b>199.95</b>
67294	12/11/2018	US Bank Equipment Finance	PUBLIC WORKS COPIER LEASE	109-434-300-180	198.86
<b>Warrant Total:</b>					<b>198.86</b>
67295	12/11/2018	USPS	POSTAGE FOR BILLING	104-405-300-150	3,500.00
<b>Warrant Total:</b>					<b>3,500.00</b>
67296	12/11/2018	Verizon Wireless	CELLULAR SVC OCT 16-NOV 15, 2018 ACCT#672038320-0001	104-421-300-221	1,181.95
<b>Warrant Total:</b>					<b>1,181.95</b>
67297	12/11/2018	VSS International, Inc.	2018 ROAD MAINT PROJ. -SLURRY/CHIP SEAL/ SBI FY19 FU	110-434-300-212	104,874.75
67297	12/11/2018	VSS International, Inc.	2018 ROAD MAINT PROJ. -SLURRY/CHIP SEAL/ STREETS FY	109-434-300-212	140,259.39
<b>Warrant Total:</b>					<b>245,134.14</b>
67298	12/11/2018	Wright's Electric	CHRISTMAS LIGHTING	109-434-300-200	150.16
67298	12/11/2018	Wright's Electric	CITY HALL: REPLACE BALLAST	104-432-300-200	104.35
<b>Warrant Total:</b>					<b>254.51</b>

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

STAFF REPORT  
ITEM #: 7-A

## MEMORANDUM

**TO:** Corcoran City Council

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

**SUBJECT:** Consider Acceptance of Final map for Tract 925, and accept subject to improvements, all the streets, public utilities easements and access rights and initiate a Public Facilities Maintenance Agreement. The property is generally located west of Dairy Avenue and the Sierra Estates and North of Orange Avenue.

**DATE:** December 5, 2018

**MEETING DATE:** December 11, 2018

### RECOMMENDATION: (Voice Vote)

Move to accept the Final Map for Subdivision Tract Map 925. And accept, subject to improvements, all the streets, public utility easements, and access rights as stated in **Resolution 2953**, and authorize the Mayor to execute the Subdivision Agreement.

### DISCUSSION:

Michael F. Hair Jr of Interstate Land Company as applied for a Final Map acceptance by the City of Corcoran. The Planning Commission on October 16, 2017 approved Resolution 17-05 for Tentative Subdivision Map 925. On October 24, 2017 The City Council under recommendation from the Planning Commission approved resolution 2906 for Tentative Subdivision Map 925. The tentative map would set to expire on October 24, 2019.

The map has been review, approved and signed by our City Engineer. The requirement of the Tentative map have review and accepted as complete by the Community Development Director with the stipulation that the items in the Tentative Map findings referring to the construction phase will be adhered to during and until the subdivision is complete and built out. Additionally the City will bring to the City Council in January, 2019 a Public Facilities Maintenance District (PFMD) to be approved for Tract 925.

## **BUDGET IMPACT:**

The developer incurs all the expense of development and public improvements as well as the cost of the final map and recording.

## **ATTACHMENT**

- Final Map 925
- Resolution No. 2953
- Subdivision Tract Agreement
- Planning Commission Staff Report and Resolution 17-05 for TSM
- City Council Staff Report and Resolution 2906 for TSM





**RESOLUTION NO. 2953**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORCORAN  
APPROVING THE FINAL MAP FOR SIERRA ESTATES 2 OF SUBDIVISION TRACT  
925 AND ACCEPT, SUBJECT TO THE COMPLETION OF ALL IMPROVEMENT,  
STREETS AND LIGHTING, PUBLIC UTILITY EASEMENTS AND ACCESS RIGHTS  
AND INITIATE THE CREATION OF A PUBLIC FACILITIES MAINTENANCE  
AGGREEMENT (PFMD).**

**WHEREAS**, Interstate Land Company, developer of the Tentative Subdivision Map 925, has submitted a final map for the property generally located west of Dairy Avenue and North of Orange Avenue, west of Sierra Estates 1 (034-016-023) 9.16 acres apportioned into 45 Single Family Lots; and

**WHEREAS**, the Planning Commission held a public hearing on October 16, 2017 for Tentative Subdivision Map 925 and recommended approval to the City Council of the City of Corcoran; and

**WHEREAS**, the City Council held a public hearing on October 24, 2017 and approved tentative subdivision map 925 with the conditions stated in Planning Commission Resolution 17-05 and City Council resolution 2906, and

**WHEREAS**, the City of Corcoran desires to initiate a Public Facilities Maintenance District to be established within Subdivision tract 925; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corcoran

1. Accepts the final map for subdivision tract 925 and accepts, subject to improvements, all the streets, public utilities easements and access rights.
2. And authorizes the initiation of a Public Facilities Maintenance Agreement (PFMD)

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Corcoran held on the 11th day of December, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:** \_\_\_\_\_

Raymond Lerma, Mayor

**ATTEST:** \_\_\_\_\_

Marlene Lopez, City Clerk

CLERKS CERTIFICATE

I, Marlene Lopez, hereby certify that the foregoing is a full, true, and correct copy of a resolution passed and adopted by the City Council of the City of Corcoran at a meeting held on the 11<sup>th</sup> day of December 2018, by the vote as set forth therein.

DATED:

\_\_\_\_\_  
Marlene Lopez, City Clerk

**VALLEY REPUBLIC BANK**  
**IRREVOCABLE LETTER OF CREDIT**

City of Corcoran

Attention: City Manager

**RE: IRREVOCABLE LETTER 2018-43**  
**Expires on: December 11, 2019**

Gentlemen:

This letter of credit is given to fulfill the requirements of that certain Subdivision Improvement Agreement entered into between the City of Corcoran, a political subdivision of the County of Kings, hereinafter referred to as "Corcoran", and LeOra, LLC regarding property known as Tract 925 Phase 2, which property has been purchased by LeOra, LLC hereinafter referred to as "Principal", covering certain improvements to be installed in that certain subdivision known and designated as Tract 925 Phase 2 by Principal in accordance with said agreement.

As required by said above mentioned agreement, and for that purpose only, we hereby establish in favor of Corcoran and for account of Principal our Irrevocable Letter of Credit No.2018-43, in the amount of Ninety Five Thousand Two Hundred Eighty Seven Dollars (\$95,287.00) to be paid by drafts at sight on us if accompanied by the following document:

City's written statement (signed by the City Manager) certifying that there has been loss, damage, or liability resulting from Principal's performance or non-performance of his duties and obligation under the agreement, or from the negligence, act or omission of himself, his agents, servants and employees (such statement to be substantiated by an attached detailed report) in the amount of the accompanying sight draft on us and that the amount of this draft is; therefore, now due and payable.

It is a condition of this letter of credit that from time to time the amount thereof may be reduced with the agreement of Corcoran as the required work progresses and is performed in accordance with the Improvement Standards of the City of Corcoran. All drafts under this letter of credit shall be marked: *(Valley Republic Bank, 5000 California Avenue #110 and Irrevocable Letter of Credit No.2018-43)*

We expressly agree with you that all drafts drawn under and in compliance with the terms of this letter of credit shall meet with due honor upon presentation:

December 6, 2018

Valley Republic Bank

By: \_\_\_\_\_

*John C. Smith, Executive Vice President*

*It is a condition of this Letter of Credit that it shall be automatically extended without amendment for additional periods of one year each from the current or any future expiration date, unless 30 or more days prior to any such expiration, we notify you by registered mail to the address stated in this letter that we elect not to consider the Letter of Credit extended for such additional period. It is a further condition hereof that you may, during the last 30 days of the then current validity period draw hereunder by means of your sight draft on us for an amount up to the available balance accompanied by your signed statement certifying (1) that you received from and (2) that you will refund to Valley Republic Bank for account of LeOra, LLC, any amount drawn under the Letter of Credit, which is not used in satisfaction of payment of losses, attorney's fees or other expenses.*



**CITY OF CORCORAN**  
**SUBDIVISION TRACT AGREEMENT**  
**TRACT NO. 925 PHASE 2**

THIS AGREEMENT, made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the City Council of the City of Corcoran, hereinafter referred to as "CITY" and LeOra, L.L.C., hereinafter referred to as the "SUBDIVIDER".

**WITNESSETH**

WHEREAS, the Subdivider as the owner has heretofore filed a tentative subdivision map of that certain real property known and designated as TRACT NO. 925 PHASE 2 in the City, and

WHEREAS, the Subdivider has presented to City a certain proposed final map, a copy of which is on file at the office of the Community Development Director, and by reference thereto made a part of this agreement, and said Subdivider has requested the City to accept the dedications delineated and shown on said map for the use and purpose specified thereon, and to otherwise approve said map in order that the same may be recorded as required by law, and

WHEREAS, the City requires, as a condition precedent to the acceptance and approval of said map, the dedication of such streets, highways, and public places and easements as are delineated and shown on said map, and deems the same necessary for public use, and requires and deems as necessary for the public use that any and all streets delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements in said proposed subdivision as hereinafter specified, and

WHEREAS, the parties hereto have agreed that the improvement of said land included and shown by said final map shall be completed in accordance with the applicable ordinances and resolutions of the City and the laws of the State of California and the Subdivider has agreed to post the necessary improvement security to guarantee said improvement in accordance with the laws of the State of California and the ordinances of the City.

NOW, THEREFORE, in consideration of the acceptance of the offers of dedication of streets, highways, public ways, easements, and facilities as shown and delineated on said map, and the approval of said map for filing and recording as provided and required by law, it is mutually understood and agreed by and between the Subdivider and City and they do hereby mutually agree as follows:

1. **Onsite and Offsite Improvements.** Subdivider agrees that it will construct and install in accordance with the plans prepared for Tract No. 925 PHASE 2 by Central Valley Engineering, Inc. and approved by the City Engineer, which plans are hereby incorporated by reference, at its sole cost and expense and in full conformity with the standards prescribed by City, all of the following work and subdivision improvements.

- A. All landmarks, monuments and lot corners required to locate the divisions shown on the Final Map. Pursuant to Section 66497 of the State Subdivision Map Act prior to the City's final acceptance of the subdivision and release of securities, the Subdivider shall submit evidence to the City of payment and receipt thereof by the Subdivider's engineer or surveyor for the final setting of

all monuments required in the subdivision.

- B. Street improvements including curbs, gutters, sidewalks, paving and street signs.
- C. Storm drainage facilities including valley gutters.
- D. Extension of the City water system including water mains, valves, services, fire hydrants and miscellaneous appurtenances.
- E. Sanitary sewer system including sewer mains, manholes, house branches and appurtenances. Replacement of sanitary sewer pumps and motors at the existing lift station located on Dairy Avenue and Orange Avenue to reimburse the City at a cost not to exceed \$20,000.
- F. Street lighting facilities, including electroliers, stands and underground electrical service.
- G. Public utility facilities including gas, electric, telephone and cable television service. Financial arrangements shall be made with the respective public utility, and proof of this arrangement shall be furnished to the City upon request.
- J. If Subdivider has not acquired all necessary rights of way and easements as of the date the final map is recorded, and the City must undertake the acquisitions pursuant to Section 66462.5 of the Government Code, Subdivider shall pay 100% of City's acquisition costs, including, but not limited to, appraisal and court costs and attorneys fees and shall make such deposits and/or advance payments to the City as the City may reasonably require for such purpose.

Subdivider further agrees to pay at the time of filing of the Improvement Security hereinafter required by Paragraph 13 of this Agreement an amount to cover the City's costs of engineering and inspection as may be set by the City's Municipal Code.

The estimated costs of all said improvements remaining to be completed, including a ten percent (20%) contingency, is \$95,287, as shown on Exhibit "A", attached hereto.

2. **Inspection of Work.** The City shall inspect all work to be done and performed by the Subdivider and Subdivider agrees that all work, improvements and materials to be done and supplied and performed shall be done, supplied and performed in strict accordance with the approved construction plans of said work on file in the Office of the City Engineer of the City, and in accordance with the standard specifications of the City, which said plans and specifications and standards are hereby referred to and incorporated by reference in this Agreement. All of said work and improvements and materials shall be done, performed, and installed to the satisfaction of the City Engineer of the City. Subdivider agrees to pay all fees for such inspection as required by the current City Code and fee resolutions and agrees to pay an additional three percent (3%) for reinspection required by reason of defective work, improvements and/or materials.

3. **Final Acceptance.** Upon completion of all said work and improvements and acceptance thereof by City, or upon the acceptance by City of the required Improvement Security referred to in Paragraph 13 hereof, the City agrees to approve the final subdivision map, and to

accept on behalf of the public all lands, rights-of-way and easements offered for dedication in accordance with the conditions herein set forth. A complete set of "as built" reproducible plans shall be filed with the City upon completion of the work and improvements.

4. **Completion of Said Work of Improvements.** Subdivider agrees to complete the work and improvements as herein set forth within a period of twenty-four (24) months from the date of this Agreement. When a delay occurs due to unforeseen causes beyond the control and without the fault or negligence of the Subdivider, the time of completion may be extended for a period justified by the effect of such delay on the completion of the work. The Subdivider shall file a written request for a time extension with the Director of Public Works prior to the above noted date, who shall ascertain the facts and determine the extent of justifiable delays, if any. The Director of Public Works shall give the Subdivider written notice of his determination in writing, which shall be final and conclusive. In the event an extension is granted to the time within which all work is to be completed on this subdivision, the Subdivider hereby agrees that he will comply with all the applicable improvement standards in effect at the time of said extension.

5. **Formation of a Public Facility Maintenance District.** Upon acceptance of the subdivision, the Subdivider agrees to form a Public Facility Maintenance District (PFMD) for the maintenance of the following:

- Maintenance of planting, shrubbery, trees, turf, irrigation systems, entry monuments, hardscapes, local street paving, parks, walls, street lights, fencing, drainage detention and retention facilities, drainage structures including percolation wells, and appurtenant facilities in public right-of-way and easements within the proposed boundary of said Maintenance District.

The method of apportionment of the assessment is as follows:

- 100% of the cost of the estimated maintenance, repair, replacement, operation, engineering, administration and incidentals for street, street lights, and hardscape is divided on a proportional basis for R-1 lots within the subdivision within the assessment district. Lots are assessed a proportional share at the time of the Final Map recordation.
- 37.5% of the cost of the estimated maintenance repair, replacement, operation, engineering, administration and incidentals for planting, shrubbery, trees, turf, irrigation systems, entry monuments, hardscapes, parks, walls, street lights, fencing, drainage detention and retention facilities for the retention basin identified as Lot "A" of Tract 844 recorded in Book 22, Page 15 of Licensed Surveyors Plats, Kings County Records is divided on a proportional basis for R-1 lots within the subdivision within the assessment district. Lots are assessed a proportion share at the time of the Final Map recordation. The 37.5% share of the total cost is based on the number of lots in Phase 2 (45 Lots) of the Sierra Estates Subdivision (120 Lots)

6. **Maintenance of Improvements Following Acceptance.** Upon satisfactory completion of all improvements required in accordance with this agreement and acceptance thereof by the City, the City agrees to accept for maintenance the improvements to be constructed in accordance with this Agreement; provided, however, within fifteen (15) days after written notice from the City, the Subdivider agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements occurring within twelve (12) months after acceptance thereof.

7. **Safety.** Subdivider shall perform all work in accordance with the applicable sections of Title 3 of the California Administrative Code (CAL OSHA), and the Manual of Traffic Controls, Warning Signs, Lights, and Devices for Use in Performance of Work Upon Highways, published by California

Department of Transportation, and available at the City Engineer's Office. Provisions shall be made by Subdivider for protection of the traveling public on all public roads affected by the improvements.

Barricades and related facilities shall be placed in such number and in such locations as required for public safety, and at night they shall be equipped with flashing yellow lights. City reserves the right to require and Subdivider shall promptly install or place additional barricades or other facilities to assure public safety if City shall deem the same to be necessary or desirable for public safety. Subdivider is responsible for all liability which may arise out of work herein permitted whether or not on public property, and shall indemnify, defend and hold City harmless from any and all claims, damages, or causes of action arising therefrom or related thereto.

8. **Insurance and Indemnity.** The Subdivider shall take and assume all responsibility for the construction of the improvements and the safety of operation in connection therewith. The Subdivider shall bear all losses and damages directly or indirectly resulting to the City, its officers, agents, and employees or to others on account of the construction of the improvements, unforeseen difficulties, accidents, or any other causes whatsoever.

The Subdivider shall assume the defense of and indemnify and save harmless the City, its officers, agents, and employees from all claims, loss, damage, injury and liability of every kind, nature, and description, directly or indirectly arising from the construction of the improvements.

Subdivider further agrees that before commencing any work pursuant to this agreement, Subdivider will obtain, and at all times prior to final acceptance of all improvements hereunder, and will keep in full force and effect, insurance coverage in such limits and amounts, and covering such risks as shall be acceptable to the City. In the event that no other requirement is made known to Subdivider, the minimum coverage and limits shall be as follows:

<u>COVERAGE</u>	<u>LIMITS</u>
Workers Compensation	Statutory
Comprehensive General Liability, including or separately insuring liability assumed by contract	
Bodily Injury	\$ 500,000 per person \$1,000,000 per occurrence
Property Damage	\$ 250,000 per occurrence

Subdivider shall, prior to commencement of construction work, furnish to City a certificate of insurance, which shall provide that the above insurance shall not be cancelled without 30 days prior written notice to City, and which shall also show the City, its officers and employees, as additional named insureds (except as to worker's compensation coverage).

9. **Compliance with Codes.** Subdivider shall comply with any and all ordinances and resolutions or other codes of the City applicable to the proposed subdivision and the work to be done by Subdivider under the terms of this Agreement.

10. **Notice of Commencement of Work.** The Subdivider shall give the City's Engineer written notice of not less than two working days in advance of the actual date on which work is to be started. Failure on the part of the contractor to notify the City's Engineer may cause delay for which

the Subdivider shall be solely responsible.

Whenever the Subdivider varies the period which work is carried on each day, he shall give due notice to the City's Engineer so that proper inspection may be provided. Any work done in the absence of the City's Engineer or his duly authorized inspectors may be subject to rejection.

The inspection of work shall not relieve the Subdivider of any of his obligations to fulfill this Agreement as prescribed, and the Subdivider agrees that defective work shall be made good, and unsuitable materials may be rejected, notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the City's Engineer or Inspector and accepted.

Any damage to sewer systems, concrete work or street paving or other works of improvements, as required by this agreement, that occurs after installation and prior to the acceptance thereof by the City shall be made good by the Subdivider, to the satisfaction of the City's Engineer, before release of the Improvement Security guaranteeing said work.

11. **Dust Control**. The Subdivider shall be responsible for the complete control of dust during the construction of the subdivision improvements and will take the following measures to reduce dust generation during the development and construction of the subdivision:

- A. Submit for approval by the Director of Public Works a program for the control of dust, which shall include but not be limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for the control of dust.
- B. Provide equipment and manpower for watering of all exposed or disturbed soil surfaces including on weekends and holidays.
- C. Sweep construction area and adjacent streets of all mud and dust daily at the end of the work day.
- D. The developer shall deposit with the City \$5,000 which may be used by the City for dust control measures on this development should the developer fail to adequately control dust. In case the City incurs cost for dust control in excess of the above amount, the developer shall reimburse the City for the total cost of dust control incurred by the City. Upon acceptance by the City of the subdivision improvements, the above amount, less any amount expended by the City for dust control, shall be returned to the Developer.

12. **Repair by City of any Work Damaged or Destroyed by City**. In the event that the City should damage, destroy or tear up any of the paving or other subdivision improvements to be installed by the Subdivider under the terms of this agreement in order to install sewer or water service connections or any other services to said subdivision that could have been installed prior to the installation of said paving or other subdivision improvements, the City agrees to repair and replace such destroyed paving or other subdivision improvements at its own cost and expense.

13. **Improvement Security**. Upon execution of this agreement, the Subdivider shall obtain and file with the City good and sufficient Improvement Security in favor of the City and in the form approved by City securing the faithful performance by Subdivider of the work of improvement required by the provisions of this agreement in the sum of \$95,287.

Said Improvement Security shall be an Improvement Security as defined and described in the Government Code of the State of California Section 66499, et. seq. and it is agreed that the City Council of the City has determined that the amount of said Improvement Security has been fixed at One Hundred Percent (100%) of the total estimated cost of said improvements as hereinabove set forth in Paragraph 1, conditioned upon the Subdivider's faithful performance of this agreement, and an additional amount of Fifty Percent (50%) of the total estimated cost of said improvement as hereinabove set forth in Paragraph 1, securing payment to the contractor, his subcontractors and to persons furnishing labor, materials, or equipment to them for the improvement.

- A. Release of Improvement Security given for faithful performance of this agreement:

The Subdivider may request the City to inspect the work as it progresses. If the work performed is inspected and found to be constructed in conformity with the requirements of the City, a partial release of the Improvement Security for faithful performance of this agreement shall be made in the sum in the same ratio of the total deposit as the work inspected bears to the total work to be done. No release of Improvement Security for faithful performance of this agreement in excess of eighty-five percent (85%) of the total amount of \$95,287 shall be made until all the work has been completed and accepted.

The determination of the City as to the amount of work done and the amount of Improvement Security to be released shall be final and conclusive.

When the work of improvement is accepted, not less than ten (10%) percent of the total improvements costs to guarantee the faithful performance of the provisions of this agreement relating to defective or faulty construction for a period of one year following completion and acceptance thereof. The total improvement costs for this project is \$95,287.

- B. Release of Improvement Security securing the payment of contractors, subcontractors and to persons furnishing labor, materials, or equipment:

The Subdivider may certify to the City that any phase of the work required by terms of this agreement as set forth in Paragraph 1 of this agreement has been completed. Upon certification by City's Engineer that such phase of said work has been completed and inspected by City, the portion of said Improvement Security furnished by Subdivider for the purpose of securing the payment of the contractor, his subcontractors and persons furnishing labor, materials, or equipment for said phase or phases of said work shall be released six (6) months after the completion and acceptance of said work in an amount determined by the City Engineer, less an amount equal to all claims upon which an action has been filed and notice given in writing to the City Council of the City, and if no actions are filed such portion of said Improvement Security for said phase of said work shall be released in full.

Such release shall not apply to any required guarantee and warranty period nor to the amount of security deemed necessary by the City in such guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorney's fees.

14. Title Held Under Holding Agreement. Where title to the subdivided property is held

by the record owner thereof under a holding agreement, this agreement and the bond given pursuant thereto may be executed by the real party or parties in interest.

15. **Extension of time Not to Release Improvement Securities.** Any extension of time hereunder shall not operate to release the surety on any Improvement Security given pursuant to this agreement and the said surety shall waive the provisions of Section 2819 of the Civil Code of the State of California.

16. **Time.** Time is of the essence of this agreement, and the same shall bind and inure to the benefit of the parties hereto, their successors and assigns.

17. **Attorney's Fees.** In the event legal action is taken by the City to enforce the terms of this agreement, or remedy the breach thereof, or in any action against the surety, the court shall award to the City a sum representing its reasonable attorney's fees.

IN WITNESS WHEREOF the parties have executed this agreement or caused the same to be executed by the officer thereunto duly authorized, on the day and year first written above.

CITY OF CORCORAN

By \_\_\_\_\_  
KINDON MIEK, City Manager

ATTEST:

\_\_\_\_\_  
Marlene Lopez, City Clerk

LaOrè, L.L.C.:

By Michael Hair  
MICHAEL HAIR  
MANAGING MEMBER

**EXHIBIT "A"**

**ENGINEERING ESTIMATE**

**Tract No. 925 PHASE 2**

Grading	\$ 17,500
Street Construction	\$ 36,699
Sanitary Sewer	\$ 6,380
Water	\$ 10,208
Storm Drain	\$ 5,119
Miscellaneous	<u>\$ 3,500</u>
<b>SUB TOTAL</b>	<b>\$ 79,406</b>
Contingency (20%)	<u>\$ 15,881</u>
<b>TOTAL</b>	<b>\$ 95,287</b>



City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

## PUBLIC HEARING

ITEM #: 4.1

### MEMORANDUM

TO: Corcoran Planning Commission

FROM: Kevin J. Tromborg, Community Development Director

SUBJECT: TENTATIVE SUBDIVISION MAP SUBMITTED BY JOSE SANTOYO  
FOR PROPERTY GENERALLY LOCATED WEST OF SIERRA ESTATES  
PHASE ONE (1) AND NORTH OF ORANGE AVENUE  
APN: 034-016-023

DATE: October 16, 2017

#### APPLICANT

Jose R. Santoyo  
317 Lynn Way  
Madera Ca, 93638

#### PROPERTY OWNER

Mex-Cal Properties  
317 Lynn Way  
Madera Ca 93638

#### ENGINEER

Central Valley Engineering Inc.  
317 Lynn Way  
Madera Ca 93638

### PROPOSAL AND LOCATION

The Tentative Subdivision Map Tract 925 is proposed to subdivide 9.16 Acres into 45 single family lots

The subject property is located north of Orange Avenue on the west side of Dairy Avenue (Collector) and west of Sierra Street.

### PROPERTY CHARACTERISTICS

Background/Existing Land Use:

In 2005 The Planning Commission approved Tentative Subdivision Map 844 phase one and phase two. Phase one (75) lots and Phase Two (45) lots. Phase one and two were tentatively approved for one (2) year. Phase one moved forward and applied for an extension and has subsequently been built out and the final map approved and recorded. However, a phase two extension was not applied for and therefore did not receive the automatic extensions by the State of California.

## GENERAL PLAN DESIGNATION AND ZONING

### ADJACENT LAND USE AND ZONING

<b>Dirrection</b>	<b>Existing Land use</b>	<b>Zoning/General Plan</b>
North:	Residential	R-16 / Density: Low
South:	Residential	R-16 / Density: Low
East:	Residential	R-16 / Density: Low
West:	County Farm Land	

The R-16 zone designation is in conformance with the low density designation of the General Plan.

### FLOOD PLAIN ZONE MAP

The site is vacant and within the “area not included” as per the Federal Emergency Management Agency Flood Insurance Rate Map. Panel No. 525. Map No. 06031C0525C. Effective Date: June 16 2009.

### ANALYSIS

#### A. Project design and lot sizes

Tentative tract map 925 proposes the subdivision of one parcel of approximately 9.16 Acres into 45 SFD lots. The lots will range in size from a minimum of 6,067 Sq. Ft. To 13, 787 Sq. Ft.

#### B. Streets/Circulation

The interior streets of the subdivision are residential streets. Dairy Avenue is a collector street from Niles Avenue to Orange Avenue. South of Orange Avenue, Dairy Avenue becomes an arterial street. (Arterial streets provide for through traffic movement on a continuous route joining major traffic generators. Collector streets connect local streets to the arterial system)

#### C. The entire subdivision will be processed and developed in compliance with all City Ordinances, the approved City Improvement Standards (2017) and the Subdivision Map Act.

#### D. The applicant is required to install all required improvements including street and Utility improvements.

## **UTILITIES/PUBLIC SERVICES:**

The private utility companies were contacted to review this tentative parcel map and no comments were received as of the date of preparation of this report. Comments concerning this tentative map can be found in Exhibit A .

## **REQUIRED TENTATIVE TRACT FINDINGS:**

### **A. Consistency Findings:**

A consistency finding can be made because the proposed tract map is consistent with the State Subdivision Map Act, General Plan, Zoning, and Subdivision Ordinances. This finding can be made based on the following:

1. The proposed lots meet the minimum requirements of the zoning ordinance.
2. The parcel map is being processed in accordance with the Subdivision Map Act, and the Corcoran Zoning Code.
3. The proposed tentative parcel map is in compliance with the goals and Objectives of the General Plan.

Evidence:

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Tentative Parcel Map.

### **B. Design Finding:**

A design finding can be made because the design of the parcel is consistent with The General Plan. This finding can be made based on the following:

1. The proposed lots have buildable lot configurations.
2. The proposed parcels meet site area, width and depth requirements of the R-16 Zone district.

Evidence: Proposed Subdivision Map.

### **C. Type of Development Finding:**

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

1. The site is flat and is within the area that is defined as "not a part" according to The Federal Emergency Management Agency flood insurance rate map.

2. The parcels are within the urbanized area of the City.
3. City water and sewer services are available to the parcels.

Evidence:

Flood Insurance Rate Map Community Panel No. 525, map No. 06031C0525C, dated, June 16, 2009  
General Plan Map; City sewer and water maps.

D. Density Findings:

A density finding can be made because the site is physically suitable for the proposed density of development. This finding can be made based on the following.

1. The parcels comply with the General Plan designation of (low) density and the zoning designation of R-16.
2. The lot sizes are minimum, 6067 Sq. Ft. and maximum, 13,787 Sq. Ft with an average of 6,869 Sq. Ft. The R-16 zone minimum is 6,000 Sq. Ft.
3. The net density is approximately 4.5 to 5 dwelling units per acre. Low density Residential is considered generally to be in the range of 4.5 to 7.5 dwelling units per acre.

Evidence:

General Plan and Zoning Ordinance.

E. Environmental Findings:

An environmental finding can be appropriately made that the design of the parcel map and /or the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat based on the following:

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

Evidence:

CEQA Guidelines, field observation, Corcoran General Plan and program EIR.

F. Public Health Findings:

A public Health finding can be appropriately made because the design of the parcel map and/or type of improvements is not likely to cause serious public health problems. This finding can be made based on the following:

1. The application has been review by the County Health Department, Fire Department, building & Safety Department, and other involved departments and there were no required mitigations for health purposes.

Evidence:

Tentative Subdivision Map: Planning Commission Resolution Conditions of Approval.

G. Improvements & Access Finding:

An improvement and access finding can be appropriately made because the design of the parcel map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed parcel map. This finding is based on the following:

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

Evidence:

Tentative Subdivision Map, City of Corcoran Improvement Standards, Planning Commission Resolution Conditions of Approval.

H. ARCHEOLOGICAL

1. That if any archeological resources are discovered during any phase of development or construction, the developer or contractor shall stop excavation and notify the Community Development Director for appropriate mitigation measures.

**RECOMMENDATION OF THE PLANNING COMMISSION:**

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

**EXPIRATION OF MAPS AND EXTENSIONS:**

The approval or conditional approval of a tentative subdivision map shall expire no later than twenty four (24) months from the date the map was approved or conditionally approved if the conditions on which it was approved have not been satisfied or bonded for, and a final map recorded. The developer may by written request to the Planning Commission apply for an extension. The map may be extended if the sub-divider has complied with Subdivision Map Act Sections 66452.6(a) and (e).

EXHIBIT A  
TENTATIVE SUBDIVISION MAP TRACT 925

**GENERAL DESIGN:**

1. That the applicant in consideration of the approval of said tentative subdivision map 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 approval, 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 attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, Public works improvement standards, fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved with minor modifications being approved by the Community Development Department and the Public Works Department.
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during Construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the Public works Director.
8. That the developer provide at least one medium size tree on each lot.
9. That the developer install water conservation measures regarding landscaping.
10. That City approved barricades be installed at the west end of Teneya Street.
11. That the developer provide storm drain plans to the City Engineer for review and approval
12. That the developer provide a grading and soils report to the City Engineer for review and Approval.

13. Building permits will not be issued until all weather roads have been installed.

**Building & Safety Department;** Based on information at this time the following elements need to be addressed.

1. Building permits must be obtained prior to any structural, plumbing, electrical or mechanical work being done.
2. Engineering and encroachment permits must be obtained prior to any public improvements or underground construction is performed.
3. No building or structure shall be used or occupied, and no change in existing occupancy classification shall be made until the Building Official has issued a Certificate of Occupation.
4. Detailed plans and construction documents as per Building Department requirements shall be provided for plan review prior to the issuance of building permits.
5. Separate sewer and water laterals shall be provide to each parcel, unit, single family dwelling, business or other use.
6. Separate gas and electrical services shall be provided.

**City Engineer;**

SOILS:

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

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

STREETS:

Street widths shall be as shown in the approved City of Corcoran Improvement Standards and the Corcoran General Plan.

The structural section of all streets shall be not less than 2" AC over 4" AB. A greater thickness may be required based on determination of the soils report. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalks, unless authorized by the City Engineer.

Utilities services to each lot shall be placed in the street prior to paving.

Knuckles and transition curves to knuckles shall have a 50 ft. Radius



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

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

City approved barricades shall be provided and maintained by the developer at all dead end streets.

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

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

### UNDERGROUND ELECTRIC LINES

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

### SANITARY SEWERS

Sanitary sewers shall be installed according to City Standards

Sewer laterals shall be installed to each property before the streets are surfaced. Laterals shall be installed according to the City Standards and all applicable Title 24 Codes of Regulations. (CA)

### STORM DRAINAGE

The storm drain layout shall be designed to City Standards and approved by the City Engineer.

Developer shall install pipelines so as to connect to existing trunk lines.

### FIRE HYDRANTS

Fire hydrants shall be installed as per City Standards. Developer shall provide engineered site plan with locations and sizes of all hydrants. The City Engineer and the Fire Marshal shall approve the size and locations.

### EASEMENTS

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

Developer shall provide to the City Engineer and to the City Community Development Director a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

### WATER SUPPLY

Water mains shall be installed according to City improvement Standards.

Water meters shall be installed for every lot. Water meters shall be approved by the Public Works Director or the Community Development Director. (Building Official)

#### STREET NAME SIGNS

Street name signs shall be installed at each intersection. Signs shall be approved by the Public Works Director.

#### STOP SIGNS

Approved stop signs shall be installed according to City Improvement Standards. Locations to be approved by the Public Works Director.

#### STREET LIGHTS AND ELECTRICAL SERVICE

The developer shall make provisions for the installation of underground electrical service and street lighting. Street lights will be required at locations determined by the City Engineer. The cost of the system shall be included in the subdivision bonds.

#### GAS SERVICE

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

#### CABLE TV, TELECOMMUNICATIONS AND INTERNET

The developer shall install all cable TV, Telecommunications and internet infrastructure underground and according to the City Standards or Ordinances.

#### TELEPHONE

The developer shall make provisions to install underground telephone cable lines according to City and Telephone Company standards.

#### WELLS

Any existing well on the site shall be abandoned and sealed in accordance with Health and Safety regulation. The California Building Code and other agencies that have oversight.

#### ELEVATIONS

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

## STANDARDS

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

## BOND OR DEPOSIT

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

- a. 100% faithful performance
- b. 50% labor and material

## FEES

The developer shall pay to the City all applicable fees prior to recording the final map.

## ADDITIONAL REQUIREMENTS

1. Provide the City Engineer with design calculations for street sections and drainage systems.
2. Submit closure of all lots, blocks and exterior boundaries within the subdivision.
3. Submit to the City Engineer and the Community Development Director a Title report for the parcels to be developed.
4. Provide to the City Engineer three sets of subdivision maps and three prints of improvement drawings for final review.
5. Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of the final map by the County. Additionally, provide the City Engineer with three (3) sets of prints and two (2) sets of sepias of the final improvement drawings.
6. The developer shall submit a plan for irrigation of all street landscaping to be approved by the Public Works Director.
7. A master plan for the sanitary sewer for the complete development shall be submitted prior to approval of any portion of the system.
8. The developer will be responsible for the evaluation and upgrade of existing lift stations to accommodate addition load.
9. A master plan for storm drainage shall be submitted for approval prior to approval of any portion of the system
10. A master plan for water for the entire development shall be submitted for approval prior to any portion of the system.

Fire Department: Exhibit B

1. Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the 2016 edition of the California Fire Code.
2. Access roads of an all-weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Spacing of fire hydrants shall be 600 feet
4. No structure shall be more than 300 ft. from a hydrant.
5. Fire Hydrants shall have a minimum 36 inches of clear space around the hydrant and shall be a minimum 6 inches above grade.
6. No portion of any structure shall be more than 150 feet from fire apparatus access. Access roads will be required if the maximum distance is exceeded.
7. Fire Department access roads shall be a minimum of twenty feet in width and have a vertical clearance of thirteen (13) feet six (6) inches. Fire access roads shall be of all weather surface capable of supporting all heavy fire apparatus.

Public Works Department/Engineering

See Engineering

Kings County Department of Public Health

**ZONING:**

1. That the proposed map is subject to the R-16 Zone district provisions.

**ARCHEOLOGICAL:**

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

**EXPIRATION:**

1. That this tentative map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date.

CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 17-05  
TENTATIVE SUBDIVISION MAP TRACT NO. 925

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

**WHEREAS**, Tentative Tract Map No. 925 Sierra Estates Unit 2, as filed by Jose Santoyo was reviewed by the Planning Commission of the City of Corcoran, and

**WHEREAS**, the proposed project is generally located on the northwest of Dairy Avenue, APN 034-016-023; and

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

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

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

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

**WHEREAS**, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of October 16, 2017, and

**THEREFORE, BE IT RESOLVED** that Tentative Tract No. 925 be approved subject to the conditions listed in the Exhibits A and that the recommendation for approval be forwarded to the City Council.

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

**AYES:** Bega, DeVaney, Jarvis, Subia and Watkins and Kassner

**NOES:**


**ABSTAIN:**

**ABSENT:**

Adopted this 16<sup>th</sup> day of October 2017

  
\_\_\_\_\_  
**David Bega**  
Planning Commission Chairman

**ATTESTED BY:**

  
\_\_\_\_\_  
**Kevin J. Tromborg**  
Community Development Director

**EXHIBIT A**  
**TENTATIVE SUBDIVISION MAP TRACT 925**

**GENERAL DESIGN:**

1. That the applicant in consideration of the approval of said tentative subdivision map 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 approval, 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 attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, Public works improvement standards, fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
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12. That the developer provide a grading and soils report to the City Engineer for review and approval.

13. Building permits will not be issued until all weather roads have been installed.

**Building & Safety Department;** Based on information at this time the following elements need to be addressed.

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5. Separate sewer and water laterals shall be provide to each parcel, unit, single family dwelling, business or other use.
6. Separate gas and electrical services shall be provided.

**City Engineer;**

SOILS:

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

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

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

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

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

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

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The developer shall install all cable TV, Telecommunications and internet infrastructure underground and according to the City Standards or Ordinances.

#### TELEPHONE

The developer shall make provisions to install underground telephone cable lines according to City and Telephone Company standards.

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Any existing well on the site shall be abandoned and sealed in accordance with Health and Safety regulation. The California Building Code and other agencies that have oversight.

#### ELEVATIONS

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

## STANDARDS

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

## BOND OR DEPOSIT

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

- a. 100% faithful performance
- b. 50% labor and material

## FEES

The developer shall pay to the City all applicable fees prior to recording the final map.

## ADDITIONAL REQUIREMENTS

1. Provide the City Engineer with design calculations for street sections and drainage systems.
2. Submit closure of all lots, blocks and exterior boundaries within the subdivision.
3. Submit to the City Engineer and the Community Development Director a Title report for the parcels to be developed.
4. Provide to the City Engineer three sets of subdivision maps and three prints of improvement drawings for final review.
5. Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of the final map by the County. Additionally, provide the City Engineer with three (3) sets of prints and two (2) sets of sepias of the final improvement drawings.
6. The developer shall submit a plan for irrigation of all street landscaping to be approved by the Public Works Director.
7. A master plan for the sanitary sewer for the complete development shall be submitted prior to approval of any portion of the system.
8. The developer will be responsible for the evaluation and upgrade of existing lift stations to accommodate addition load.
9. A master plan for storm drainage shall be submitted for approval prior to approval of any portion of the system
10. A master plan for water for the entire development shall be submitted for approval prior to any portion of the system.

## Exhibit B: Fire Department

1. Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the 2016 edition of the California Fire Code.
2. Access roads of an all-weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Spacing of fire hydrants shall be 600 feet
4. No structure shall be more than 300 ft. from a hydrant.
5. Fire Hydrants shall have a minimum 36 inches of clear space around the hydrant and shall be a minimum 6 inches above grade.
6. No portion of any structure shall be more than 150 feet from fire apparatus access. Access roads will be required if the maximum distance is exceeded.
7. Fire Department access roads shall be a minimum of twenty feet in width and have a vertical clearance of thirteen (13) feet six (6) inches. Fire access roads shall be of all-weather surface capable of supporting all heavy fire apparatus.

Public Works Department/Engineering - See Engineering

Kings County Department of Public Health

### **ZONING:**

1. That the proposed map is subject to the R-16 Zone district provisions.

### **ARCHEOLOGICAL:**

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

### **EXPIRATION:**

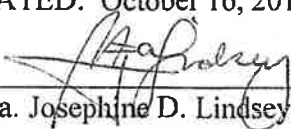
1. That this tentative map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date.

**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. 17-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16<sup>th</sup> day of October, 2017, by the vote as set forth therein.

DATED: October 16, 2017

  
\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

ATTEST:

  
\_\_\_\_\_  
Marlene Lopez, City Clerk

City of

# CORCORAN

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**STAFF REPORT**

**ITEM #: 7-B**

## MEMORANDUM

**TO:** Corcoran City Council

**FROM:** Kevin J. Tromborg, Community Development Director

**SUBJECT:** Resolution No. 2906 for Tentative Subdivision Map submitted by Jose Santoyo for property generally located West of Sierra Estates Phase one (1) and North of Orange Avenue APN: 034-016-023

**DATE:** October 19, 2017

**MEETING DATE:** October 24, 2017

### Recommendation: (Voice Vote)

Consider approval of Resolution No. 2906 as recommended by the Planning Commission for Tentative Subdivision Map Tract 925, Phase 2.

### Discussion:

The Tentative Subdivision Map Tract 925 proposed to subdivide 9.16 Acres into 45 single family lots. The subject property is located north of Orange Avenue on the west side of Dairy Avenue (Collector) and west of Sierra Street.

In the last meeting of the Planning Commission on October 16, 2017, the commission approved Tentative Subdivision Map 925 phase two.

**Budget Impact: None**

### Attachment:

Resolution No 2906

**CORCORAN CITY COUNCIL  
RESOLUTION 2906  
TENTATIVE SUBDIVISION MAP TRACT NO. 925**

At a meeting of the City Council of the City of Corcoran duly called and held on October 24, 2017, the Council approved the following:

**WHEREAS**, Tentative Tract Map No. 925 Sierra Estates Unit 2, as filed by Jose Santoyo was reviewed by the Planning Commission of the City of Corcoran, and

**WHEREAS**, the proposed project is generally located on the northwest of Dairy Avenue, APN 034-016-023; and

**WHEREAS**, all affected public utility companies, various governmental department agencies and the Planning Commission have given careful consideration to this revised tentative map and have made recommendations thereon as exhibit A and B; and

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

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

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

**WHEREAS**, the City Council has carefully considered recommendations presented to the Planning Commission public hearing of October 16, 2017, and

**THEREFORE, BE IT RESOLVED** that Resolution No. 2906, Tentative Tract No. 925 be approved subject to the conditions listed in the Exhibits A and B.

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

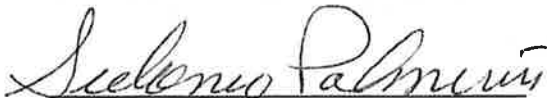
**AYES:** Nolen, Palmerin, Robertson and Zamora-Bragg

**NOES:**

**ABSTAIN:**

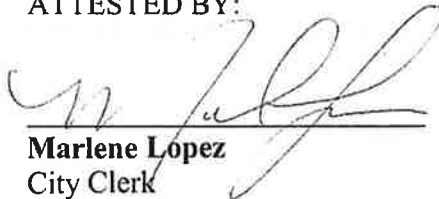
**ABSENT:** Lerma

Adopted this 24<sup>th</sup> day of October 2017



**Sidonio Palmerin**  
Vice-Mayor

**ATTESTED BY:**



**Marlene Lopez**  
City Clerk



**EXHIBIT A**  
**TENTATIVE SUBDIVISION MAP TRACT 925**

**GENERAL DESIGN:**

1. That the applicant in consideration of the approval of said tentative subdivision map 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 approval, 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 attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, Public works improvement standards, fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved with minor modifications being approved by the Community Development Department and the Public Works Department.
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during Construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the Public works Director.
8. That the developer provide at least one medium size tree on each lot.
9. That the developer install water conservation measures regarding landscaping.
10. That City approved barricades be installed at the west end of Teneya Street.
11. That the developer provide storm drain plans to the City Engineer for review and approval
12. That the developer provide a grading and soils report to the City Engineer for review and approval.

13. Building permits will not be issued until all weather roads have been installed.

**Building & Safety Department;** Based on information at this time the following elements need to be addressed.

1. Building permits must be obtained prior to any structural, plumbing, electrical or mechanical work being done.
2. Engineering and encroachment permits must be obtained prior to any public improvements or underground construction is performed.
3. No building or structure shall be used or occupied, and no change in existing occupancy classification shall be made until the Building Official has issued a Certificate of Occupation.
4. Detailed plans and construction documents as per Building Department requirements shall be provided for plan review prior to the issuance of building permits.
5. Separate sewer and water laterals shall be provide to each parcel, unit, single family dwelling, business or other use.
6. Separate gas and electrical services shall be provided.

**City Engineer;**

**SOILS:**

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

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

**STREETS:**

Street widths shall be as shown in the approved City of Corcoran Improvement Standards and the Corcoran General Plan.

The structural section of all streets shall be not less than 2" AC over 4" AB. A greater thickness may be required based on determination of the soils report. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalks, unless authorized by the City Engineer.

Utilities services to each lot shall be placed in the street prior to paving.

Knuckles and transition curves to knuckles shall have a 50 ft. Radius

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

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

City approved barricades shall be provided and maintained by the developer at all dead end streets.

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

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

#### UNDERGROUND ELECTRIC LINES

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

#### SANITARY SEWERS

Sanitary sewers shall be installed according to City Standards

Sewer laterals shall be installed to each property before the streets are surfaced. Laterals shall be installed according to the City Standards and all applicable Title 24 Codes of Regulations. (CA)

#### STORM DRAINAGE

The storm drain layout shall be designed to City Standards and approved by the City Engineer.

Developer shall install pipelines so as to connect to existing trunk lines.

#### FIRE HYDRANTS

Fire hydrants shall be installed as per City Standards. Developer shall provide engineered site plan with locations and sizes of all hydrants. The City Engineer and the Fire Marshal shall approve the size and locations.

#### EASEMENTS

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

Developer shall provide to the City Engineer and to the City Community Development Director a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

### WATER SUPPLY

Water mains shall be installed according to City improvement Standards.  
Water meters shall be installed for every lot. Water meters shall be approved by the Public Works Director or the Community Development Director. (Building Official)

### STREET NAME SIGNS

Street name signs shall be installed at each intersection. Signs shall be approved by the Public Works Director.

### STOP SIGNS

Approved stop signs shall be installed according to City Improvement Standards. Locations to be approved by the Public Works Director.

### STREET LIGHTS AND ELECTRICAL SERVICE

The developer shall make provisions for the installation of underground electrical service and street lighting. Street lights will be required at locations determined by the City Engineer. The cost of the system shall be included in the subdivision bonds.

### GAS SERVICE

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

### CABLE TV, TELECOMMUNICATIONS AND INTERNET

The developer shall install all cable TV, Telecommunications and internet infrastructure underground and according to the City Standards or Ordinances.

### TELEPHONE

The developer shall make provisions to install underground telephone cable lines according to City and Telephone Company standards.

### WELLS

Any existing well on the site shall be abandoned and sealed in accordance with Health and Safety regulation. The California Building Code and other agencies that have oversight.

### ELEVATIONS

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

## **STANDARDS**

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

## **BOND OR DEPOSIT**

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

- a. 100% faithful performance
- b. 50% labor and material

## **FEES**

The developer shall pay to the City all applicable fees prior to recording the final map.

## **ADDITIONAL REQUIREMENTS**

1. Provide the City Engineer with design calculations for street sections and drainage systems.
2. Submit closure of all lots, blocks and exterior boundaries within the subdivision.
3. Submit to the City Engineer and the Community Development Director a Title report for the parcels to be developed.
4. Provide to the City Engineer three sets of subdivision maps and three prints of improvement drawings for final review.
5. Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of the final map by the County. Additionally, provide the City Engineer with three (3) sets of prints and two (2) sets of sepias of the final improvement drawings.
6. The developer shall submit a plan for irrigation of all street landscaping to be approved by the Public Works Director.
7. A master plan for the sanitary sewer for the complete development shall be submitted prior to approval of any portion of the system.
8. The developer will be responsible for the evaluation and upgrade of existing lift stations to accommodate addition load.
9. A master plan for storm drainage shall be submitted for approval prior to approval of any portion of the system
10. A master plan for water for the entire development shall be submitted for approval prior to any portion of the system.

## Exhibit B: Fire Department

1. Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the 2016 edition of the California Fire Code.
2. Access roads of an all-weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Spacing of fire hydrants shall be 600 feet
4. No structure shall be more than 300 ft. from a hydrant.
5. Fire Hydrants shall have a minimum 36 inches of clear space around the hydrant and shall be a minimum 6 inches above grade.
6. No portion of any structure shall be more than 150 feet from fire apparatus access. Access roads will be required if the maximum distance is exceeded.
7. Fire Department access roads shall be a minimum of twenty feet in width and have a vertical clearance of thirteen (13) feet six (6) inches. Fire access roads shall be of all-weather surface capable of supporting all heavy fire apparatus.

Public Works Department/Engineering - See Engineering

Kings County Department of Public Health

### **ZONING:**

1. That the proposed map is subject to the R-16 Zone district provisions.

### **ARCHEOLOGICAL:**

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

### **EXPIRATION:**


1. That this tentative map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date.

**CERTIFICATE**

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

I, Marlene Lopez, City Clerk of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2906 duly passed by the City Council of the City of Corcoran at a regular meeting thereof held on the 24<sup>th</sup> day of October, 2017, by the vote as set forth therein.

DATED: October 24, 2017

  
\_\_\_\_\_  
Marlene Lopez  
City Clerk

City of

# CORCORAN

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## STAFF REPORT

ITEM #: 7-B

### MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Kindon Meik, City Manager

**DATE:** December 7, 2018

**MEETING DATE:** December 11, 2018

**SUBJECT:** Consider adoption of Resolution No. 2954 amending development impact fees.

### Recommendation:

Staff recommends approval of Resolution No. 2954 amending development impact fees.

### Discussion:

In July 2006 the City Council adopted Resolution No. 2262 establishing and imposing development impact fees. Since 2006, development fees have not been increased or adjusted.

Staff is recommending that the following fees be amended:

- Reduce water supply and holding facility fee for development with a one inch meter from \$1,163 to \$913.
- Reduce wastewater treatment facility fee for development with a one inch meter from \$3,137 to \$1,137.
- Increase law enforcement facilities and equipment fees associated with the development of a single family residential unit from \$466 to \$2,466.
- Increase parks and recreational facilities fees associated with the development of a single family residential unit from \$923 to \$1,173.

### Budget Impact:

The adjusted fees will be used towards current and future police facility and park improvement projects.

### Attachment:

Resolution No. 2954



## RESOLUTION NO. 2954

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORCORAN AMENDING ESTABLISHED DEVELOPMENT FEES

WHEREAS, the City Council, of the City of Corcoran approved and adopted a report prepared by TischlerBise, dated March 14, 2006 and entitled Impact Fee Study ("Report") which outlined potential new development within the City, the need for expanded and increased parks and recreation, police, general government, water and wastewater facilities to serve such future new development, their related costs, and the relationship between such development, facilities and costs; and

WHEREAS, a public hearing considering adoption of the impact fees referred in the Report was set and held by the City Council on June 14, 2006, at 7:00 p.m.; and

WHEREAS, on July 12, 2006 the City Council adopted Resolution No. 2262 establishing and imposing the development fees set forth in the Report; and

WHEREAS, Section 12-2-05 of Ordinance No. 587, adopted on July 12, 2006 by the City of Corcoran, stipulates that the City Council, by resolution, shall "set forth the specific amount of the fees" established by Section 12-2-04 of the City's Development Impact Fee Ordinance; and

WHEREAS, the development impact fees have not been increased, adjusted, or amended by the City Council since a public hearing since they were adopted in 2006; and

WHEREAS, the City Council finds as follows:

- A. The purpose of Development Impact Fees is to offset the costs associated with added infrastructure needs in the categories of parks and recreation, police services and facilities, general government, water, and wastewater. The purpose of such Development Impact Fees is also to offset and/or mitigate the costs associated with land acquisition costs, and additional vehicles and equipment, related to such facilities, in order to reduce the impacts of increased demand caused by new development within the City Limits of the City of Corcoran.
- B. The fees collected shall be used to finance public facilities and infrastructures.
- C. It is appropriate and necessary to provide for additional public facilities which have not be constructed, funded, or acquired, or have been constructed but new development has not contributed its fair share towards these facility costs.

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

1. Findings/Reference: All provisions set forth above are true and correct and are hereby incorporated by reference as findings.
2. Purpose: The purpose of the fees set forth herein is to finance the construction, funding or acquisition of public facilities, or to replace the capacity of such public facilities utilized by new development.
3. Impacts: the City Council hereby finds that new development in the City will generate additional demands on public facilities throughout the City, and will contribute to the impact upon such facilities or create the need for such facilities.
4. Essential Costs: the Council finds that the amendments to the development impact fees as described as noted below are necessary and proper to pay for the cost of public facilities in and for the City of Corcoran.
5. Nexus: the Council further finds that the specific amount of the fees and the reasonable relationship between the fees and the various types of developments are proper and necessary.
6. Fees: The specific fees to be amended are set forth in Exhibit A of this resolution.
7. Effective Date: The fees amended by this resolution shall be in full force and effect upon approval by the City Council.

Passed and adopted at a regular meeting of the City Council of the City of Corcoran held on the 11<sup>th</sup> day of December, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

**Resolution No. 2954  
Exhibit A**

**Water Supply and Holding Facilities**

Meter Size (inches)	Type	Fee - Per Meter	Amended Fee - Per Meter
1	Displacement	\$1,163	\$913

**Wastewater Treatment Facilities**

Meter Size (inches)	Type	Fee - Per Meter	Amended Fee - Per Meter
1	Displacement	\$3,137	\$1,137

**Law Enforcement Facilities and Equipment**

Residential Development	Fee - Per Housing Unit	Amended Fee - Per Housing Unit
Single Family	\$466	\$2,466

**Parks and Recreation Facilities**

Residential Development	Fee - Per Housing Unit	Amended Fee - Per Housing Unit
Single Family	\$923	\$1,173

City of

# CORCORAN

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## STAFF REPORTS

ITEM #: 7-C

### MEMO

**TO:** Corcoran City Council

**FROM:** Kindon Meik, City Manager

**DATE:** December 7, 2018

**MEETING DATE:** December 11, 2018

**SUBJECT:** Consider City Council appointments to commissions, boards, and committees.

**Recommendation:** (Voice Vote)

Appoint members of the Council to serve on designated commissions, boards, and committees.

**Discussion:**

Every two years following the reorganization of the Council, appointments are made to represent the City of Corcoran on various committees, boards, and commissions. Included is a list of committees and boards and current Council Members representing the City of Corcoran.

**Budget Impact:**

None.

**Attachment:**

Corcoran City Council – Committee, Board, and Commission Appointments

**CITY OFFICES:**

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

**Corcoran City Council  
Committee, Board, and Commission Appointments**

**A. Kings County Association of Governments:**

Representative – Sid Palmerin

Alternate – Raymond Lerma

The Kings County Association of Governments (KCAG) is a metropolitan planning organization (MPO) for the Kings County region. KCAG is a joint powers authority whose member agencies include the county of Kings and the cities of Avenal, Corcoran, Hanford, and Lemoore.

KCAG serves as the regional agency for the Kings County to provide assistance to local agencies with the Federal and State Transportation Improvement Programs. KCAG serves as the pass-through funding agency for transit and local member agency transportation projects. As the metropolitan planning organization (MPO) for the Kings County region, KCAG is responsible for producing a Regional Transportation Plan (RTP) every four years to evaluate the current transportation system and outline future transportation needs.

KCAG also coordinates the public transit initiatives in Kings County, oversees the Abandoned Vehicle Abatement program, and directs the planning documents that are regional in nature.

*KCAG meets on fourth Wednesday every month, at 4:00 P.M. in the Kings County Board of Supervisors Chambers, located at 1400 Lacey Blvd., Hanford.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**B. Kings Waste and Recycling Authority:**

Representative – Sid Palmerin

Alternate – Jerry Robertson

Kings Waste and Recycling Authority (KWRA) is a joint powers authority and is comprised of the cities of Corcoran, Hanford, and Lemoore and the unincorporated portion of Kings County.

KWRA was officially formed in 1989 to deal with waste disposal and State mandates for recycling. The five member Board is consists of one representative from each of the City Councils and two representatives from the Kings County Board of Supervisors.

*KWRA meets on last Wednesday of every month at 8:00 A.M. in the KWRA Administration Building Conference Room, 7803 Hanford-Armona Road, Hanford.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**C. Kings Community Action Organization:**

Representative – Raymond Lerma

Alternate – Pat Nolen

Kings Community Action Organization (KCAO) is a non-profit organization that provides programs and services with the intent to help individuals and communities in Kings County develop self-sufficiency. KCAO provides services in the areas of child care assistance, Head Start preschool programs, utility assistance, food and nutrition programs and youth services. KCAO also operates the Barbara Saville Women’s Shelter and provides assistance and refuge for individuals facing domestic violence.

*Meets on third Wednesday of every month at 4:00 P.M. in the 2nd floor boardroom, KCAO, 1222 W. Lacey Blvd, Hanford.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**D. Water Commission**

Representative – Sid Palmerin

Alternate –

*Meets as needed.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**E. Kings Area Disaster Council:**

Representative – Jerry Robertson

Alternate – Jeanette Zamora-Bragg

*Meets quarterly following City/County Coordinating meetings as needed.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**F. Kings County Gang Awareness Advisory Commission**

Representative – Jeanette Zamora-Bragg

Alternate – Jerry Robertson

*Meets as needed.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

**G. San Joaquin Valley Air Pollution Control District's City Selection Committee:**

Representative – Raymond Lerma

Alternate – Pat Nolen

*Meets as needed.*

**2019/2020 Representative:** \_\_\_\_\_ **Alternate:** \_\_\_\_\_

City of

# CORCORAN

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## MATTERS FOR MAYOR AND COUNCIL

ITEM #: 8-A

### MEMORANDUM

**MEETING DATE:** December 11, 2018  
**TO:** Corcoran City Council  
**FROM:** Kindon Meik, City Manager  
**SUBJECT:** Matters for Mayor and Council

#### UPCOMING EVENTS / MEETINGS

- December 24-25, 2018 (Monday and Tuesday) –City offices closed in observance of the Christmas holiday.
- December 25, 2018 (Tuesday) City Council Meeting – CANCELED
- January 8, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- January 22, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers

- A. Information Items
1. Sea train metal containers – Planning Commission Public Hearing
  2. Zone Change – Southeast corner of Dairy Ave. and Orange Ave.
- B. Council Comments – *This is the time for council members to comment on matters of interest.*
1. Staff Referral Items
- C. Committee Reports
- D. Council Goals:

#### City Offices





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

<b>DATE</b> Sent to Council/ Request made	<b>REQUEST</b>	<b>STATUS</b>	<b>DEPARTMENT RESPONSIBLE</b> Dept/Division
11/27/18	Council directed the staff to schedule a public hearing with the Planning Commission to consider the zoning code in regards to sea trains.	In progress	Community Development
10/09/18	Request by City Council to review transit revenues and rates.	In progress	Community Development
06/12/18	The City Council approved Finance Department Policy and Procedures Handbook.	Completed	City Manager/ Finance Director
03/27/18	City Council provided direction on the components of a General Fund reserve policy. Staff will draft language for further consideration and review.	Completed	
12/12/17	The City Council adopted a Measure A Expenditure Plan. Subsequent policies will be presented to the Council leading up to the budget process.	Completed	
05/09/17	City Council requested that Staff present draft finance policies relating to General Fund reserves, balanced budget, etc.	Ongoing	