

**CORCORAN CITY COUNCIL,  
JOINT POWERS FINANCE AUTHORITY,  
SUCCESSOR AGENCY FOR CORCORAN RDA,  
& HOUSING AUTHORITY  
AGENDA**

*Tuesday, May 26, 2020  
5:30 P.M*

**\*\*\*\*\* NOTICE \*\*\*\*\***

**IN RESPONSE TO THE ONGOING EFFORTS TO LIMIT  
GROUP GATHERINGS THE CORCORAN CITY COUNCIL MEETING  
WILL BE HELD VIA A CONFERENCE CALL**

**TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:**

**Dial-in Number: 1-712-775-7031**

**Access Code: 962-899 #**

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

**INVOCATION**

**FLAG SALUTE**

1. **PUBLIC DISCUSSION**

2. **CONSENT CALENDAR (VV)**

2-A. Approval of minutes of the meeting of the City Council on May 12, 2020.

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

3. **APPROPRIATIONS (VV)**

Approval of Warrant Register dated May 26, 2020. ***(Ruiz-Nuñez) (VV)***

4. **PRESENTATIONS** – None

5. **PUBLIC HEARINGS** – None

6. **WRITTEN COMMUNICATIONS** – None

7. **STAFF REPORTS**

7-A. Consider the purchase of new firearms and related equipment. *(Cramer) (VV)*

7-B. Authorize staff to complete repairs to the rectangular clarifier at the Wastewater Treatment Facility. *(Faulkner) (VV)*

7-C. Authorize staff to purchase a truck from Richard's Chevrolet. *(Shortnacy) (VV)*.

7-D. Approve Resolution No. 3026 regarding Final Map and Subdivision Improvement agreement for Tract Map 878. *(Tromborg) (VV)*

7-E. Provide direction for late fees on utility bills. *(Ruiz-Nuñez) (VV)*

7-F. Consider Resolution No. 3027 and Resolution No. 2020-01 regarding proceeds from the sale of the Corcoran Business Park lots. *(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 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: Unrepresented Management Employees, CLOCEA, Local 39, Corcoran POA
- Position title(s) of unrepresented employee(s): City Manager.

9-B. **CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

With respect to every item of business to be discussed in closed session pursuant to Section 54956.9:

Name of Case: City of Corcoran v. Curtimade Dairy Inc.

**9-C. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

With respect to every item of business to be discussed in closed session pursuant to [Section 54956.9](#):

Name of Case:

Curtimade Dairy Inc. vs. City of Corcoran  
Case No. 282532

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**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 May 22, 2020.

  
Marlene Spain, City Clerk

**MINUTES  
CORCORAN CITY COUNCIL,  
JOINT POWERS FINANCE AUTHORITY,  
SUCCESSOR AGENCY FOR CORCORAN RDA,  
& HOUSING AUTHORITY**

**Tuesday, May 12, 2020**

The regular session of the Corcoran City Council was called to order by Mayor Palmerin, in the Corcoran City Hall, 832 Whitley Avenue, Corcoran, CA at 5:30 P.M.

**ROLL CALL**

Councilmembers present: Patricia Nolen and Sidonio Palmerin

Councilmembers present

By phone: Greg Ojeda, Jerry Robertson and Jeanette Zamora-Bragg

Councilmembers absent:

Staff present at City Hall: Kindon Meik, Kevin Tromborg, and Marlene Spain

Staff present by phone: Joseph Beery, Joseph Faulkner, Soledad Ruiz-Nuñez and Reuben Shortnacy

Press present: – None

**INVOCATION** – None

**FLAG SALUTE** – None

1. **PUBLIC DISCUSSION** – None

2. **CONSENT CALENDAR**

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

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

**NOES:**

**ABSENT:**

3. **APPROPRIATIONS**

Following Council discussion a **motion** was made by Zamora-Bragg and seconded by Ojeda to approve the Warrant Register for May 12, 2020. Motion carried by the following vote:

**AYES:** Nolen, Ojeda, Palmerin, Robertson, and Zamora-Bragg  
**NOES:**  
**ABSENT:**  
**ABSTAIN:** Palmerin abstained from warrant register #2 line #58

4. **PRESENTATIONS**

4-A. Jennifer Meza with PARS and Toni Milazzo with High Mark Capital, presented on the PARS Section 115 account and reported on the status and performance of the investment fund.

4-B. Josh Giosa with Price Paige and Company, presented the Audit for Fiscal Year 2019 for the period of July 1, 2018 to June 30, 2019.

5. **PUBLIC HEARINGS**

Public Hearing to discuss submittal of a 2020 Over the Counter Community Development Block Grant Application and approval of Resolution No. 3023 and Resolution No. 3024 was declared open at 6:39 p.m. Mr. Tromborg presented the staff report. There being no written testimony or oral testimony the public hearing was declared closed at 6:44 p.m.

Following Council discussion a **motion** was made by Nolen and seconded by Zamora-Bragg to approve the Community Development Block Grant Application and approval of Resolution No. 3023 and Resolution No. 3024. Motion carried by the following vote:

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

6. **WRITTEN COMUNICATIONS** – None

7. **STAFF REPORTS**

7-A. Following Council discussion a **motion** was made by Zamora-Bragg and seconded by Ojeda to approve Resolution No. 3022 to submit application for a Local Early Action Planning (LEAP Grant). Motion carried by the following vote:

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

**8. MATTERS FOR MAYOR AND COUNCIL**

**8-A.** Councilman Robertson reported that he and the City Manager have been discussion an initiative to further work with other cities in KWRA to consider options that will provide long range opportunities for the benefit of KWRA members.

Vice-Mayor Nolen reported that KCAO is continuing its efforts to help residents in Kings County during the COVID-19 crisis.

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

**8-C.** Committee reports.

**CLOSED SESSION**

At 6:55 p.m. Council recessed to closed session pursuant to:

**8. CLOSED SESSION**

**9-A. 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 is designated representatives:

- Designated representatives: \_\_\_\_\_
- Name of employee organization: \_Unrepresented Management Employees, CLOCEA, Local 39, Corcoran POA\_\_\_\_\_
- Position title(s) of unrepresented employee(s): \_ City Manager\_.

**9-B. 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: Two cases.

**9-C. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

With respect to every item of business to be discussed in closed session pursuant to Section 54956.9:

Name of Case: City of Corcoran v. Curtimade Dairy Inc.  
Case No. 27661

The regular meeting was reconvened at 8:15 p.m.

**ADJOURNMENT**

**8:17 P.M.**

\_\_\_\_\_  
Sid Palmerin, Mayor

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

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



City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT**  
**ITEM #: 3**

**MEMORANDUM**

**TO:** City Council

**FROM:** Soledad Ruiz-Nunez, Finance Director

**DATE:** May 26, 2020

**MEETING DATE:** May 26,, 2020

**SUBJECT:** Warrant Register

**Recommendation:**

Consider approval of the warrant register(s).

**Discussion:**

The attached appropriations are for services and supplies utilized by City Departments in order to maintain services for the community. The warrant register(s) will be reviewed at the upcoming meeting and staff can address any questions from Council Members.

**Budget Impact:**

The warrant register includes expenses approved in the Fiscal Year 2019/2020 Budget and may include items which will be addressed through Budget Amendments.

**Attachments:**

- Warrant Register #1 for warrant request date: 05/26/2020

# Accounts Payable

## Blanket Voucher Approval Document



User: spineda  
Printed: 05/20/2020 - 5:21PM  
Warrant Request Date: 5/26/2020  
DAC Fund:

Batch: 00503.05.2020 - Wrnt Rgstr 05/26/2020 FY2

Line	Claimant	Amount
1	A & M Consulting Engineers	7,000.00
2	AAA Quality Services Inc	193.49
3	Alameda Electrical Distributors Inc	333.23
4	American Office Solutions, LLC	443.79
5	ASI Administrative Solutions, Inc	110.00
6	Auto Zone, Inc.	62.29
7	BC Laboratories, Inc	260.00
8	Beatwear Inc	1,579.67
9	BSK Associates	1,306.08
10	Business Card- Bank of America Credit Cards	16,473.07
11	C. A. Reding Company, Inc	92.28
12	Cal West Rain	46,724.58
13	Cannon Financial Services, Inc.	639.71
14	Carlols Pelayo	174.00
15	CDW-Government, Inc	281.29
16	Corcoran Chamber of Commerce	22,500.00
17	Corcoran Community Foundation	250.00
18	Corcoran Publishing Company	600.00
19	Empire Supply Co., Inc	160.90
20	Employment Development Dept	4,536.32
21	Ewing Irrigation Products, Inc	671.82
22	Ferguson Enterprises, Inc. #3325	439.60
23	Frontier Communications	118.37
24	Frontier Communications	2,232.55
25	Frontier Communications	196.27
26	Frontier Communications	515.00
27	Frontier Communications	349.62
28	Frontier Communications	45.83
29	Full Pull Media, LLC	1,589.60
30	Galindo Farms Discing	1,466.00
31	Gary V. Burrows Inc.	719.81
32	Gonzalez Lawn Service	120.00
33	Haaker Equipment Company	44.08
34	High Desert Wireless Broadband	5,535.00
35	Home Depot Credit Services	210.08
36	HUB International	239.56
37	Ingram Digital Electric	5,448.84
38	Integrated Avian Solutions	4,400.00
39	Interstate Gas Services	2,682.50
40	Interwest Consulting Group, Inc	5,220.00
41	Jorge Lopez	1,020.00
42	Jorgensen & Company	854.38
43	JT2 Inc.	55,645.68
44	Juana Galvan	150.00
45	Kings County Clerk	20.00
46	Kings Waste & Recycling	16,811.60

47	Lowe's	3.27
48	Matson Alarm Co. Inc.	120.50
49	Miguel Meneses	440.00
50	Nolan's Plumbing	4,704.00
51	Nutrien AG Solutions, Inc.	160.88
52	Office Depot	517.47
53	Oliver Whitaker Co.	216.34
54	PG&E	14.12
55	Price, Paige & Company	1,179.00
56	Proclean Supply	394.14
57	Prudential Overall Supply	323.88
58	Quad Knopf, Inc.	2,673.00
59	Quadient	1,060.19
60	Quadient Leasing USA, Inc.	1,202.62
61	Quality Pool Service	1,174.75
62	Radius Tire Co.	50.00
63	Reliable Status Towing	240.00
64	Richard A. Blak, PhD	400.00
65	Sawtelle & Rosprim Hardware, Inc.	483.01
66	Self Help Enterprises	250.00
67	Sherwin Williams Co	43.56
68	Speedo Check	516.00
69	T&T Valve and Instruments, Inc.	3,222.35
70	Terminix	55.00
71	TF Tire & Service	365.60
72	The Gas Company	22.94
73	The Gas Company	16.45
74	The Gas Company	46.41
75	The Gas Company	108.16
76	The Gas Company	77.96
77	The Printer	952.69
78	Trans Union LLC	65.86
79	TSA Consulting Group, Inc.	50.00
80	Tule Trash Company	123,781.55
81	UNIFIRST Corporation	1,217.79
82	US Bank Equipment Finance	177.82
83	Verizon Wireless	731.31
84	Verizon Wireless	208.05
85	W3i Engineering	18,400.00
86	Wells Fargo Bank, N.A.	4,730.40
87	Wood Rogers, Inc.	5,997.00

Page Total: \$176,394.07

Grand Total: \$386,860.96

Page Total: \$176,394.07

# Accounts Payable Voucher Approval List

User: spineda  
 Printed: 05/20/2020 - 5:23PM  
 Batch: 00503.05.2020 - Writ Rgstr 05/26/2020 FY20



Warrant Date	Vendor	Description	Account Number	Amount
5/26/2020	A & M Consulting Engineers	GEN MEETING	104-406-300-200	155.00
5/26/2020	A & M Consulting Engineers	ADV HEALTH LLA	104-406-300-200	77.50
5/26/2020	A & M Consulting Engineers	SUPERWAY GRADING PLAN REVIEW	104-406-300-200	1,240.00
5/26/2020	A & M Consulting Engineers	ATP CYCLE 5 GRANT APPLICATION	104-406-300-200	232.50
5/26/2020	A & M Consulting Engineers	JESUS SERNA	104-406-300-200	232.50
5/26/2020	A & M Consulting Engineers	ARC GIS WORK/SIDEWALKS	104-406-300-200	852.50
5/26/2020	A & M Consulting Engineers	CORCORAN ROADWAY SAFETY PLAN GRANT: SSARP L-5223	109-434-300-200	3,410.00
5/26/2020	A & M Consulting Engineers	IMPROVEMENTS TO COUNCIL CHAMBERS MEASURE A	138-419-300-208	800.00
5/26/2020	AAA Quality Services Inc	PORTABLE RESTROOMS AT MAROOT PARK DUE TO COVID	104-412-300-216	193.49
5/26/2020	Alameda Electrical Distributors Inc	LED LIGHT FIXTURES FOR DECORATIVE LIGHTS AT CHRISTN	104-412-300-210	333.23
5/26/2020	American Office Solutions, LLC	COMPUTER FOR FRONT COUNTER	104-405-300-150	227.30
5/26/2020	American Office Solutions, LLC	PW JOE FAULKNER COMPUTER ISSUES	104-431-300-200	216.49
5/26/2020	ASI Administrative Solutions, Inc	COBRA ADMIN APRIL 2020	104-402-300-200	110.00
5/26/2020	Auto Zone, Inc.	MAINT PARTS/UNIT#271	104-421-300-260	2.91
5/26/2020	Auto Zone, Inc.	MAINT PARTS/UNIT#271	104-421-300-260	23.27
5/26/2020	Auto Zone, Inc.	MAINT PARTS/UNIT#252	104-421-300-260	24.55
5/26/2020	Auto Zone, Inc.	BUS 215 AIR FILTER, OIL FILTER	145-410-300-260	11.56
5/26/2020	BC Laboratories, Inc	MONTHLY ARSENIC TESTING SAMPLES	120-435-300-200	130.00
5/26/2020	BC Laboratories, Inc	MONTHLY ARSENIC TESTING SAMPLES	120-435-300-200	130.00
5/26/2020	Beatwear Inc	NEW HIRE UNIFORMS/ G GILBERT	104-421-300-230	1,200.00
5/26/2020	Beatwear Inc	PD EMPLOYEE POLO SHIRTS	104-421-300-230	379.67
5/26/2020	BSK Associates	ANNUAL GROUNDWATER SAMPLES	120-435-300-200	1,072.08
5/26/2020	BSK Associates	PLANT INF/EFF/LAGOON	120-435-300-200	234.00
5/26/2020	Business Card- Bank of America Credit Cards	USPS MAILING	104-431-300-210	814.42
5/26/2020	Business Card- Bank of America Credit Cards	CEASAR CHAVEZ PARK FOUNTAIN-MEASURE A	138-419-300-207	2,537.41
5/26/2020	Business Card- Bank of America Credit Cards	BASKETBALL COURT @ OREGON AVE BASIN MEASURE A	138-419-300-207	2,249.00
5/26/2020	Business Card- Bank of America Credit Cards	FUEL FOR DC UNIT	104-421-300-250	93.40
5/26/2020	Business Card- Bank of America Credit Cards	ADOBE ACROBAT	104-431-300-200	12.99
5/26/2020	Business Card- Bank of America Credit Cards	HARBOR FREIGHT 72" TOOLBOX FOR SHOP	104-433-300-210	1,082.49
5/26/2020	Business Card- Bank of America Credit Cards	RETURN HARBOR FREIGHT 72" TOOLBOX FOR SHOP	104-433-300-210	-1,296.66
5/26/2020	Business Card- Bank of America Credit Cards	CELLPHONE CASE-2 PCS	104-406-300-210	22.71
5/26/2020	Business Card- Bank of America Credit Cards	ZOOM MEETING ACCOUNT FOR COUNCIL MEETINGS	104-401-300-210	149.90
5/26/2020	Business Card- Bank of America Credit Cards	DEVELOPCORCORAN.COM HOSTING FEE	104-401-300-156	156.00
5/26/2020	Business Card- Bank of America Credit Cards	DEVELOPCORCORAN.COM HOSTING FEE	104-401-300-156	14.95

5/26/2020	Business Card- Bank of America Credit Cards CALIFORNIA ENVTL LAW & POLICY	104-406-300-210	263.68
5/26/2020	Business Card- Bank of America Credit Cards CA LAND USE 37TH ED EPOCH TIMES SUBS	104-406-300-170	16.90
5/26/2020	Business Card- Bank of America Credit Cards NATL FIRE PROTECTION ASSOC (NFPA) 3 BKS	104-406-300-170	521.69
5/26/2020	Business Card- Bank of America Credit Cards MEMORY KET FOR LISA M COMPUTER	104-405-300-150	93.01
5/26/2020	Business Card- Bank of America Credit Cards MOUNT FOR NEW CITY ROUTER	104-432-300-210	41.82
5/26/2020	Business Card- Bank of America Credit Cards NEW CITY ROUTER	104-432-300-210	411.34
5/26/2020	Business Card- Bank of America Credit Cards AMAZON/PRIME MEMBERSHIP	104-421-300-210	14.06
5/26/2020	Business Card- Bank of America Credit Cards AMAZON/OFFICE SUPPLIES	104-421-300-150	53.35
5/26/2020	Business Card- Bank of America Credit Cards LEXIS NEXIS BACKGROUND SVCS	104-421-300-200	450.00
5/26/2020	Business Card- Bank of America Credit Cards LOGMEIN/GOTOMEETING SUBSC	104-421-300-200	144.00
5/26/2020	Business Card- Bank of America Credit Cards LEMOORE SPORTSMANS/CHEE RANGE	104-421-300-200	100.00
5/26/2020	Business Card- Bank of America Credit Cards LEMOORE SPORTSMANS/AUGUSTUS RANGE	104-421-300-200	100.00
5/26/2020	Business Card- Bank of America Credit Cards TANGRAM/NEW PD FURNITURE ITEMS	315-421-300-200	1,549.13
5/26/2020	Business Card- Bank of America Credit Cards AMAZON OFFICE SUPPLIES	104-432-300-150	12.87
5/26/2020	Business Card- Bank of America Credit Cards AMAZON OFFICE SUPPLIES	104-421-300-150	27.39
5/26/2020	Business Card- Bank of America Credit Cards AMAZON OFFICE SUPPLIES	104-421-300-150	61.08
5/26/2020	Business Card- Bank of America Credit Cards EVIDENT/ EVIDENCE SUPPLIES	104-421-300-210	304.41
5/26/2020	Business Card- Bank of America Credit Cards AMAZON OFFICE SUPPLIES	104-421-300-150	13.63
5/26/2020	Business Card- Bank of America Credit Cards AMAZON EVIDENCE SUPPLIES	104-421-300-150	37.62
5/26/2020	Business Card- Bank of America Credit Cards ALPHA CARD/ ID MAKER ITEMS	104-421-300-210	181.84
5/26/2020	Business Card- Bank of America Credit Cards LOWES/FRIDGE	104-421-300-210	139.64
5/26/2020	Business Card- Bank of America Credit Cards FUEL FOR CHIEF UNIT	104-421-300-250	41.55
5/26/2020	Business Card- Bank of America Credit Cards CITY OF CORCORAN/NEW CC MACHINE	104-421-300-181	1.00
5/26/2020	Business Card- Bank of America Credit Cards PEST CONTROL @ CITY HALL-BATS	104-432-300-200	2,500.00
5/26/2020	Business Card- Bank of America Credit Cards COMCAST PD ACCOUNT	104-421-300-200	573.17
5/26/2020	Business Card- Bank of America Credit Cards COMCAST PD ACCOUNT	104-421-300-200	2,411.04
5/26/2020	Business Card- Bank of America Credit Cards COMCAST ACCT#1872	104-432-300-220	291.09
5/26/2020	Business Card- Bank of America Credit Cards COMCAST ACCT#77130	120-435-300-220	246.20
5/26/2020	Business Card- Bank of America Credit Cards EARTHLINK	104-401-300-157	34.95
5/26/2020	C. A. Reding Company, Inc COPIER LEASE WTP	105-437-300-180	92.28
5/26/2020	Cal West Rain WELL #11-DEVELOPMENT & TESTING	105-437-300-140	46,724.58
5/26/2020	Cannon Financial Services, Inc. CONTRACT & INSURANCE CHARGE & USAGE	104-432-300-180	639.71
5/26/2020	Carlols Pelayo REFUND FOR EXCESS LOAN PAYMENT 1422 HALL AVE.	301-430-366-100	174.00
5/26/2020	CDW-Government, Inc ADOBE ACROBAT CYNTHIA	104-431-300-210	281.29
5/26/2020	Corcoran Chamber of Commerce OCT TO DEC 2019	104-401-300-207	7,500.00
5/26/2020	Corcoran Chamber of Commerce JAN TO MAR 2020	104-401-300-207	7,500.00
5/26/2020	Corcoran Chamber of Commerce APR TO JUNE 2020	104-401-300-207	7,500.00
5/26/2020	Corcoran Community Foundation SOBER GRAD DONATION	331-425-300-210	250.00
5/26/2020	Corcoran Publishing Company, PHN RE ZONE TEXT CHANGE INSTALL WATER MTR TO SEC I	104-406-300-156	150.00
5/26/2020	Corcoran Publishing Company PHN RE SEWER LINE REPLC	104-406-300-156	150.00
5/26/2020	Corcoran Publishing Company PHN RE TPM 20-01	104-406-300-156	150.00
5/26/2020	Corcoran Publishing Company PHN RE NEGATIVE DECLARATION OTIS & ORANGE	104-406-300-156	150.00
5/26/2020	Empire Supply Co., Inc A/C FILTERS FOR CITY HALL	104-432-300-210	160.90
5/26/2020	Employment Development Dept PENALTY & LATE FEE FOR PAYROLL TAXES -STATE/SDI PPE	104-405-300-200	719.41

5/26/2020	Employment Development Dept	D ARNOLD, J CARRIL, F CHAVEZ UNEMPLOYMENT INS BEN	104-421-200-131	3,816.91
5/26/2020	Ewing Irrigation Products, Inc	DEPT SUPPLIES -SUMMER STOCK	104-412-300-210	671.82
5/26/2020	Ferguson Enterprises, Inc. #3325	DEPT SUPPLIES NUT SOCKET FOR GATE VALVES	105-437-300-210	439.60
5/26/2020	Frontier Communications	ACCT#55999221510101675	104-432-300-220	2,232.55
5/26/2020	Frontier Communications	ACCT#55999214080910985	104-432-300-220	118.37
5/26/2020	Frontier Communications	ACCT#20914815380301985	136-415-300-220	45.83
5/26/2020	Frontier Communications	ACCT#55999241850629065	105-437-300-220	515.00
5/26/2020	Frontier Communications	ACCT#55999210200731195	104-421-300-220	196.27
5/26/2020	Frontier Communications	ACCT#55999222430604085	104-432-300-220	349.62
5/26/2020	Full Pull Media, LLC	VINYL FOR UNIT#225	104-421-300-260	794.80
5/26/2020	Full Pull Media, LLC	VINYL FOR UNIT#221	104-421-300-260	794.80
5/26/2020	Galindo Farms Discing	REPAIR ON FENCE 1116 SHERMAN	313-605-300-200	226.00
5/26/2020	Galindo Farms Discing	WA FRONT & BACKYRD 1630 BREWER	313-605-300-200	85.00
5/26/2020	Galindo Farms Discing	DISCING OF INDUSTRIAL PARK	313-605-300-200	800.00
5/26/2020	Galindo Farms Discing	DISCING OF 1215 BROKAW	313-605-300-200	135.00
5/26/2020	Galindo Farms Discing	DISCING OF VACANT LOT 24432 6 1/4	313-605-300-200	135.00
5/26/2020	Galindo Farms Discing	WA 527 DAIRY AVE.	104-406-300-198	85.00
5/26/2020	Gary V. Burrows Inc.	DIESEL FUEL 197 1/2 GAL	105-437-300-250	359.91
5/26/2020	Gary V. Burrows Inc.	DIESEL FUEL 197 1/2 GAL	109-434-300-250	359.90
5/26/2020	Gonzalez Lawn Service	WEED ABATEMENT 1007 SHERMAN	104-406-300-198	80.00
5/26/2020	Gonzalez Lawn Service	WEED ABATEMENT 908 REGENCY	104-406-300-198	40.00
5/26/2020	Haaker Equipment Company	VAC TRUCK 4 RUBBER PIECES PO#24685	120-435-300-140	44.08
5/26/2020	High Desert Wireless Broadband	MONTHLY CONTRACT FEB 2020	104-432-300-201	5,535.00
5/26/2020	Home Depot Credit Services	JANITORIAL SUPPLIES	104-432-300-210	-34.72
5/26/2020	Home Depot Credit Services	RAC NEW SIGN PLANTS -CORCORAN COMM FOUNDATION G	104-412-300-200	244.80
5/26/2020	HUB International	CERT OF LIAB VETS HALL USE 7/12/2019	104-000-362-085	239.56
5/26/2020	Ingram Digital Electric	SIGNAL LIGHT CABINET & COMPONENTS REPAIR: WHITLEY,	109-434-500-540	5,448.84
5/26/2020	Integrated Avian Solutions	CROW ABATEMENT MEASURE A	138-419-300-206	4,400.00
5/26/2020	Interstate Gas Services	REFUSE CONTRACT CONSULTING	112-438-300-200	2,682.50
5/26/2020	Interwest Consulting Group, Inc,	PLAN CHECK FOR SUPERWAY MARKET	104-406-300-200	5,220.00
5/26/2020	Jorge Lopez	PAINT OUTSIDE DOORS @ WTP	105-437-300-200	1,020.00
5/26/2020	Jorgensen & Company	GAS METER CALIBRATION PO#24686	120-435-300-140	50.00
5/26/2020	Jorgensen & Company	GAS METER CALIBRATION PO#24686	120-435-300-140	804.38
5/26/2020	JT2 Inc.	TC-DAIRY AVE PEDESTRIAN IMPRV CMAQ GRANT FUNDS	109-434-300-214	51,059.99
5/26/2020	JT2 Inc.	TC-DAIRY AVE PEDESTRIAN IMPRV CMAQ GRANT FUNDS	109-434-300-214	4,585.69
5/26/2020	Juana Galvan	UNIFORM -BOOT REIMBURSEMENT	109-434-200-125	150.00
5/26/2020	Kings County Clerk	FULL RECONVEYANCE 1017 JEPSON	301-430-300-200	20.00
5/26/2020	Kings Waste & Recycling	GREEN WASTE: 264.82 UNITS/TON	112-436-300-192	12,210.80
5/26/2020	Kings Waste & Recycling	BLUE CANS: 69.09 UNITS/TON	112-436-300-192	3,219.20
5/26/2020	Kings Waste & Recycling	MISC COMM: 29.71 UNITS/TON	112-436-300-192	1,381.60
5/26/2020	Lowe's	SUPPLIES FOR PARKS	104-412-300-210	3.27
5/26/2020	Matson Alarm Co. Inc.	RAO ALARM SYSTEM: MONITORING & SVC	104-432-300-200	120.50
5/26/2020	Miguel Meneses	YARD SYC APPERON	111-601-300-202	120.00
5/26/2020	Miguel Meneses	YARD SYC 6 1/2 & ORANGE	111-601-300-202	120.00

5/26/2020	Miguel Meneses	YARD SVC SUNRISE VILLA	111-604-300-202	200.00
5/26/2020	Nolan's Plumbing	STREET RECONSTRUCTION CLAIRE, LORINA, HALE, WIDGAI	109-434-300-213	4,704.00
5/26/2020	Nutrien AG Solutions, Inc.	ROUND UP/WEEDESPRAY	105-437-300-210	160.88
5/26/2020	Office Depot	OFFICE SUPPLIES	104-402-300-210	2.94
5/26/2020	Office Depot	OFFICE SUPPLIES	104-406-300-210	0.91
5/26/2020	Office Depot	OFFICE SUPPLIES	104-402-300-210	39.22
5/26/2020	Office Depot	OFFICE SUPPLIES	104-406-300-210	10.83
5/26/2020	Office Depot	OFFICE SUPPLIES	104-432-300-210	21.17
5/26/2020	Office Depot	OFFICE SUPPLIES	104-405-300-150	27.02
5/26/2020	Office Depot	OFFICE SUPPLIES	104-402-300-210	20.56
5/26/2020	Office Depot	OFFICE SUPPLIES	104-402-300-210	49.11
5/26/2020	Office Depot	OFFICE SUPPLIES	104-402-300-210	21.23
5/26/2020	Office Depot	OFFICE SUPPLIES	104-421-300-150	55.66
5/26/2020	Office Depot	OFFICE SUPPLIES	104-421-300-150	65.91
5/26/2020	Office Depot	OFFICE SUPPLIES	104-421-300-150	30.30
5/26/2020	Office Depot	OFFICE SUPPLIES	104-406-300-210	16.23
5/26/2020	Office Depot	OFFICE SUPPLIES	104-406-300-210	78.19
5/26/2020	Office Depot	OFFICE SUPPLIES	104-406-300-210	78.19
5/26/2020	Oliver Whitaker Co.	ALTERNATOR UNIT#117	120-435-300-140	216.34
5/26/2020	PG&E	ACCT#86707342837	301-430-300-316	14.12
5/26/2020	Price, Paige & Company	CONSULTANT WORK BANK RECON	104-405-300-200	1,179.00
5/26/2020	Proclean Supply	JANITORIAL SUPPLIES	104-432-300-210	246.51
5/26/2020	Proclean Supply	CARPET CLEANER SOLUTION FOR BLDGS.	104-432-300-210	147.63
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074	104-432-300-200	34.85
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-432-300-200	25.78
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-432-300-200	112.48
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-432-300-200	29.46
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-432-320-200	16.40
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-433-300-200	21.44
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	104-433-300-200	11.42
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	120-435-300-200	34.85
5/26/2020	Prudential Overall Supply	INV#80692234 & 80691074-RUGS/SHOP TOWELS/DUST MOPS	105-437-300-200	37.20
5/26/2020	Quad Knopf, Inc.	PROF SERVICE STREETS	109-434-300-200	2,673.00
5/26/2020	Quadient	POSTAGE MACHINE @ CITY HALL/LOADED	104-432-300-152	1,060.19
5/26/2020	Quadient Leasing USA, Inc.	FOLDING MACHINE & POSTAGE MACHINE @ CITY HALL	104-432-300-180	994.45
5/26/2020	Quadient Leasing USA, Inc.	POSTAGE MACHINE @ PD	104-432-300-180	208.17
5/26/2020	Quality Pool Service	MONTHLY SVC	138-419-300-206	850.00
5/26/2020	Quality Pool Service	SODA BICARBONATE	138-419-300-206	324.75
5/26/2020	Radius Tire Co.	TIRE REPAIR FOR SWEEPER UNIT#134	112-438-300-140	50.00
5/26/2020	Reliable Status Towing	TOWING OF VEH 740 LETTS	104-406-300-194	60.00
5/26/2020	Reliable Status Towing	TOWING OF VEH 1607 DAIRY	104-406-300-194	60.00
5/26/2020	Reliable Status Towing	TOWING OF VEH 905 GARDNER	104-406-300-194	60.00
5/26/2020	Reliable Status Towing	TOWING OF VEH 1920 ESTES	104-406-300-194	60.00
5/26/2020	Richard A. Blak, PHD	PSYCHOLOGICAL EXAM JOCELYN BONILLA	104-421-300-200	400.00

5/26/2020	Sawtelle & Rosprim Hardware, Inc.	REPLC BOLTS ON INFLUENT PUMP WWTP	120-435-300-140	149.48
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	LATEX GLOVES	105-437-300-210	61.62
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	LATEX GLOVES	105-437-300-210	57.74
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	LATEX GLOVES	105-437-300-210	14.43
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	BYPASS PUMP FOR 6 1/2 & SHERMAN	120-435-300-140	17.73
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	LATEX GLOVES	109-434-300-210	12.99
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	COVERALLS TO SPRAY WEEDS FOR WWTP	120-435-300-210	133.69
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	SPRAY PAINT	105-437-300-210	6.96
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	3/8" BRASS PLUG FOR WTP	105-437-300-210	4.09
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	REPLC BOLTS ON 6 1/2 & SHERMAN	120-435-300-140	12.59
5/26/2020	Sawtelle & Rosprim Hardware, Inc.	REPLC BOLTS ON 6 1/2 & SHERMAN	120-435-300-140	11.69
5/26/2020	Self Help Enterprises	PROF SVCE	177-448-300-200	250.00
5/26/2020	Sherwin Williams Co	PAINT	104-421-300-210	43.56
5/26/2020	Speedo Check	SPEEDOMETER CHECKS FOR UNITS	104-421-300-200	516.00
5/26/2020	T&T Valve and Instruments, Inc.	BACKWASH VALVE ACTUATOR REPLC	105-437-300-140	3,222.35
5/26/2020	Terminix	PEST CONTROL 2410 BELL MA Y 2020 SVC	313-605-300-200	55.00
5/26/2020	TF Tire & Service	1 TIRE REPLC ON UNIT#252	104-421-300-260	181.52
5/26/2020	TF Tire & Service	1 TIRE REPLC ON UNIT#252	104-421-300-260	184.08
5/26/2020	The Gas Company	ACCT#06981596833	104-432-320-242	16.45
5/26/2020	The Gas Company	ACCT#00888349024	145-410-300-242	46.41
5/26/2020	The Gas Company	ACCT#2000159009	104-432-300-242	22.94
5/26/2020	The Gas Company	ACCT#00891595001	104-432-300-242	77.96
5/26/2020	The Gas Company	ACCT#15829731015	104-432-300-242	108.16
5/26/2020	The Printer	WATER QUALITY & INFRASTRUCTURE IMPROV MAILER	105-437-300-170	952.69
5/26/2020	Trans Union LLC	PROF SVC/BACKGROUND	104-421-300-200	65.86
5/26/2020	TSA Consulting Group, Inc.	APRIL 2020 SVC FEE FOR 401A PLAN ADMIN	104-405-300-200	50.00
5/26/2020	Tule Trash Company	CONTRACT	112-436-300-200	134,573.98
5/26/2020	Tule Trash Company	FRANCHISE FEE 7.5%	104-000-316-024	-13,408.21
5/26/2020	Tule Trash Company	FRANCHISE FEES APRIL 2020	112-436-316-023	-1,855.27
5/26/2020	Tule Trash Company	DUMP FEE	112-436-300-192	239.65
5/26/2020	Tule Trash Company	PULL FEE	112-436-300-200	1,545.00
5/26/2020	Tule Trash Company	DUMP FEE	112-436-300-192	311.40
5/26/2020	Tule Trash Company	PULL FEE	112-436-300-200	901.00
5/26/2020	Tule Trash Company	DUMP FEE	112-436-300-192	316.00
5/26/2020	Tule Trash Company	PULL FEE	112-436-300-200	1,158.00
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X2	104-433-200-125	108.63
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X1	104-412-200-125	204.99
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X3	109-434-200-125	92.61
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X6	105-437-200-125	343.61
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X80%	120-435-200-125	169.11
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X20%	121-439-200-125	68.61
5/26/2020	UNIFIRST Corporation	UNIFORMS COST X4	145-410-200-125	230.23
5/26/2020	US Bank Equipment Finance	PW COPIER LEASE	109-434-300-180	177.82
5/26/2020	Verizon Wireless	CELL PH SVC	145-410-300-220	163.28



5/26/2020	Verizon Wireless	WIRELESS AIR CARDS	145-410-300-220	38.01
5/26/2020	Verizon Wireless	ON CALL PHN SVC	105-437-300-220	2.98
5/26/2020	Verizon Wireless	WIRELESS AIR CARD	105-437-300-220	38.01
5/26/2020	Verizon Wireless	CELL PHN SVC TRINO	104-432-300-220	0.46
5/26/2020	Verizon Wireless	CELL PHN SVC JOE F.	105-437-300-220	1.20
5/26/2020	Verizon Wireless	PW WIRELESS AIR CARDS	105-437-300-220	38.01
5/26/2020	Verizon Wireless	INSPECT PHONE COM DEV	104-406-300-210	38.01
5/26/2020	Verizon Wireless	AIRCARDS X.2 COM DEV	104-406-300-210	224.19
5/26/2020	Verizon Wireless	PW MOBILE MIFI HOTSPOT	104-431-300-200	134.24
5/26/2020	Verizon Wireless	CELL PHN SVC -FINANCE	104-405-300-200	52.92
5/26/2020	Verizon Wireless	ACCT#642052930-0001	104-421-300-221	208.05
5/26/2020	W3i Engineering	WWTP: LAGOON EXPANSION	120-435-300-200	18,400.00
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: C MENDEZ	109-434-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	104-412-300-200	394.20
5/26/2020	Wells Fargo Bank, N.A.	TEMP WORKER: A SIERRA	109-434-300-200	394.20
5/26/2020	Wood Rogers, Inc.	WELL 11: DATA REVIEW /PLANS & SPECS	105-437-300-200	5,997.00

386,860.96

**STAFF REPORT  
ITEM# 7-A**

**TO:** Corcoran City Council  
**FROM:** Gary Cramer, Deputy Chief of Police  
**SUBJECT:** Discussion to consider purchasing new firearms  
**DATE:** May 13, 2020      **MEETING DATE:** May 26, 2020

**RECOMMENDATION:**

Council authorize staff to purchase new firearms and related equipment.

**DISCUSSION:**

The current duty sidearm issued to Corcoran Police Officers is the Sig Sauer P229 handgun chambered in .40 caliber. These firearms were purchased nearly 13 years ago. The industry standard is to replace law enforcement firearms every 10 years to ensure the proper functionality of the weapons. With this in mind we began looking at replacing our duty firearms a little over a year ago and we looked at several options. After thoughtful consideration our proposal is to purchase the Sig Sauer P320, chambered in 9MM and equipped with the ROMEO electro-optic.

We are proposing to purchase the firearms with the ROMEO optic to improve the accuracy of our shooting capabilities, which have been tested by our range masters in live fire training. Additionally, the recommendation to move from .40 caliber to 9MM is based on several considerations including; higher round capacity, availability of ammunition, lowered cost of ammunition and the most recent FBI ballistic study indicating essentially no ballistic difference between .40 caliber and 9MM ammunition.

**Budget Impact:**

The cost of each firearm, including the ROMEO optic, is \$715. Sig Sauer will buy back each of our current firearms for \$325, making the actual cost of the new firearm \$390. We will also need to purchase new holsters and new TLR1 lights, with a total cost of \$5,986 for these two items.

Ultimately the entire cost for the firearms and related equipment will be \$15,736 plus applicable taxes.

This purchase will have no impact on the general fund as the costs will be paid for with COPS money.

City of  
**CORCORAN**

FOUNDED 1914

**Public Works Department**

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**STAFF REPORT  
ITEM #: 7-B**

**MEMO**

**TO: Corcoran City Council**

**FROM: Joseph Faulkner, Public Works Director**

**DATE: May 15, 2020      MEETING DATE: May 26, 2020**

**SUBJECT: Wastewater Facility Repairs**

**Recommendation:**

That City Council authorizes staff to complete repairs to the Rectangular Clarifier at the Wastewater Treatment Facility.

**Background:**

The Wastewater Treatment Facility utilizes a dual clarifying system running in parallel as one of its main treatment techniques. Clarifiers are settling tanks built with mechanical means for continuous removal of solids deposited by sedimentation. A clarifier is generally used to remove solid particulates or suspended solids from liquid for clarification and/or thickening. Concentrated impurities, discharged from the bottom of the tank are known as sludge, while the particles that float to the surface of the liquid are called scum.

The rectangular clarifier, which is the older of the two, was installed in 1967. This clarifier uses a series of chains, sprockets and flights to remove scum and sludge from vessel. The last major repair to this clarifier was completed in 1982, and since then, has been running twenty-four hours a day 7 days a week.

**Discussion:**

Staff has solicited quotes from two reputable company's familiar with clarifier repairs. Smith Construction Company, Inc. was the lowest bidder. The list of cost is as follows:

- Labor and equipment to install owner supplied parts	\$40,678.00
- Parts- Viking Chains	\$20,658.60
<b>Total:</b>	<b>\$61,336.60</b>

**Budget impact:**

Expensed to the Sewer Fund

City of

# CORCORAN

Police Department

FOUNDED 1914

May 19, 2020

**STAFF REPORT  
ITEM #: 7-C**

To: Corcoran City Council  
From: Reuben P. Shortnacy, Chief of Police  
Subject: Animal Control vehicle purchase

**Recommendations: (VV)**

That council authorizes staff to purchase a truck from Richard's Chevrolet.

**Discussion:**

With council approval we propose to purchase a 2020 Chevrolet truck to replace our existing Animal Control truck. The existing vehicle has 160,000 miles and will continue to be used by public works. This vehicle will be purchased from our local dealer and our existing climate controlled box (where animals are housed) can be switched to the new truck. It could take 4-6 months to receive the vehicle.

**Budget:**

The quote is \$32,478 and will come from various accounts in the police department budget where a savings has been realized.

**STAFF REPORT  
ITEM # 7-D**

**MEMORANDUM**

**TO:** Corcoran City Council

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

**SUBJECT:** Resolution 3026 regarding Final Map and Subdivision Improvement agreement for Tract Map 878

**DATE:** May 19, 2020

**MEETING DATE:** May 26, 2020

**RECOMMENDATION**

Move to accept the Final Map for tract 878, and accept, subject to improvement, all the streets, public utility easements, and access rights as stated in Resolution 3026 and authorize the Mayor to execute the Subdivision Agreement.

**DISCUSSION**

Tract 878 is the second phase of the Sequoias Sub-division approved in 2005. North Star Engineering on behalf of owner/developer, Greg Hostetler, (Stonefield Homes) submitted to the Planning Commission in 2018 a phasing plan regarding the Sequoia's (2) subdivision that was reviewed and approved. (Attached is the map of the phasing plan) Stonefield Homes plans on starting the subdivision with 15 to 25 lots and the remaining lots to be developed at a later date.

Northstar Engineering has been working with the City Planner and City Engineer regarding the Final map and the subdivision Improvement Agreement. They have submitted a deposit for the improvement inspections and bond. Attached is the final map, the Subdivision Improvement Agreement and the required insurance and bond documents. The City Attorney has reviewed the agreement and bond information and found them acceptable. The City Engineer and the Community Development Director has signed the Final Map.

**BUDGET IMPACT**

The developer incurs the expense of the construction of the public improvement in the subdivision.

**RESOLUTION 3026  
CORCORAN CITY COUNCIL**

**APPROVING FINAL MAP, TRACT 878; AND ACCEPT, SUBJECT TO  
IMPROVEMENTS, ALL STREETS, PUBLIC UTILITIES EASEMENTS, AND THE  
FORMATION OF A PUBLIC FACILITIES MAINTENANCE DISTRICT**

**WHEREAS**, a Final Map has been submitted for Tentative Subdivision 878 by Northstar Engineering; and

**WHEREAS**, the property is generally located south of Bainum Avenue and west of Dairy Avenue APN 034- 220-026; and

**WHEREAS**, the Planning Commission approved the tentative map in 2005; and

**WHEREAS**, the State of California approved automatic map extensions in 2008; and

**WHEREAS**, the Planning Commission approved additional extensions of the map; and

**WHEREAS**, the property owner has submitted all the required bonds and insurance documents; and

**WHEREAS**, City Staff has reviewed and signed the map; and

**WHEREAS**, the property owner has signed the Subdivision Improvement Agreement; and

**NOW, THEREFORE BE IT RESOLVED THAT** the City Council of the City of Corcoran approves the Final Map 878 and accepts the public right of ways subject to improvements all the streets, public utility easements, and approves the Subdivision Improvement Agreement with a Public Facilities Maintenance District (PFMD).

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Corcoran held on the 26<sup>th</sup> day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**APPROVED:** \_\_\_\_\_  
Sidonio "Sid" Palmerin, Mayor

**ATTEST:**

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

**CLERKS CERTIFICATE**

I, Marlene Spain, hereby certify that the foregoing is a full, true, and correct copy of a resolution passed and adopted by the City Council of the City of Corcoran at a meeting held on the 26th day of May 2020, by the vote as set forth therein.

DATED: May 26, 2020


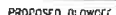



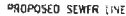





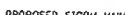


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Marlene Spain, City Clerk

[seal]

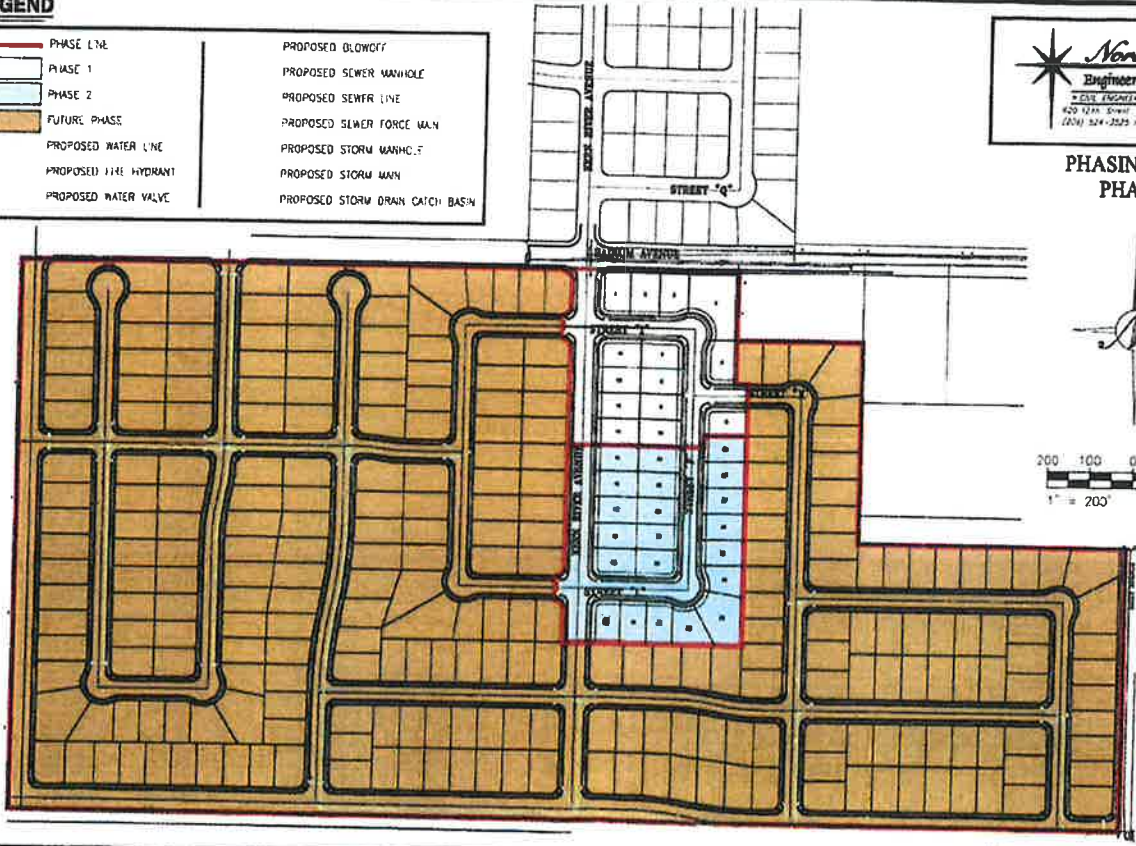
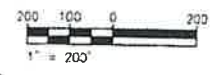
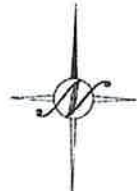


**LEGEND**

	PHASE LINE		PROPOSED BLOWOFF
	PHASE 1		PROPOSED SEWER MANHOLE
	PHASE 2		PROPOSED SEWER LINE
	FUTURE PHASE		PROPOSED SEWER FORCE MAIN
	PROPOSED WATER LINE		PROPOSED STORM MANHOLE
	PROPOSED FIRE HYDRANT		PROPOSED STORM MAN
	PROPOSED WATER VALVE		PROPOSED STORM DRAIN CATCH BASIN

*NorthStar*  
**Engineering Group, Inc.**  
 • CIVIL • ENGINEERING • SURVEYING • PLANNING •  
 420 S.W. 5th St. • Miami, FL 33134  
 (305) 524-2525 Phone (305) 524-2526 Fax

**PHASING PLAN  
 PHASE 1**



NORTHSTAR ENGINEERING GROUP, INC. 420 S.W. 5th St. Miami, FL 33134  
 (305) 524-2525 Phone (305) 524-2526 Fax  
 PHASING PLAN PHASE 1

**HARCO NATIONAL INSURANCE COMPANY**

**SUBDIVISION IMPROVEMENTS  
LABOR AND MATERIAL BOND**

Bond No. 0780975  
Premium included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, Stonefield Home, Inc. as Principal, and HARCO NATIONAL INSURANCE COMPANY, duly authorized under the laws of the State of California to become surety on bonds and undertakings, as Surety, are held and firmly bound unto the City of Corcoran as Obligee in the full and just sum of Ninety Five Thousand Nine Hundred and Three and no/100 Dollars, (\$ 95,903.00) lawful money of the United States of America, for the payment whereof, said Principal and Surety bind themselves, their heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THE OBLIGATION IS SUCH THAT**, Whereas, the Principal and Obligee have entered into an agreement whereby the Principal agrees to install and complete certain designated public improvements, which agreement, dated 3-2-20, and identified as project Sequoias Unit No. 2, Phase 1, is hereby referred to and made a part hereof; and

Whereas, under the terms of the agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the Obligee to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

Now, therefore, the Principal and the undersigned as corporate Surety, are held firmly bound unto the Obligee and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the agreement and referred to in California Civil Code (commencing with Section 9000) in the sum of Ninety Five Thousand Nine Hundred and Three and no/100 Dollars (\$95,903.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney' s fees, incurred by county (or city) in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

Sealed with our seals and dated this 3rd day of March , 2020.

Stonefield Home, Inc.

By: 

Greg Hostetler / Principal

HARCO NATIONAL INSURANCE COMPANY

By: 

Shelly Weldon / Attorney-in-Fact

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0780975

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**JEANIE SWAN, CHRISTINE EMMONS, SHELLY WELDON, HEATHER L. KARNEY**

Elk Grove, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY  
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey  
My Commission Expires April 4, 2023

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 03, 2020

A02705

Irene Martins, Assistant Secretary

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Merced )

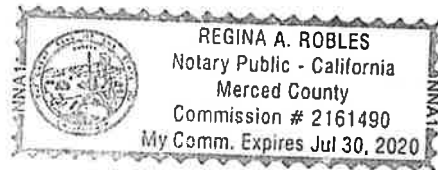
On March 4, 2020 before me, Regina A. Robles, Notary Public, personally appeared Greg Hostetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature Regina A. Robles



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Fresno )

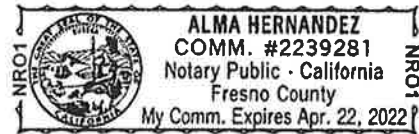
On 03/03/2020 before me, Alma Hernandez , Notary Public  
(insert name and title of the officer)

personally appeared Shelly Weldon \*\*\*\*\*  
\*\*\*\*\*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alma Hernandez

(Seal)

----- Optional Information -----

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement to an unauthorized document.*

**Description of Attached Document**

The preceding Certificate of Acknowledgement is attached to a document titled/for the purpose of Stonefield Home, Inc., Labor and Material Bond #0780975 Sequoias Unit No. 2 Phase 1 \*\*\*\*\*

containing 1 pages and dated 03/03/2020.

**HARCO NATIONAL INSURANCE COMPANY**

**SUBDIVISION IMPROVEMENTS  
PERFORMANCE BOND**

Bond No. 0780975  
Initial Premium \$1,312.00  
Subject to Renewal

KNOW ALL MEN BY THESE PRESENTS: That we, Stonefield Home, Inc. as Principal, and **HARCO NATIONAL INSURANCE COMPANY**, a corporation duly authorized under the laws of the State of California to become surety on bonds and undertakings, as Surety, are held and firmly bound unto the City of Corcoran, as Oblige in the full and just sum of Ninety Five Thousand Nine Hundred and Three and no/100 Dollars, (\$ 95,903.00 ) lawful money of the United States of America, to be paid to the said Oblige, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THE OBLIGATION IS SUCH THAT:**

Whereas, the Principal and Oblige have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated 3-2-20, and identified as project Sequoias Unit No. 2, Phase 1, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Oblige, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Oblige in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

**IN WITNESS WHEREOF**, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Fresno, CA , this 3rd day of March, 20 20.

Stonefield Home, Inc.

By:   
Greg Hostetler, President / Principal

HARCO NATIONAL INSURANCE COMPANY

By:   
Shelly Weldon / Attorney-in-Fact

**POWER OF ATTORNEY**

Bond # 0780975

**HARCO NATIONAL INSURANCE COMPANY  
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**JEANIE SWAN, CHRISTINE EMMONS, SHELLY WELDON, HEATHER L. KARNEY**

Elk Grove, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY  
County of Essex

STATE OF ILLINOIS  
County of Cook



Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey  
My Commission Expires April 4, 2023

**CERTIFICATION**

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 03, 2020

A02705

Irene Martins, Assistant Secretary



**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Merced )

On March 4, 2020 before me, Regina A. Robles, Notary Public, personally appeared Greg Hostetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**(Seal)**

Signature Regina A. Robles





# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Fresno )

On 03/03/2020 before me, Alma Hernandez, Notary Public  
(insert name and title of the officer)

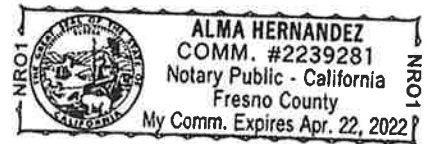
personally appeared Shelly Weldon \*\*\*\*\*

\*\*\*\*\*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alma Hernandez

(Seal)

## Optional Information

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement to an unauthorized document.*

### Description of Attached Document

The preceding Certificate of Acknowledgement is attached to a document titled/for the purpose of Stonefield Homes, Inc., Performance Bond #0780975 Sequoias Unit No. 2 Phase 1 \*\*\*\*\*

containing 1 pages and dated 03/03/2020.

RECORDING REQUESTED BY )  
AND WHEN RECORDED MAIL TO: )

CITY OF CORCORAN )  
832 Whitley Avenue )  
Corcoran, CA 93212 )  
Attention: City Clerk )

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(Space Above This Line for Recorder's Use Only)  
Exempt from recording fee per Gov. Code § 27383.

**SUBDIVISION IMPROVEMENT AGREEMENT**

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into on this \_\_\_ day of \_\_\_\_\_, 2020 (the "Effective Date") by and between \_\_\_\_\_, a \_\_\_\_\_ ("Developer"), and the CITY OF CORCORAN, a California municipal corporation ("City") (collectively, the "Parties").

RECITALS

- A. Developer is the owner of that certain real property generally bounded by Bainum Avenue, 6 ½ Avenue, Oregon Avenue and Dairy Avenue in the City of Corcoran, Kings County, California, and identified by Tract Map No. 878, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). Developer has submitted an application to the City for the development of a Subdivision Map, Site Development Permit, and Use Permit to construct single family lots on the Property (the "Project").
  
- B. On January 8, 2007, the Planning Commission of the City of Corcoran ("Planning Commission") adopted Resolution No. 07-04, approving the tentative map for Tract No. 878 The Sequoias Unit No. 2, Phase 1, prepared by North Star Engineering Group, Inc., dated November 22, 2019, subject to certain conditions of approval (the "Conditions").
  
- C. The Conditions require either (1) that certain improvements be constructed prior to approval of the final map, or (2) that Developer enter into an agreement with the City providing for the future construction of such improvements.

D. Developer has applied to City for final parcel map approval without having completed all required improvements and therefore will enter into an agreement with the City providing for the future construction and installation of the improvements, as required by the Subdivision Map Act, Government Code Section 66410 *et seq.*, may be amended from time to time (the "**Subdivision Ordinance**").

E. Developer has submitted plans, specifications and drawings for the improvements entitled "The Sequoias Unit 2, Phase 1" prepared by North Star Engineering Group, Inc. and dated November 18, 2019 (the "**Improvement Plans**"), which Improvement Plans have been approved by the City Engineer. The Improvements Plans are attached hereto as Exhibit B and incorporated by this reference.

F. City and Developer desire to enter an agreement providing for the construction and installation of the improvements in accordance with the Improvement Plans.

### AGREEMENT

NOW, THEREFORE, in consideration of the faithful performance of the terms and conditions set forth in this Agreement, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to guarantee completion of certain improvements in accordance with the Improvement Plans and ensure satisfactory performance by Developer of Developer's obligations to satisfy the Conditions.

2. Duty to Install Improvements. Developer will construct, install and complete, or cause to be constructed, installed and completed, at the Developer's sole cost and expense, all improvements required by the Conditions and/or described in the Improvement Plans (the "**Improvements**"), in accordance with such plans, all applicable federal, state and local laws, regulations and standards, including without limitation State of California Division of Industrial Safety Construction Orders, and to the satisfaction of the City Engineer in his or her reasonable discretion. Developer will also supply all labor and materials therefor, all in strict accordance with the terms and conditions of this Agreement. The construction, installation and completion of the Improvements and all labor and materials furnished in connection therewith are hereinafter referred to collectively as the "**Work.**"

3. Duty to Maintain Improvements. City shall not be responsible or liable for the maintenance or care of the Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Improvements until approved and accepted. Any use by any person of the Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Developer at all times prior to City's acceptance of the Improvements. Developer shall maintain all the Improvements in a state of good repair until they are completed by Developer and approved and accepted by City. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm

drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section 3, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Improvements or their condition prior to acceptance. Notwithstanding the above, Developer shall make available for public use any streets, curbs, gutters, sidewalks or walkways, streetlights, street furniture, storm drain improvements, fire hydrants, and any other facilities intended for general public use, which are installed, altered or affected by the Work, as soon as they can be safely placed in service.

4. Commencement and Completion Date. Developer will notify City in writing at least 24 hours prior to the commencement of the Work. Developer will complete the Work within (24) months of the Effective Date. All Work will be completed in a good and workmanlike manner in accordance with accepted design and construction practices. This completion date may be extended by the City Engineer in consultation with the City Attorney in its sole and absolute discretion at the request of Developer, which request shall be accompanied by a written assurance acceptable to the City Attorney that the securities required by Section 13 shall remain enforceable throughout the term of the extension.

5. Estimated Cost of Work. The estimated cost of the Work is Ninety-five thousand nine hundred and three dollars (\$ 95,903.00). Notwithstanding this estimate, Developer hereby acknowledges and agrees that (a) the actual costs to complete the Work may significantly exceed this estimate, (b) this estimate in no way limits Developer's financial obligation, and (c) that Developer is obligated to complete the Work at its own cost, expense, and liability.

6. Modifications to the Plans. Approval of this Agreement by City does not release Developer of its responsibility to correct mistakes, errors or omissions in the Improvement Plans. If, at any time, in the opinion of the City Engineer, in his or her reasonable discretion, the Improvement Plans are deemed inadequate in any respect Developer agrees to make such modifications, changes or revisions as necessary in order to complete the Work in a good and workmanlike manner in accordance with this Agreement.

7. Repairs. Developer agrees to repair or have repaired in a timely manner at its sole cost and expense all public or private property damaged as a result of or incidental to the Work or in connection with the development of the Property or to pay to the property owner of any property the full cost of such repair. In addition, Developer shall obtain the written acceptance of such repair or payment from any owner whose private property was repaired by Developer or to whom Developer has paid the full cost of such repair in accordance with this Section 7. City shall be under no obligation whatsoever to approve or accept the Work completed under this Agreement until such time as all repairs have been completed or have been paid for and required written acceptances have been provided to the City Engineer.

8. Foreman or Superintendent. Developer shall give personal attention to the Work. A competent foreman or superintendent, satisfactory to the City Engineer, in his or her

reasonable discretion, with authority to act for and on behalf of Developer, shall be named in writing by Developer prior to commencement of the Work, shall be present on the Property during the performance of the Work and may not be changed without advance notification to and approval of the City Engineer. Developer shall provide the City with emergency contact information for the foreman or superintendent prior to commencement of the Work.

9. Examination of Work. All of the Work shall be performed to the satisfaction of the City Engineer in his or her reasonable discretion. The City and its authorized agents shall, at all times during the performance of the Work, have free access to the Work and shall be allowed to examine the Work and all materials used and to be used in the Work. No Work shall be performed without inspection by City. Any Work performed without inspection is subject to rejection by City. All Work shall be performed during the City's normal working hours and work days. If any Work is planned to be performed during non-working hours or work days, there must be a request made in writing to City at least sixty four (64) hours in advance. If an inspector is available, Developer shall pay the actual costs for overtime work as provided in Section 10 below. If an inspector is not available, no Work shall be performed.

10. City's Inspection, Administration and Testing. Developer shall pay to City the actual cost for all inspection, administration and testing services furnished by City in connection with this Agreement, including those performed by consultants under contract with the City (the "City Costs"). The estimated cost for City Costs is Nine thousand five hundred ninety dollars (\$9,590) (the "Estimated Cost"). Concurrently with the execution of this Agreement, Developer shall deposit an amount equal to the Estimated Cost with City for the payment of the City Costs. In the event that the Estimated Cost is insufficient to cover the actual City Costs incurred, Developer shall, upon notice in writing by the City Engineer, deposit such additional amount as may be required to pay the City Costs. Any amount of the Estimated Cost, initial deposit or additional amounts deposited remaining after payment of all City Costs will be returned to Developer. City may, at its discretion, deposit such funds in an interest-bearing account and retain any and all interest earned.

11. Compliance with Laws. Developer shall fully comply with all federal, state and local laws, ordinances and regulations, including the Subdivision Ordinance, in the performance of this Agreement. Developer shall, at its own cost and expense, obtain all necessary permits and licenses for the Work, give all necessary notices, pay all fees and taxes required by law and make any and all deposits legally required by those public utilities that will serve the development on the Property. Copies and/or proof of payment of said permits, licenses, notices, fee and tax payments and deposits shall be furnished to the City Engineer upon request.

12. Encroachment Permits. Developer shall obtain, at its sole cost and expense, any encroachment permits required by the City in order to perform the Work. Prior to excavating within the public right of way for connections to public utilities, Developer must provide to the City documentation satisfactory to the City Engineer that the providers of such utilities services have agreed to serve the Project.

13. Performance, Labor and Materials and Warranty Security. In accordance with the Subdivision Ordinance and the Subdivision Map Act, Developer will furnish and deliver to City, within the times set forth below, the following surety bonds, each of which must be issued by a

surety company duly and regularly authorized to do general surety business in the State of California, or such other surety as may be acceptable to the City Attorney in accordance with the Subdivision Ordinance.

14. Performance Bond. Developer must provide a performance bond or security to guarantee the construction or installation of the improvements, which the Parties estimate at (\$ 95,903.00). In addition, Developer shall furnish and deliver a performance surety bond in the amount of Ninety-five thousand nine hundred and three dollars (\$ 95,903.00), concurrently with the execution of this Agreement, which bond must meet the requirements of the Government Code Section 66499.1, as may be amended, and be acceptable to the City Attorney. The bond shall be conditioned upon the faithful performance of this Agreement with respect to the Work and shall be released by the City effective upon the date of recordation of the notice of acceptance or final approval of the Improvements and Developer's delivery of a Warranty Bond, as described below, or as otherwise allowed by Government Code Section 66499.7.

14.1 Labor and Materials Bond. Developer shall also furnish and deliver a labor and materials surety bond in the amount of Ninety-five thousand nine hundred and three dollars (\$ 95,903.00) concurrently with the execution of this Agreement, which bond must meet the requirements of Government Code Section 66499.2, as may be amended, and be acceptable to the City Attorney. The bond shall secure payment to the contractor(s) and subcontractor(s) performing the Work and to all persons furnishing labor, materials or equipment to them. The City shall retain the bond until both (a) the City accepts or gives final approval to the Work, and (b) the statute of limitations to record a claim of lien under Civil Code section 8410 *et seq.* has expired. After said date, the cash deposited and/or the bond may be reduced by the City Engineer to an amount not less than the total amount claimed by all claimants for whom claims of lien have been recorded and notice given in writing to the City Council. The balance of the cash and bond shall be retained until the final settlement of all such claims and obligations. If no such claims have been recorded, the cash deposited and the bond shall be released in full by the City Engineer.

14.2 Cash Bond. Developer shall deposit with the City (\$19,180) cash which may be used at the discretion of the City Engineer to guarantee the improvements against any defective work or labor done or defective materials used in the performance of the improvements throughout the warranty period, as described in Section 19 below. Any unexpended amount will be returned to Developer at the time all bonds required by this Agreement are released.

15. Additional Security. If either upon execution of this Agreement or during the course of performance the City considers that it is necessary to have an updated engineer's estimate prepared, the City shall provide written notice to Developer. Developer shall provide

such estimate within the timeframe set forth in the City's notice and shall make such modifications to the estimate as may be reasonably requested by City. Developer shall provide additional security as may be required by the updated engineer's estimate. If Developer is required to post additional security, the City may require either a cash deposit or a surety bond guaranteeing performance in a form and signed by sureties satisfactory to City. The condition of the security shall be that if Developer fails to perform its obligations under this Agreement, the City may, as applicable, use the proceeds or require the sureties to perform the obligations, of the Agreement.

16. No Waiver by City. Inspecting of the work and/or materials, or approval of work and/or materials, or a statement by an officer, agent or employee of the City indicating the work complies with this Agreement, or acceptance of all or any portion of the work and/or materials, or payments thereof, or any combination of all of these acts shall not relieve Developer or its obligation to fulfill this Agreement; nor is the City by these acts prohibited from bringing an action for damages arising from the failure to comply with this Agreement.

17. Completion of Work. After Developer (a) completes the Work in accordance with the Improvement Plans and the terms and conditions of this Agreement, and (b) repairs any private or public property damaged as a result of the Work, or pays the full cost of such repair to the owner whose property was damaged, and obtains the written acceptance of such repair or payment from any owner whose private property was repaired by Developer or to whom Developer paid the full cost of such repair in accordance with Section 7 above, Developer will provide City with a written notice of completion, together with copies of all written acceptances as described in Section 7. City, in its sole and absolute discretion, may accept or give final approval to the Work in phases and allow a partial release of the bonds provided under Section 13 above.

18. Final Acceptance.

18.1 Notice of Completion. Within fifteen (15) days of receipt of Developer's written notification pursuant to Section 16 above, City Engineer shall inspect the Work and repairs and review the written acceptances, if any, and send Developer a written notice stating whether the Work and repair are complete to the satisfaction of the City Engineer, in his reasonable discretion, and whether the written acceptances described in Section 7 have been provided. If the Work and repair are, in the opinion of the City Engineer, not complete, not satisfactory, and/or written acceptances have not been provided, the City Engineer will list the deficiencies that must be corrected to find the Work and repair complete and satisfactory. Upon satisfactory completion of the Work and repair and submittal of written acceptances, the City Engineer will send Developer a written notice of satisfactory completion. The requirement for written acceptances may be waived by the City Engineer, in his reasonable discretion, if Developer has made commercially reasonable efforts to obtain such acceptances. City Engineer's failure to respond to Developer's written notification within fifteen (15) days will not be deemed a breach or default under this Agreement.

18.2 Acceptance of Improvements. After sending Developer a written notice of satisfactory completion pursuant to Section 17.1, the City Engineer will recommend acceptance of the Improvements within the public right of way, or designated for public use, to the City

Council. The acceptance of those Improvements shall be by resolution. Upon adoption of such resolution, the City Engineer shall record a notice of acceptance, in a form to be approved by the City Attorney, in the Official Records of Kings County. Title to, and ownership of, all Improvements constructed by Developer under this Agreement within the public right of way, or designated for public use, shall vest in City upon City's acceptance of such Improvements. Acceptance of the Improvements by the City shall be deemed as final approval of the completed Improvements that are not accepted for ownership by the City.

18.3 Acceptance of Dedications. In conjunction with the recommendation to accept the Improvements, the City Engineer will recommend the acceptance of any offers of dedication shown on the final map for, or separately recorded against, the Property ("**Dedicated Property**"). The Dedicated Property shall be conveyed free and clear of all liens, encumbrances, assessments and leases (recorded and unrecorded), except items approved by City in writing. City may require Developer to obtain and pay for title insurance in connection with any such approvals of title exceptions.

19. Reversion to Acreage. If Developer fails to perform its obligations under this Agreement, Developer consents to the reversion to acreage of Property pursuant to Government Code section 66499.16 at Developer's sole cost and expense.

20. Warranty Period.

20.1 Warranty; Repair and Reconstruction. Without limiting the foregoing, Developer expressly warrants and guarantees all Work and all materials used in the Work for a period of one year after the date of recordation of the notice of acceptance of the Improvements in accordance with Section 17. If, within this one-year period, any Improvement or part of any Improvement installed or constructed, or caused to be installed or constructed by Developer, or any of the Work, fails to fulfill any of the requirements of the Improvement Plans or this Agreement, Developer shall, without delay and without cost to City, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work or Improvement to the satisfaction of the City Engineer. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation require repairs, replacements or reconstruction to be made before Developer can be notified, City may, at its option, make the necessary repairs, replacements or perform the necessary reconstruction and Developer shall pay to the City upon demand the actual cost of such repairs, replacements or reconstruction plus 25 percent.

20.2 Warranty Bond. Developer shall furnish and deliver a warranty bond in the amount of ten percent of the value of the Improvements upon acceptance and final approval of the Improvements and prior to release of the entirety of the Performance Bond. The bond shall be in a form acceptable to the City Attorney and shall guarantee and warranty the Work for a period of one year following the date of recordation of the notice of acceptance of the Improvements against any defective work or labor done, or defective materials furnished.

21. Developer Not Agent of City. Neither Developer nor Developer's contractors, subcontractors, agents, officers, or employees are agents, partners, joint venturers or employees of City and the Developer's relationship to the City, if any, arising herefrom is strictly that of an



independent contractor. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Further, there are no intended third party beneficiaries of any right or obligation assumed by the Parties.

22. Indemnification. Developer agrees to indemnify, defend and hold the City, its elective and appointed boards, commissions, officers, agents, employees and consultants, harmless from and against any and all claims, liabilities, losses, damages, injuries, penalties, fines, judgments, awards, decrees, attorneys' fees and related costs or expenses of any kind or nature (collectively, "Claims") arising out of this Agreement, including without limitation Developer's, or Developer's contractors', subcontractors', agents' or employees', acts, omissions, or operations under this Agreement, and the performance of the Work, whether such acts, omissions, or operations are by Developer or any of Developer's contractors, subcontractors, agents or employees. The aforementioned indemnity shall apply regardless of whether or not City has prepared, supplied or approved plans and/or specifications for the Work or Improvements and regardless of whether any insurance required under this Agreement is applicable to any Claims. The City does not and shall not waive any of its rights under this indemnity provision because of its acceptance of the bonds or insurance required under the provisions of this Agreement. Developer's obligation to indemnify City shall survive the expiration or termination of this Agreement.

23. Insurance. During the term of this Agreement, Developer shall maintain at its cost and expense the following insurance coverage against Claims, including Claims for injuries to persons or damages to property that may arise from or in connection with the performance of the Work and the results of that Work by the Developer, its contractors, agents, representatives, employees or subcontractors, with insurers with an A.M. Best's rating of no less than A:VII unless otherwise accepted by the City in writing:

23.1 Commercial General Liability (CGL). Developer shall provide or cause to be provided Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to the Project and Property or the general aggregate limit shall be twice the required occurrence limit. Developer's general liability policies shall be primary and shall not seek contribution from the City's coverage, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction projects, an endorsement providing completed operations coverage for the additional insured, ISO form CG 20 37 (or equivalent), is also required. Coverage shall contain a waiver of subrogation in favor of the City.

23.2 Automobile Liability Insurance. Developer shall provide or cause to be provided ISO Form Number CA 00 01 covering any auto (Code 1), or if Developer has no owned autos, hired (Code 8), and non-owned autos (Code 9), with limit no less than \$2,000,000 per accident for bodily injury and property damage.

23.3 Workers' Compensation Insurance. Developer shall provide, or cause to be provided, workers' compensation insurance as required by law, and shall cause its contractors and their subcontractors, agents and representatives to maintain workers' compensation insurance as required by the State of California, with statutory limits, and employer's liability insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. For services deemed public works, by signing this agreement, Developer is certifying, pursuant to Section 1861 of the California Labor Code, that: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the

performance of the work of this Agreement." Developer shall submit to City, along with the certificate of insurance, a waiver of subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

23.4 All Insurance Coverages. The insurance policies are to contain, or be endorsed to contain, the following provisions:

23.4.1 Additional Insured Status. The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Developer including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Developer's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

23.4.2 Primary Coverage. For any Claims related to this Agreement, the Developer's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Developer's insurance and shall not contribute with it.

23.4.3 Notice of Cancellation. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

23.4.4 Waiver of Subrogation. Developer hereby grants to City a waiver of any right to subrogation which any insurer of said Developer may acquire against the City by virtue of the payment of any loss under such insurance. Developer agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

23.4.5 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Developer to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

23.5 Certificate of Insurance and Endorsements. Developer shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Section. All certificates and endorsements are to be received and approved by the City before the Work commences. However, failure to obtain the required documents prior to the commencement of the Work shall not waive the Developer's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at anytime.

23.6 Developer's Consultants and Contractors. Developer shall include all of their consultants and all prime contractors and subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each consultant and contractor. All coverages

for consultants and contractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

23.7 Higher Limits. If the Developer maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

23.8 Self-Insured. All self-insurance, self-insured retentions, and deductibles must be declared and approved by the City.

23.9 Evidence of Insurance. Prior to commencement of work, the Vendor shall furnish the City with certificates, additional insured endorsements, and waivers of subrogation evidencing compliance with the insurance requirements above. The Vendor must agree to provide complete, certified copies of all required insurance policies if requested by the City.

23.10 Acceptability of Insurers. Insurance shall be placed with insurers admitted in the State of California and with an AM Best rating of A-VII or higher.

23.11 Subcontractors and Consultants. A category of risk and the applicable insurance requirements will be determined on a "per contractor" or "per consultant" basis, considering the particular work to be done by the subcontractor or consultant and the interrelationship of that work to other work being conducted by the Developer.

24. Payments. Developer agrees that it will pay, when due, all those furnishing labor or materials in connection with the Work. Developer further agrees that pursuant to Government Code section 66499.7, the Labor and Materials Bond provided by Developer in accordance with Section 13.2 of this Agreement shall not be released if any mechanics liens or stop notices are outstanding, unless said liens are released by bond in compliance with Civil Code section 3143.

25. Notice of Breach and Default. The occurrence of any of the following constitutes a breach and default of this Agreement:

- (1) Developer refuses or fails to complete the Work within the time set forth herein or abandons the Work;
- (2) Developer assigns the Agreement without the prior written consent of City;
- (3) Developer is adjudged bankrupt or makes a general assignment for the benefit of creditors, or a receiver is appointed in the event of Developer's insolvency;
- (4) Developer or Developer's consultants, contractors, subcontractors, agents or employees, fail to comply with any terms or conditions of this Agreement or
- (5) There is any delay in the construction of any portion of the Work or repairs, which in the reasonable opinion of the City Engineer, endangers public or private property.

The City may serve written notice of breach and default upon Developer and the financial institution holding the bonds.

26. Breach of Agreement: Performance by City; Remedies. If the City gives Developer notice, under Section 24, of breach and default of this Agreement, the City may pursue any and all remedies available, including but not limited to, bringing legal action to compel performance of the Work, holding the financial institutions that issued the bonds liable to complete the Work and/or for the cost of the Work and/or proceeding to complete the Work by contract or other method the City considers advisable, at the sole expense of Developer. If City completes the Work, Developer, immediately upon demand, shall pay the costs and charges related to the Work and any subsequent repairs. City, without liability for doing so, may take possession of and utilize in completing the Work and repairs, if any, such materials and other property belonging to Developer as may be on or about the Property and necessary for completion of the work. In the event of default, the financial institution holding the bonds shall be liable to City to pay the face amount of the bonds, as specified in this Agreement. As noted above, City may bring legal action to compel performance of this Agreement and recover the costs of completing the Work and/or repairs, if any, including City's administrative and legal costs. Developer agrees that if legal action is brought by City under this Section of the Agreement, Developer shall pay all of the costs of suit, reasonable attorney fees, arbitration costs and such other costs as may be determined by the court or arbitrator. No failure on the part of City to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that City may have hereunder.

27. Erosion Control. Developer shall take all necessary actions during the Work to prevent erosion damage and to prevent migration of soil or silt- or sediment-contaminated storm water run-off onto streets or other properties or into creeks, seasonal drainage courses or the public storm drain system. It is understood and agreed that in the event of failure on the part of Developer to prevent erosion or soil migration or storm water contamination, City may implement any and all erosion or storm water protection and/or mitigation measures it determines to be necessary on an emergency basis and Developer shall, within thirty (30) days of receiving notice in writing from the City Engineer, reimburse City for all of City's actual expenses incurred (including administrative and/or legal expenses) in implementing such erosion protection and/or mitigation measures. If Developer fails to timely reimburse City, City may proceed against the Performance Bond described in Section 13.1 to cover all of City's actual expenses.

28. Final Drawings. Upon completion of the Work and prior to final acceptance and approval, Developer shall deliver to City a set of "as-built" drawings. These drawings shall be in a form acceptable to the City Engineer, shall be certified as being "as-built" and shall reflect the Work as actually constructed, with any and all changes incorporated therein. The drawings shall be signed and sealed as accurate by the engineer of record.

29. Formation of 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:

29.1 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 facility in the public right-of-way and easements within the proposed boundary of said Maintenance District.

29.2 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, streetlights, fencing, drainage detention and retentions facilities. 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 1

(35 Lots) of the Sequoias Unit 2 Subdivision (297 lots).

30. Attorneys' Fees. Should any legal action or arbitration be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to all costs of suit, reasonable attorneys' fees, arbitration costs and such other costs as may be determined by the court or arbitrator.

31. Notices. Formal written notices, demands, correspondence and communications between City and Developer shall be sufficiently given if: (a) personally delivered; (b) dispatched by next day delivery by a reputable carrier such as Federal Express to the offices of City and Developer indicated below, provided that a receipt for delivery is provided; or (c) if dispatched by first class mail, postage prepaid, to the offices of City and Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such persons and addresses as either party may from time-to-time designate by next day delivery or by mail as provided in this Section.

City: CITY OF CORCORAN  
832 Whitley Avenue,  
Corcoran, CA 93212  
Attention: City Engineer

Developer: STONEFIELD HOMES  
923 Pacheco Blvb. Suite B.  
Los Banos, CA 93635

Notices delivered by deposit in the United States mail as provided above shall be deemed to have been served two (2) business days after the date of deposit if addressed to an address within the State of California, and three (3) business days if addressed to an address within the United States but outside the State of California.

Transfers; Assignments. Developer may assign its obligations under this Agreement to successor owner(s) of the Property only with the prior written consent of the City. In connection with any such assignment, Developer and its assignee shall execute and deliver to City a written assignment and assumption agreement in a form acceptable to the City Attorney.

32. Binding Upon Heirs, Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding upon all heirs, successors and assigns of the parties hereto; provided, however, that this Agreement shall not be binding upon a purchaser or transferee of any portion of the Property unless this Agreement has been assigned pursuant to Section 30. If this Agreement has not been assigned or if the assignment has not been consented to by City, it shall remain binding on Developer.

33. Headings. Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions contained in this Agreement.

34. Severability. If any provision of this Agreement is held, to any extent, invalid, the remainder of this Agreement shall not be affected, except as necessarily required by the invalid provision, and shall remain in full force and effect.

35. Entire Agreement. The terms and conditions of this Agreement constitute

the entire agreement between City and Developer with respect to the matters addressed in this Agreement. This Agreement may not be altered, amended or modified without the written consent of both parties.

36. Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California, without reference to choice of law

provisions. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of Kings, California, State of California.

37. Authority. Each party executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

38. Time is of the Essence. Time is of the essence of this Agreement and of each and every term and condition hereof.

39. Runs with the Land; Recordation. This Agreement pertains to and shall run with the Property. Upon execution, this Agreement shall be recorded in the Official Records of Kings County.

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the Effective Date.

**CITY**

CITY OF CORCORAN, a California  
municipal corporation

By: \_\_\_\_\_  
Kindon Meik, City Manager

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
David Overstreet, City Attorney

**DEVELOPER**

By: \_\_\_\_\_  
Name: Greg Hostetter  
Its: President

Exhibit A

Legal Description of  
the Property

**LEGAL DESCRIPTION:**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED OCTOBER 14, 1884;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A, B AND C:

PARCEL A: THE NORTH 190 FEET OF THE EAST 300 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL B: SUCH INTEREST IN THAT PORTION THEREOF LYING WITHIN A STRIP OF LAND OF THE UNIFORM WIDTH 60 FEET, LYING 30 FEET ON EITHER SIDE OF THE EAST LINE OF SAID SECTION 22, AS WAS GIVEN, GRANTED, DEDICATED AND CONVEYED TO THE COUNTY OF KINGS FOR THE USE AND PURPOSE OF A PUBLIC HIGHWAY, BY THAT CERTAIN DOCUMENT DATED MARCH 6, 1907 RECORDED IN BOOK 1 AT PAGE 383 OF RIGHTS OF WAY ON MAY 18, 1907.

PARCEL C: SUCH INTEREST IN THE NORTH 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 30 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, AS WAS GRANTED TO THE CITY OF CORCORAN, "FOR USE AS A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES", BY DEED RECORDED FEBRUARY 27, 1968 IN BOOK 918 AT PAGE 366 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 2761.



**Exhibit B**

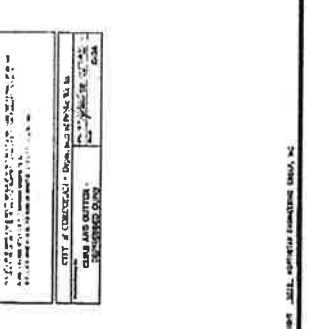
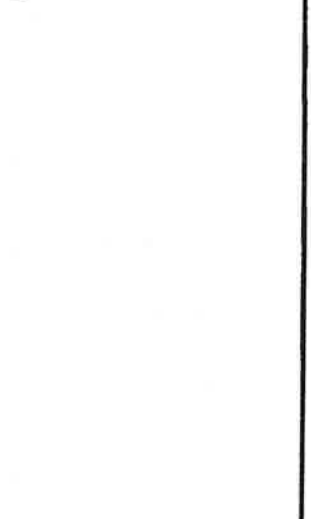
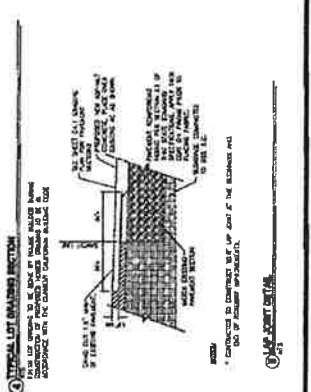
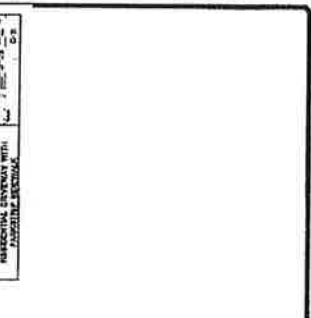
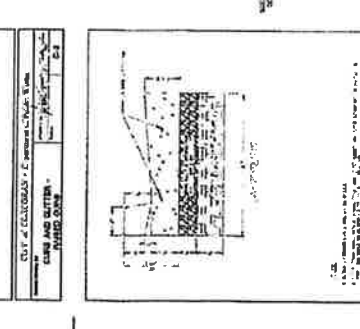
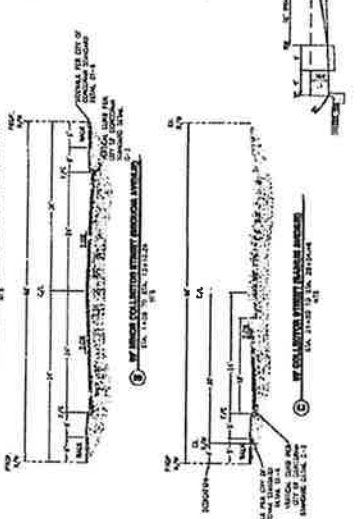
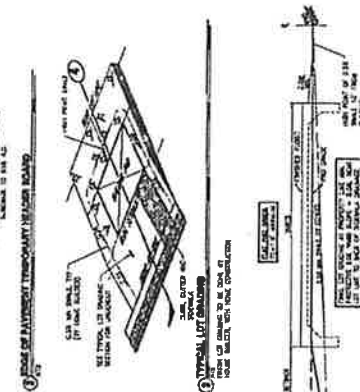
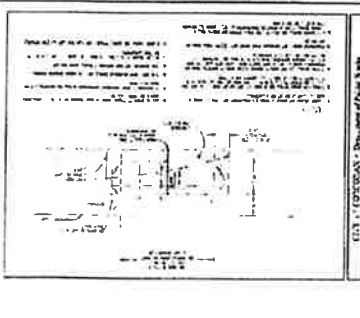
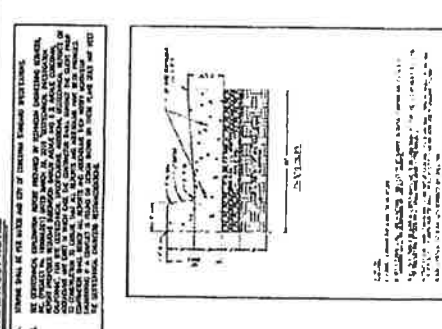
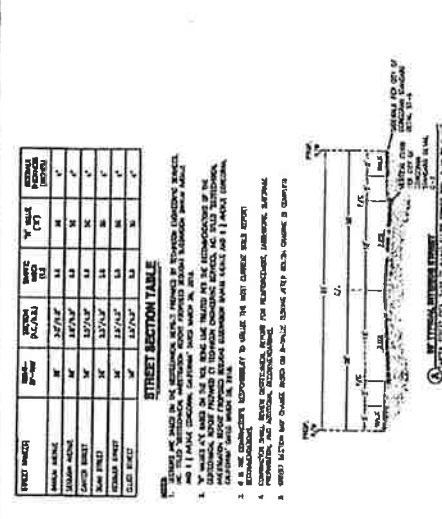
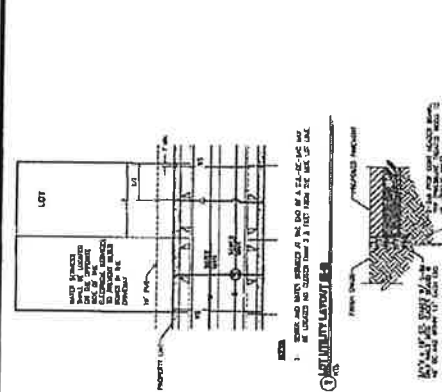
**Improvement Plans**





**CITY OF CONCORAN RETAINING WALLS**

1. THESE RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORAN SPECIFICATIONS AND STANDARD DRAWINGS. THE DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE DESIGN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE DESIGN. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ARCHITECT. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ARCHITECT. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ARCHITECT.

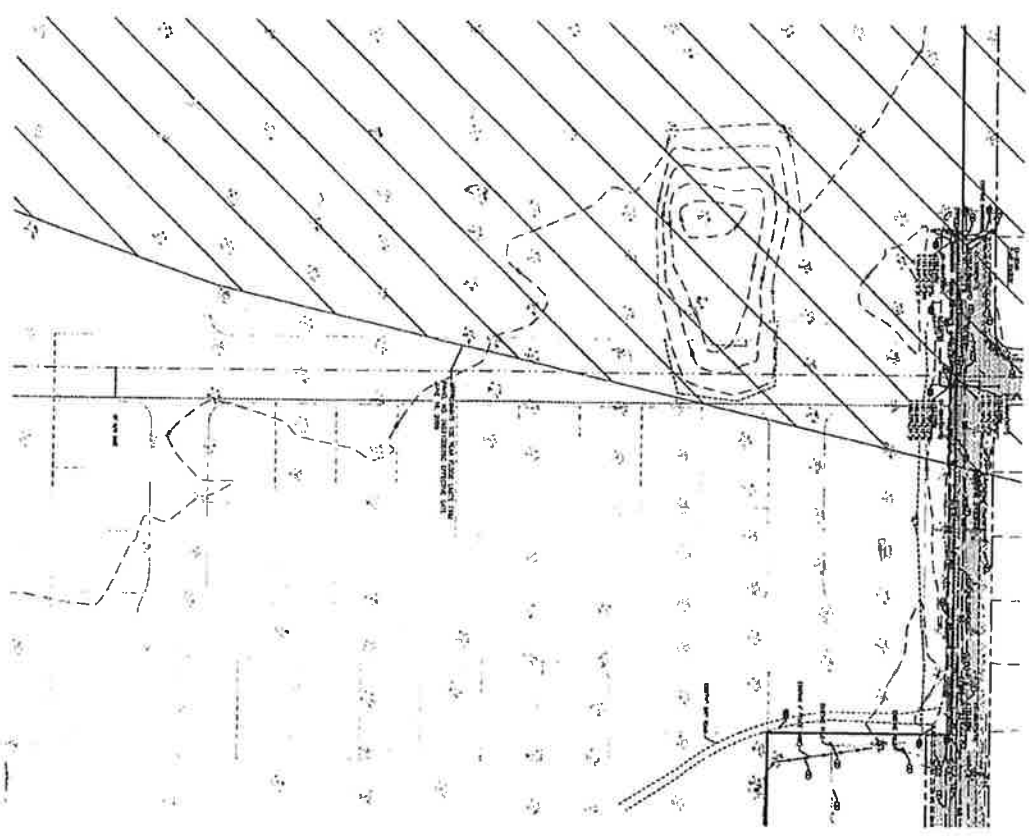


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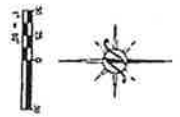
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-01, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-02, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-03, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-04, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-05, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-06, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-07, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-08, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-09, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-10, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-11, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-12, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-13, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-14, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-15, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-16, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-17, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-18, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-19, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-20, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-21, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-22, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-23, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-24, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-25, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-26, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-27, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-28, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-29, AS AMENDED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORORAN, FLORIDA, ORDINANCE NO. 10-30, AS AMENDED.



DATE: 11/20/2014  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 PROJECT: CORCORAN



- MATCH LEGEND**
- EXIST. ROAD
  - NEW ROAD
  - EXIST. SIDEWALK
  - NEW SIDEWALK
  - EXIST. CURB
  - NEW CURB
  - EXIST. UTILITY
  - NEW UTILITY
- PROTECTION NOTES**
- EXIST. ROAD AND SIDEWALK SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
  - EXIST. UTILITY SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
  - EXIST. CURB SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
  - EXIST. SIDEWALK SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED.
  - EXIST. ROAD SHALL BE REPAVEMENT TO 12" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. SIDEWALK SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. CURB SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. UTILITY SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. ROAD SHALL BE REPAVEMENT TO 12" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. SIDEWALK SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. CURB SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. UTILITY SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
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  - EXIST. SIDEWALK SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. CURB SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. UTILITY SHALL BE REPAVEMENT TO 4" ASPHALT OVER 4" GRANULAR FILL.
- REMOVAL AND REPLACEMENT NOTES**
- EXIST. ROAD SHALL BE REMOVED AND REPLACED WITH 12" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. SIDEWALK SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. CURB SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. UTILITY SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. ROAD SHALL BE REMOVED AND REPLACED WITH 12" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. SIDEWALK SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. CURB SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
  - EXIST. UTILITY SHALL BE REMOVED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.



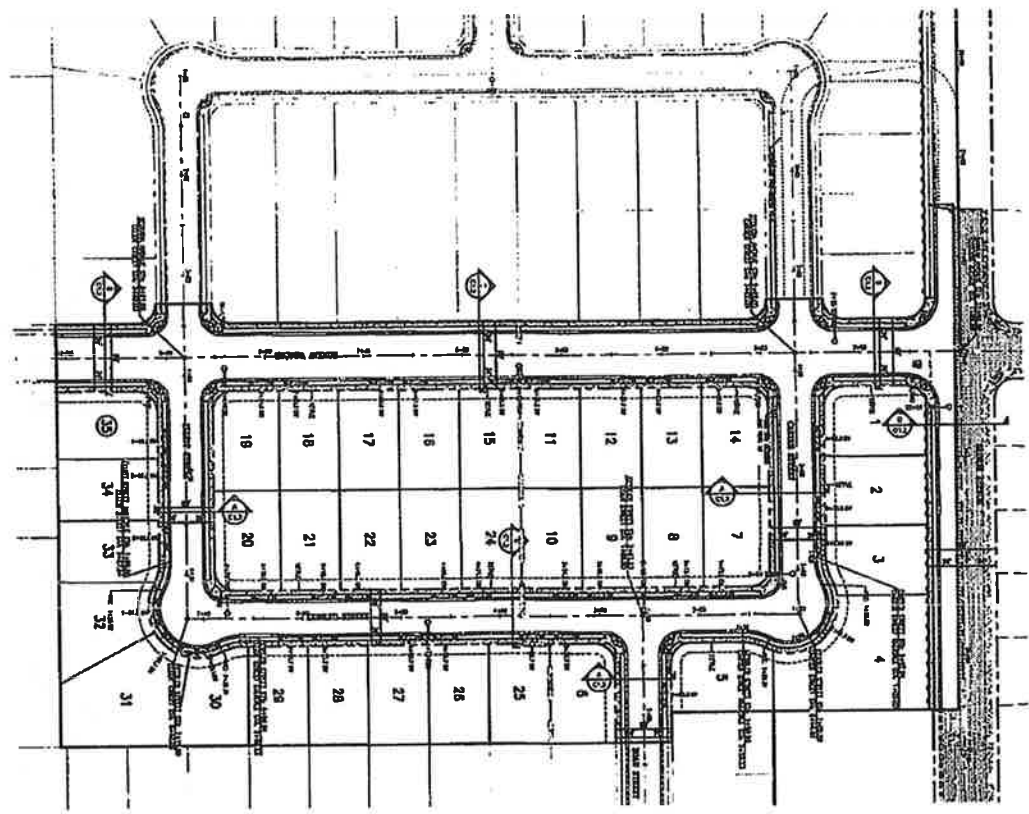
C2.1

**North Star**  
 Engineering Group, Inc.  
 10000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 (310) 206-1100  
 www.northstar-engineering.com

**TOPOGRAPHY AND DEMOLITION PLAN**  
 IMPROVEMENT PLANS FOR  
 THE SEQUOIAS UNIT 2, PHASE 1  
 CORCORAN CALIFORNIA

NO.	REVISION	DATE





**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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31. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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30. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
31. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

1" = 30'

**North Arrow**  
 Engineering Group, Inc.  
 1000 West 10th Street, Suite 100  
 San Francisco, CA 94115  
 (415) 774-1111

**CALCULATED SITE AND ELECTRIER PLAN**

IMPROVEMENT PLANS FOR  
**THE SEQUOIAS UNIT 2, PHASE 1**

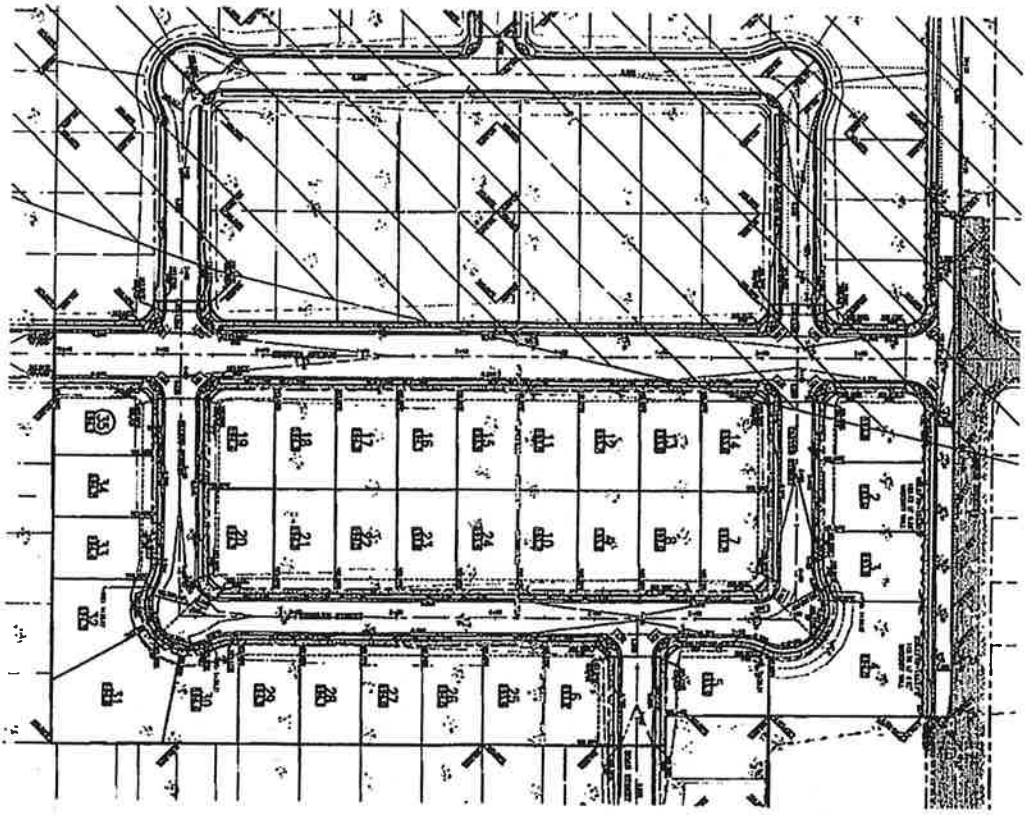
CORCORAN CALIFORNIA

REVISIONS

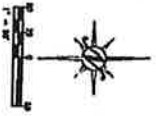
NO.	DESCRIPTION	DATE	BY	CHECKED

**C3.1**





DATE: 11/11/2011  
 TIME: 10:00 AM  
 PROJECT: THE SEQUOIAS UNIT 2, PHASE 1  
 SHEET: C.A.1



**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL FINISHES ARE TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

3. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN ON THE UTILITIES DRAWING.

4. ALL CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE.

5. ALL REINFORCING SHALL BE #4 BARS.

6. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.

7. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.

8. ALL ROOFS SHALL BE 6" THICK UNLESS OTHERWISE NOTED.

9. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO.

10. ALL INTERIOR WALLS SHALL BE FINISHED WITH GYPSONUM BOARD.

11. ALL CEILING SHALL BE FINISHED WITH GYPSONUM BOARD.

12. ALL FLOORS SHALL BE FINISHED WITH POLISHED CONCRETE.

13. ALL ROOFS SHALL BE FINISHED WITH BURST SYSTEM ROOFING.

14. ALL UTILITIES SHALL BE INSTALLED AS SHOWN ON THE UTILITIES DRAWING.

15. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE MECHANICAL DRAWING.

16. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE ELECTRICAL DRAWING.

17. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE PLUMBING DRAWING.

18. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

19. ALL MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE.

21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA ELECTRICAL CODE.

22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA MECHANICAL CODE.

23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PLUMBING CODE.

24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE CODE.

25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA SAFETY CODE.

26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA ENVIRONMENTAL CODE.

27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA HISTORIC PRESERVATION CODE.

28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA LANDMARK PRESERVATION CODE.

29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA ANTI-DISCRIMINATION ACT.

30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA FAIR HOUSING ACT.

31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA EMPLOYMENT RELATIONS ACT.

32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA LABOR RELATIONS ACT.

33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA WAGE AND HOUR ACT.

34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA UNEMPLOYMENT INSURANCE ACT.

35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA SOCIAL SECURITY ACT.

36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA MEDICAL CARE ACT.

37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PENSION AND RETIREMENT ACT.

38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA LABORERS' COMPENSATION ACT.

39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA WORKERS' COMPENSATION ACT.

40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA DISABILITY BENEFITS ACT.

41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA FAMILY AND MEDICAL LEAVE ACT.

42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PARENTAL LEAVE ACT.

43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA JURY DUTY ACT.

44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA VOTER REGISTRATION ACT.

45. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA CIVIL SERVICE ACT.

46. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC EMPLOYMENT ACT.

47. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC LABOR RELATIONS ACT.

48. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC EMPLOYMENT RELATIONS ACT.

49. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC LABORERS' COMPENSATION ACT.

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99. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC VOTER REGISTRATION ACT.

100. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PUBLIC CIVIL SERVICE ACT.

**GRADING PLAN AND DRAINAGE PLAN**

IMPROVEMENT PLANS FOR THE SEQUOIAS UNIT 2, PHASE 1

CORCORAN CALIFORNIA

**North Star Engineering Group, Inc.**  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.944.1111 FAX: 714.944.1112  
 WWW.NORTHSTAR-ENG.COM

**C.A.1**

DATE: 11/11/2011  
 TIME: 10:00 AM  
 PROJECT: THE SEQUOIAS UNIT 2, PHASE 1  
 SHEET: C.A.1

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.

SCALE: 1" = 10'-0"

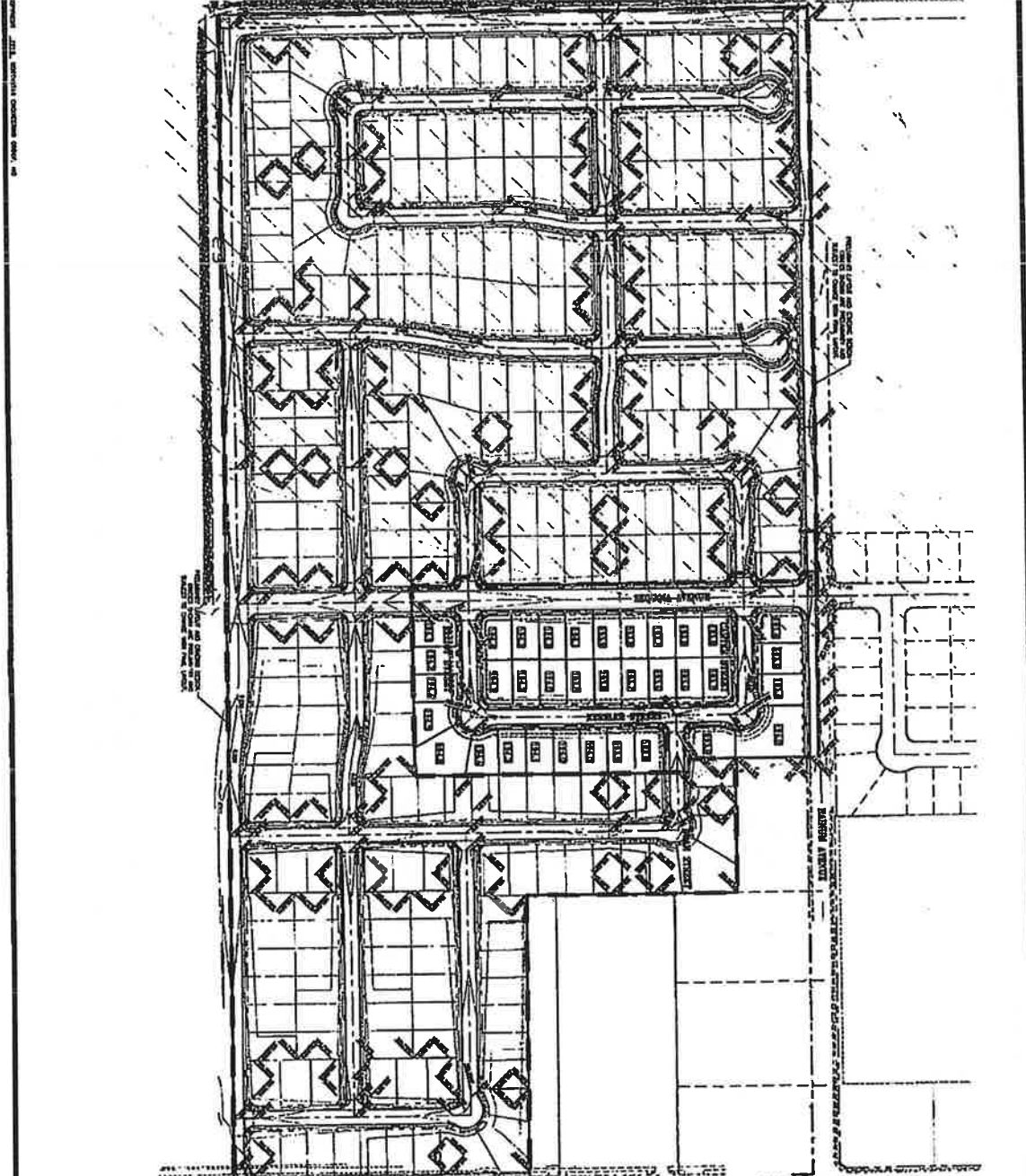
DATE: 11/11/2011

TIME: 10:00 AM

PROJECT: THE SEQUOIAS UNIT 2, PHASE 1

SHEET: C.A.1





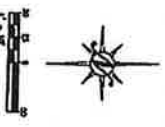
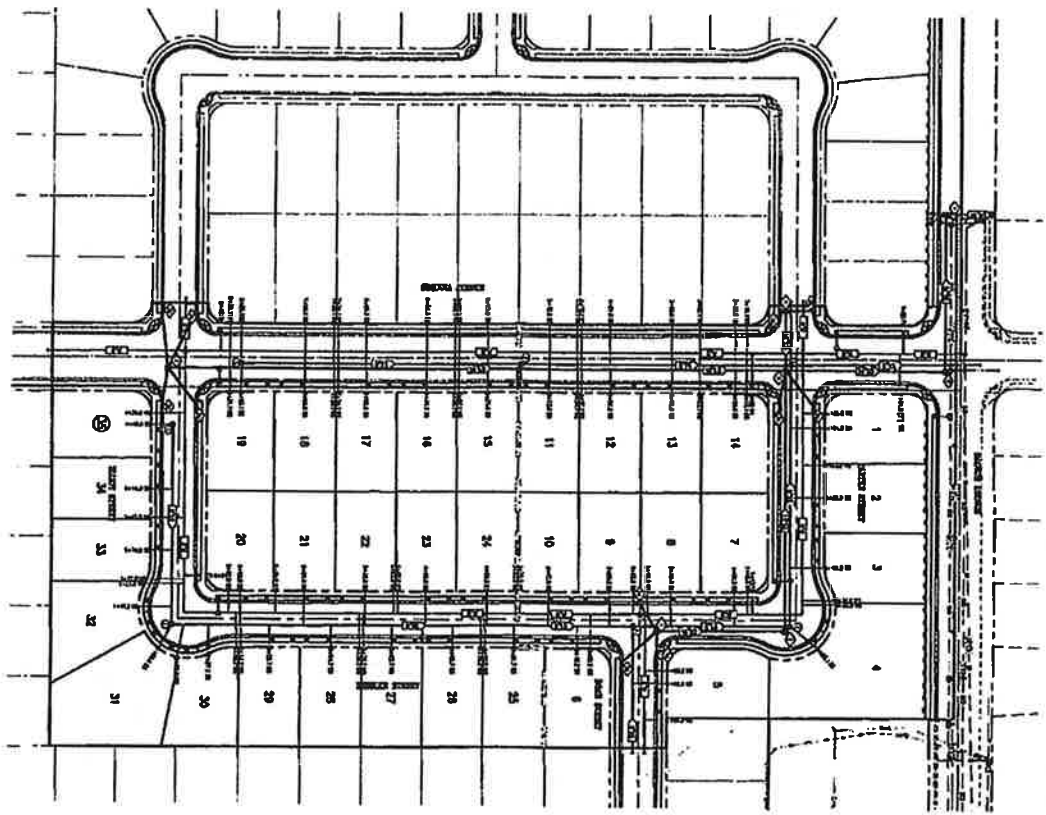
**ESTIMATE OF MATERIALS QUANTITIES**

ITEM	EXPLANATIONS	QUANTITY	UNIT
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2.00	CRUSHED GRANITE	1,500,000	CU YD
3.00	CRUSHED GRANITE	1,500,000	CU YD
4.00	CRUSHED GRANITE	1,500,000	CU YD
5.00	CRUSHED GRANITE	1,500,000	CU YD
6.00	CRUSHED GRANITE	1,500,000	CU YD
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22.00	CRUSHED GRANITE	1,500,000	CU YD
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24.00	CRUSHED GRANITE	1,500,000	CU YD
25.00	CRUSHED GRANITE	1,500,000	CU YD
26.00	CRUSHED GRANITE	1,500,000	CU YD
27.00	CRUSHED GRANITE	1,500,000	CU YD
28.00	CRUSHED GRANITE	1,500,000	CU YD
29.00	CRUSHED GRANITE	1,500,000	CU YD
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36.00	CRUSHED GRANITE	1,500,000	CU YD
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44.00	CRUSHED GRANITE	1,500,000	CU YD
45.00	CRUSHED GRANITE	1,500,000	CU YD
46.00	CRUSHED GRANITE	1,500,000	CU YD
47.00	CRUSHED GRANITE	1,500,000	CU YD
48.00	CRUSHED GRANITE	1,500,000	CU YD
49.00	CRUSHED GRANITE	1,500,000	CU YD
50.00	CRUSHED GRANITE	1,500,000	CU YD

**GENERAL NOTES**

1. THE GRADING SHALL BE TO THE FINISH GRADE SHOWN ON THIS PLAN.
2. THE GRADING SHALL BE TO THE FINISH GRADE SHOWN ON THIS PLAN.
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IN THE CITY OF CORCORAN, CALIFORNIA



**UTILITY GENERAL NOTES**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
2. ALL UTILITIES SHALL BE INSTALLED AT THE PROPER DEPTHS AND SPACINGS AS SHOWN ON THIS PLAN.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
2. ALL UTILITIES SHALL BE INSTALLED AT THE PROPER DEPTHS AND SPACINGS AS SHOWN ON THIS PLAN.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CORCORAN SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.

CS-1

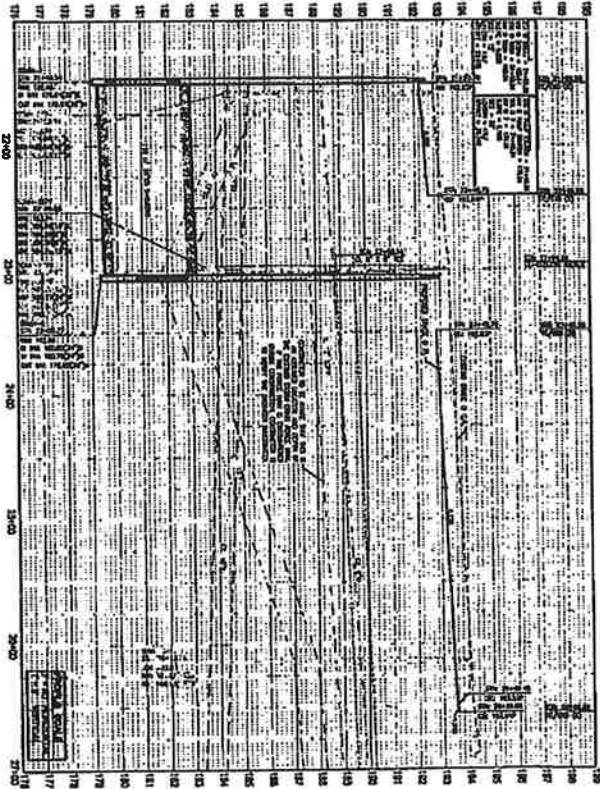


**COMPOSITE UTILITY PLAN**  
 IMPROVEMENT PLAN FOR  
 THE SEQUOIAS UNIT 2, PHASE 1  
 CORCORAN CALIFORNIA

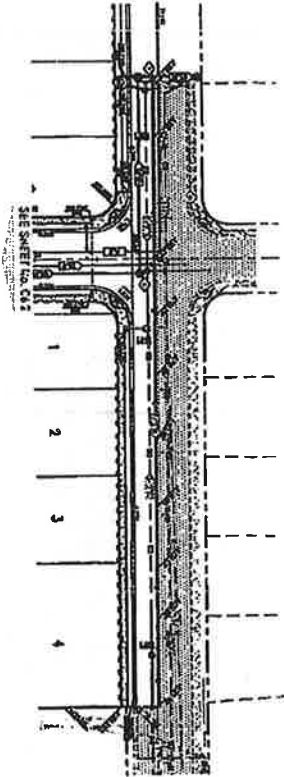
NO.	REVISION	DATE



SEE SHEET C6.2 FOR THE SEQUOIAS UNIT 2, PHASE 1



**BANRUM AVENUE**



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. THE CENTERLINE OF BANRUM AVENUE IS SHOWN BY A DASHED LINE.
  3. THE RIGHT-OF-WAY BOUNDARIES ARE SHOWN BY SOLID LINES.
  4. THE EXISTING UTILITIES ARE SHOWN BY DOTTED LINES.
  5. THE PROPOSED UTILITIES ARE SHOWN BY DASHED LINES WITH CIRCLES.
  6. THE PROPOSED SIDEWALKS ARE SHOWN BY SOLID LINES WITH DASHES.
  7. THE PROPOSED DRIVEWAYS ARE SHOWN BY SOLID LINES WITH DOTTED LINES.
  8. THE PROPOSED LOT LINES ARE SHOWN BY SOLID LINES.
  9. THE PROPOSED LOT AREAS ARE SHOWN BY SHADING.
  10. THE PROPOSED LOT DIMENSIONS ARE SHOWN BY DIMENSION LINES.
  11. THE PROPOSED LOT CORNERS ARE SHOWN BY DIMENSION LINES.
  12. THE PROPOSED LOT AREA CALCULATIONS ARE SHOWN BY DIMENSION LINES.
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  14. THE PROPOSED LOT AREA CALCULATIONS ARE SHOWN BY DIMENSION LINES.

**C6.1**

**BANRUM AVENUE**  
STA. 21+60.78 TO 26+64.48  
SEWERAGE PLANS FOR  
THE SEQUOIAS UNIT 2, PHASE 1  
CORCORAN CALIFORNIA



NO.	DATE	REVISIONS

SEQUOIA AVENUE  
 STA. 1+05 TO 10+09.28  
 IMPROVEMENT PLANS FOR  
 THE SEQUOIA UNIT 2, PHASE 1  
 CONCORDIA, CALIFORNIA

THE SEQUOIA GROUP, INC.  
 1400 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 (714) 771-1100  
 www.sequoiagroup.com

C6.2  
 SHEET

**MATCH LINES**

SEE SHEET NO. C-1  
 SEE SHEET NO. C-2  
 SEE SHEET NO. C-3

**UTILITY GENERAL NOTES**

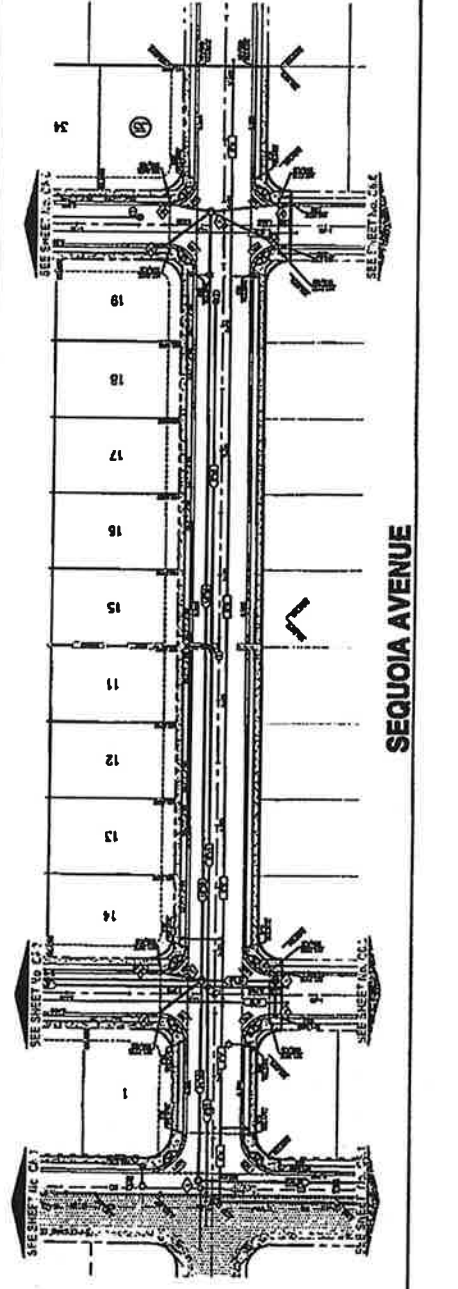
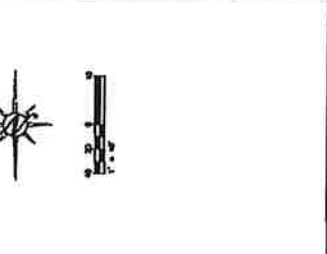
1. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION, DEPTH, AND SIZE OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DELETED OR RELOCATED AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES FOR THE RELOCATION OR DELETION OF UTILITIES.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE CURB OR CURB AND GUTTER.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CONCORDIA UTILITIES SPECIFICATIONS.
6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CONCORDIA UTILITIES SPECIFICATIONS.

**GENERAL NOTES**

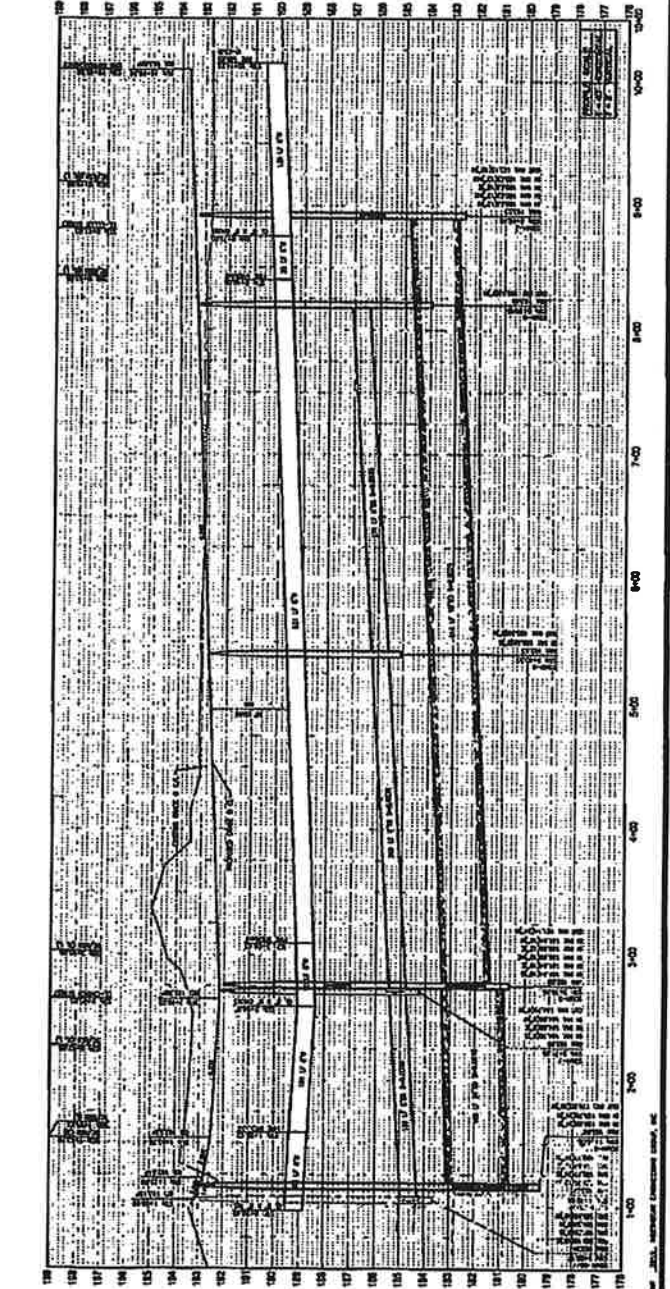
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**GENERAL NOTES**

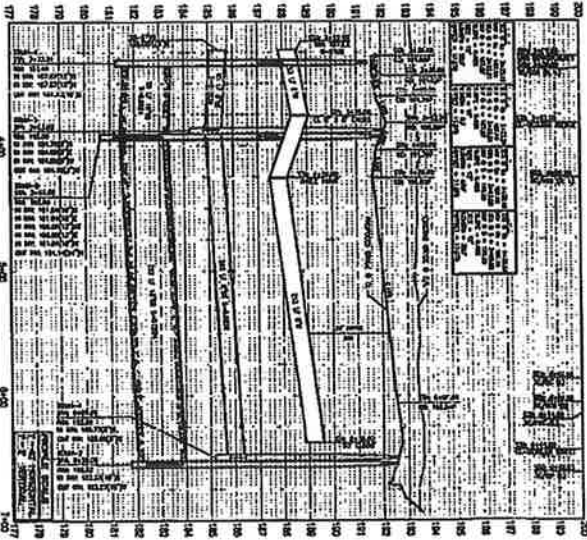
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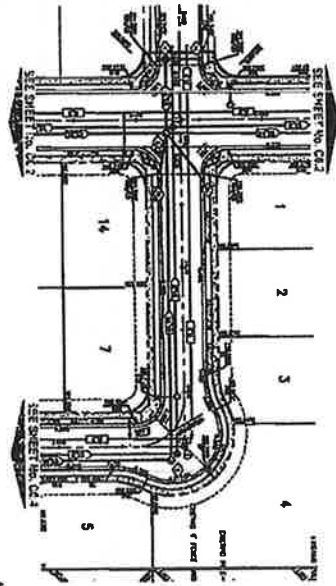
**SEQUOIA AVENUE**



CARTER STREET IMPROVEMENTS



**CARTER STREET**



**KNUCKLE CURB LINE  
 (STA: 1+00 TO 2+59.23)**



- UTILITY GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
  3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND CHAINS.
  4. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 5 FOOT INTERVALS.
  5. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 5 FOOT INTERVALS.
  6. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 5 FOOT INTERVALS.
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  20. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 5 FOOT INTERVALS.

- OTHER PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE IN FEET AND INCHES.
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  20. ALL DIMENSIONS ARE IN FEET AND INCHES.

**UTILITY GENERAL NOTES**

ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND CHAINS.

ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 5 FOOT INTERVALS.

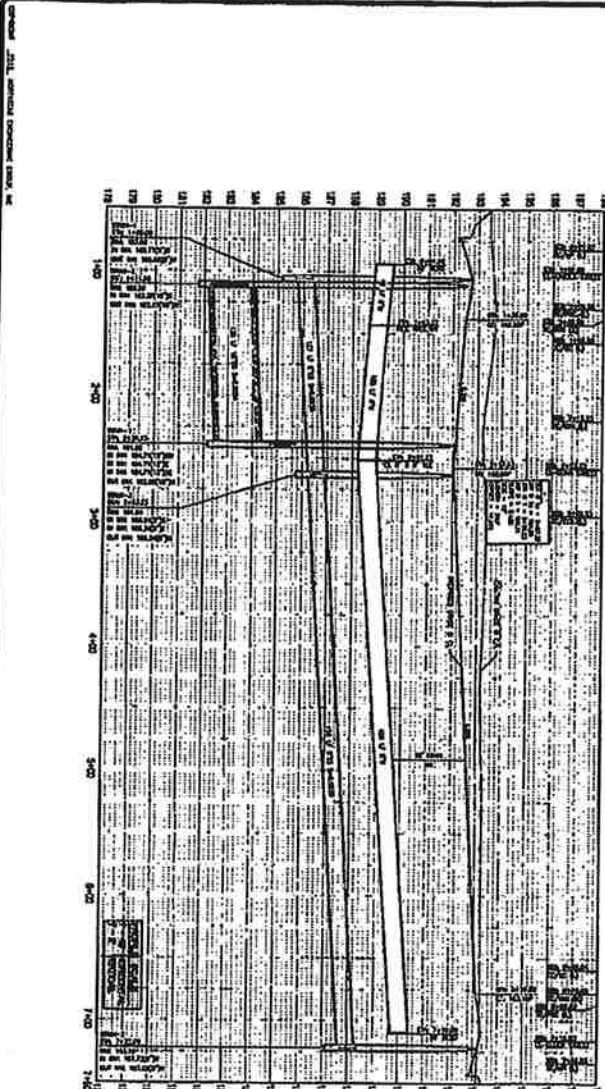
**CARTER STREET  
 STA. 3+28 TO 6+44  
 IMPROVEMENT PLANS FOR  
 THE SEQUOIAS UNIT 2, PHASE 1  
 CORCORAN CALIFORNIA**

**CG.3**

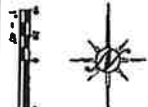
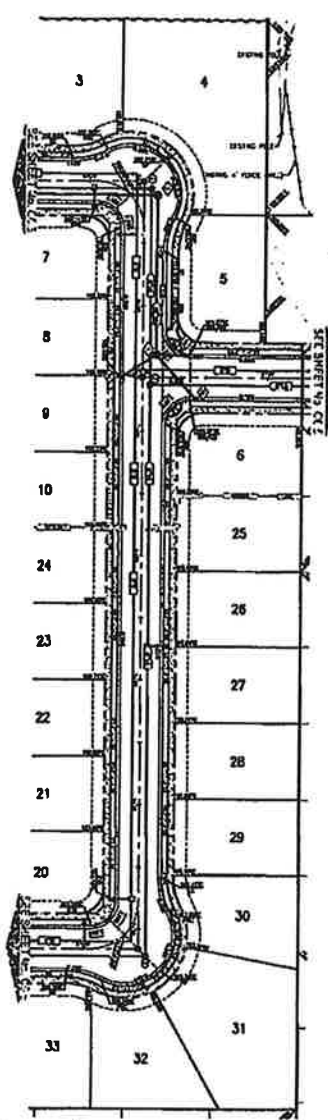
Engineering Company Inc.  
 1000 North Street  
 Corcoran, CA 95307

DATE: 10/20/2017 10:52:10 AM





**KESSLER STREET**



- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
  2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND GUTTER THROUGHOUT THE PROJECT.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNS AND MARKINGS.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LIGHTING FIXTURES.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING ELEMENTS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT SURFACES.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SIDEWALKS AND BIKEWAYS.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STORM DRAINAGE SYSTEMS.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SANITARY SEWER SYSTEMS.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WATER SUPPLY SYSTEMS.
  14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL GAS DISTRIBUTION SYSTEMS.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TELECOMMUNICATIONS SYSTEMS.
  16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ELECTRICAL SYSTEMS.
  17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL MECHANICAL SYSTEMS.
  18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PLUMBING SYSTEMS.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL HEATING SYSTEMS.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL COOLING SYSTEMS.
  21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL VENTILATION SYSTEMS.
  22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL INSULATION SYSTEMS.
  23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WINDOW SYSTEMS.
  24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DOOR SYSTEMS.
  25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FLOORING SYSTEMS.
  26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WALL SYSTEMS.
  27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CEILING SYSTEMS.
  28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAINT SYSTEMS.
  29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FINISH SYSTEMS.
  30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL INTERIORS SYSTEMS.
  31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EXTERIORS SYSTEMS.
  32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES SYSTEMS.

**North Arrow**  
 Engineering Group, Inc.  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 (714) 933-8800

**KESSLER STREET**  
 STA. 1+00 TO 7+16  
 IMPROVEMENT PLANS FOR  
 THE SEQUOIAS UNIT 2, PHASE 1

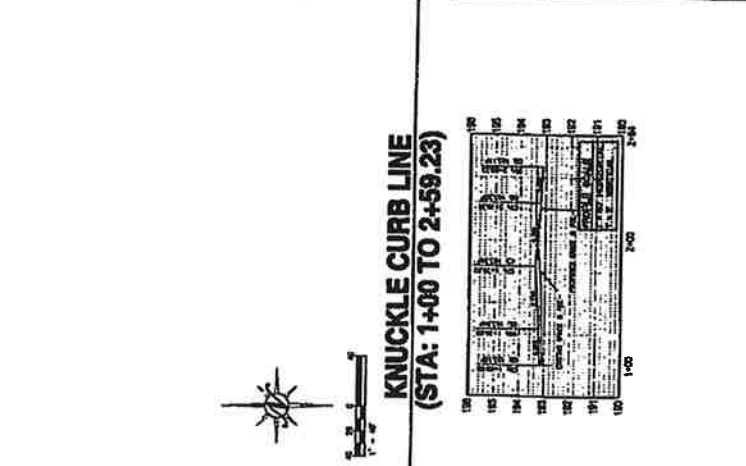
CORCORAN CALIFORNIA

C6.4

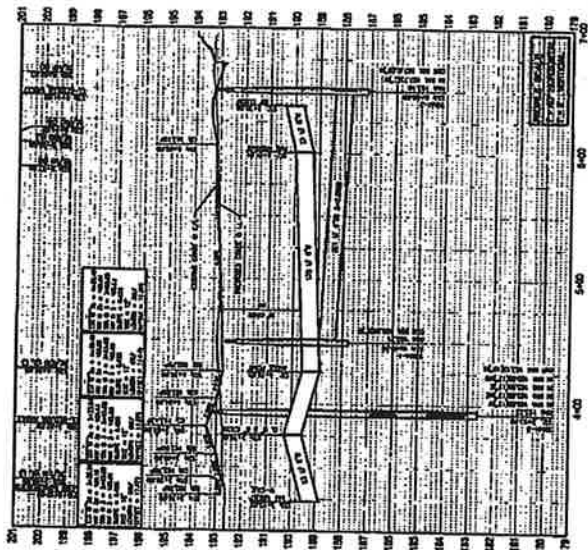
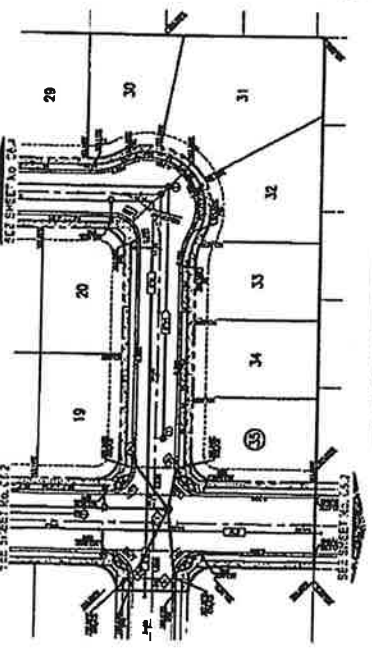


**NOTICE TO THE CONTRACTOR**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION ACCESS MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION SAFETY MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION QUALITY CONTROL MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION DOCUMENTATION MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION RECORD MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION AS-BUILT MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION CLOSE-OUT MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION FINAL MEASURES FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.



**ELLIOT STREET**  
**KNUCKLE CURB LINE**  
 (STA: 1+00 TO 2+59.23)





**EROSION CONTROL MEASURES**

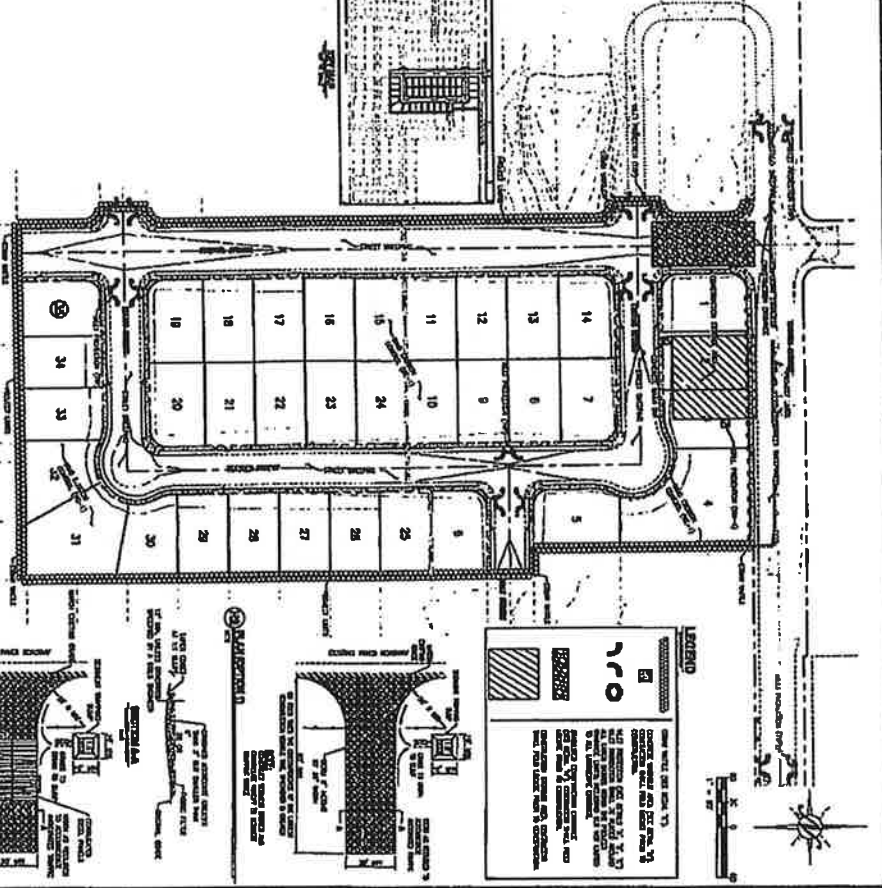
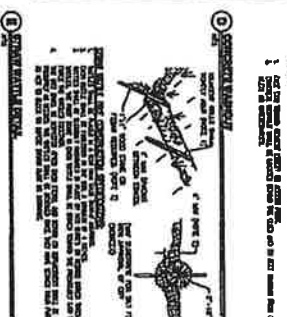
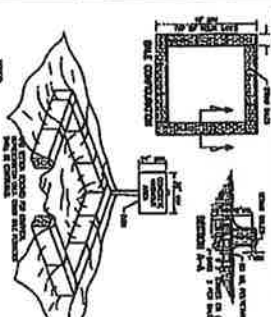
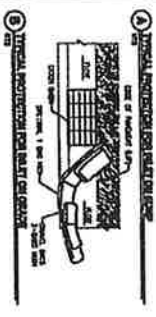
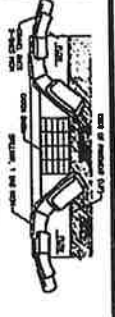
1. All erosion control measures shall be installed prior to the start of construction.
2. All erosion control measures shall be maintained throughout the construction period.
3. All erosion control measures shall be removed upon completion of construction.
4. All erosion control measures shall be installed in accordance with the following specifications:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	1/2" x 1/2" x 1/2" S&P	100	YD
2	1/2" x 1/2" x 1/2" S&P	100	YD
3	1/2" x 1/2" x 1/2" S&P	100	YD
4	1/2" x 1/2" x 1/2" S&P	100	YD
5	1/2" x 1/2" x 1/2" S&P	100	YD
6	1/2" x 1/2" x 1/2" S&P	100	YD
7	1/2" x 1/2" x 1/2" S&P	100	YD
8	1/2" x 1/2" x 1/2" S&P	100	YD
9	1/2" x 1/2" x 1/2" S&P	100	YD
10	1/2" x 1/2" x 1/2" S&P	100	YD

11. All erosion control measures shall be installed in accordance with the following specifications:
12. All erosion control measures shall be maintained throughout the construction period.
13. All erosion control measures shall be removed upon completion of construction.
14. All erosion control measures shall be installed in accordance with the following specifications:

15. All erosion control measures shall be installed in accordance with the following specifications:
16. All erosion control measures shall be maintained throughout the construction period.
17. All erosion control measures shall be removed upon completion of construction.
18. All erosion control measures shall be installed in accordance with the following specifications:

19. All erosion control measures shall be installed in accordance with the following specifications:
20. All erosion control measures shall be maintained throughout the construction period.
21. All erosion control measures shall be removed upon completion of construction.
22. All erosion control measures shall be installed in accordance with the following specifications:



1. All erosion control measures shall be installed prior to the start of construction.
2. All erosion control measures shall be maintained throughout the construction period.
3. All erosion control measures shall be removed upon completion of construction.
4. All erosion control measures shall be installed in accordance with the following specifications:

**Exhibit C**

**Engineer's Cost Estimate**

# NorthStar Engineering Group, Inc.

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



The Sequoias Unit 2  
Engineer's Estimate of Probable Cost  
Bond - Off-Site

ITEM	DESCRIPTION	QUANTITY	UNIT COST	COST
<b>A. SITE PREPARATION AND GRADING</b>				
1.	Clearing and Grubbing	0.4	\$1,265.00 AC	\$455.40
2.	Remove Existing Pavement	1,047.9	\$1.91 SF	\$2,004.19
3.	Sawcut Existing Pavement	556.1	\$4.67 LF	\$2,595.04
4.	Remove Existing Storm Drainage Line	230.6	\$15.00 LF	\$3,459.45
5.	Street Fine Grading	10,453	\$0.50 SF	\$5,226.25
6.	Traffic Control	5	\$2,200.00 DAY	\$11,000.00
SUB-TOTAL ==>				\$24,740.33
<b>B. EROSION CONTROL</b>				
1.	Erosion Control Improvements	0.4	\$800.00 AC	\$288.00
SUB-TOTAL ==>				\$288.00
<b>C. STORM</b>				
1.	12" HDPE - Storm Drainage	12	\$26.50 LF	\$318.00
2.	Curb Inlet - City Standard	1	\$2,407.14 EA	\$2,407.14
SUB-TOTAL ==>				\$2,725.14
<b>D. STREETS</b>				
1.	6" Vertical Curb and Gutter	490	\$19.88 LF	\$9,738.75
2.	4" PCC Concrete Walk (Includes Ramps and Returns)	2,234	\$3.92 SF	\$8,749.91
3.	ADA Ramp (Labor and Truncated Domes Only)	2	\$1,039.29 EA	\$2,078.57
4.	3" AC over 4" AB Pavement 12" Lime Treatment	10,453	\$3.70 SF	\$38,674.25
SUB-TOTAL ==>				\$59,241.48
<b>E. STREET LIGHTS</b>				
1.	70 Watt Electrolier	1	\$4,500.00 EA	\$4,500.00
SUB-TOTAL ==>				\$4,500.00
<b>F. STRIPING AND SIGNAGE</b>				
1.	Crosswalk	141	\$2.00 LF	\$281.64
SUB-TOTAL ==>				\$281.64
<b>G. MISCELLANEOUS</b>				
1.	Landscape w/ Irrigation (Streetscape)	1,375	\$3.00 SF	\$4,126.41
SUB-TOTAL ==>				\$4,126.41
CONSTRUCTION TOTAL ==>				\$95,903.00

The Sequoias Unit 2  
Engineer's Estimate of Probable Cost  
Estimate General Notes

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1. This Engineer's Estimate of Probable Cost is based on the approved "Improvement Plans for the Sequoias Unit 2, Phase 1 & 2" prepared by NorthStar Engineering Group, Inc. and dated June 25, 2018. Changes or increases may occur upon processing Entitlements, preparation of Civil Designs and/or Improvement Plan processing and approvals.
2. This Engineer's Estimate of Probable Cost is based upon preliminary information and is provided to assist the project proponent. Units costs are based on local knowledge, previous project bids, and coordination with contractors. Units costs are subject to change.
3. This Preliminary Engineer's Estimate of Probable Cost does not include the following:
  - a. City plan check, final map, development fees or fees due at building or encroachment permit
  - b. Development Agreement fees
  - c. Engineering Plans and Studies
  - d. Geotechnical Studies, Services or Construction Support
  - e. Construction Management
  - f. Construction Staking
  - g. Legal Services
  - h. Architectural and Landscape Architectural Services
  - i. Joint Trench
  - j. Traffic Control
  - k. Fees for Lighting and Landscape, Assessment, Mello-Roos District or similar Districts
  - l. Land costs, right-of-way acquisition, easements, or rights-of-entry.
  - m. Costs associated with toxic substance removal or over excavation of unsuitable soils
  - n. Costs associated with finding on-site human, archaeological, or tribal remains.
  - o. Provisions for Inflation
4. The Contractor shall include sufficient costs for the following items which have not been included in this estimate.
  - a. Mobilization, jobsite trailers, site security, and temporary power for construction
  - b. Testing per City of Corcoran requirements
  - c. Strict adherence to the City of Corcoran current standards and specifications.
5. This Engineer's Estimate of Probable Cost does not include any reimbursements which this project may be eligible to.
6. Site Preparation and Grading does not include any stripping, shrinkage, swell, or trench spoils. Upon completion of the final grading design additional fees may occur for any import or export operations.
7. Unit Cost for Asphalt Concrete is assumed to be \$0.50 per square foot per inch thick. Unit Cost for Aggregate Base is assumed to be \$0.25 per square foot per inch thick. Unit Cost for limetreatment is assumed to be \$0.10 per square foot per inch thick.

**ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2020 before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_(SEAL)  
Notary Public

\*\*\*\*\*

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2020 before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_(SEAL)  
Notary Public

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Merced )

On March 10, 2020 before me, Regina A. Robles, Notary

Public, personally appeared Greg Hostetler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature Regina A. Robles





**OWNER'S STATEMENT:**

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

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

OWNER: STONEFIELD HOME, INC. A CALIFORNIA CORPORATION

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

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

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

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

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

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

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

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

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

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

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

**PLANNING COMMISSION CERTIFICATE:**

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

KEVIN TROMBORG, COMMUNITY DEVELOPMENT DIRECTOR

**TRACT NO. 878  
THE SEQUOIAS  
UNIT NO. 2, PHASE 1**

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
JANUARY, 2020

**NORTHSTAR ENGINEERING GROUP, INC.**

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

**LEGAL DESCRIPTION:**

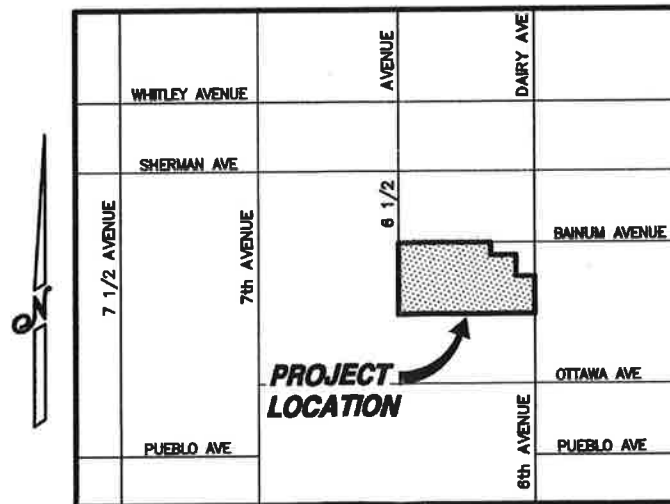
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED OCTOBER 14, 1884;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A, B AND C:

PARCEL A: THE NORTH 190 FEET OF THE EAST 300 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL B: SUCH INTEREST IN THAT PORTION THEREOF LYING WITHIN A STRIP OF LAND OF THE UNIFORM WIDTH 60 FEET, LYING 30 FEET ON EITHER SIDE OF THE EAST LINE OF SAID SECTION 22, AS WAS GIVEN, GRANTED, DEDICATED AND CONVEYED TO THE COUNTY OF KINGS FOR THE USE AND PURPOSE OF A PUBLIC HIGHWAY, BY THAT CERTAIN DOCUMENT DATED MARCH 6, 1907 RECORDED IN BOOK 1 AT PAGE 383 OF RIGHTS OF WAY ON MAY 18, 1907.

PARCEL C: SUCH INTEREST IN THE NORTH 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH 30 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, AS WAS GRANTED TO THE CITY OF CORCORAN, "FOR USE AS A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES", BY DEED RECORDED FEBRUARY 27, 1968 IN BOOK 918 AT PAGE 366 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 2761.



**VICINITY MAP**

N.T.S.

**SOILS REPORT STATEMENT:**

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

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

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

**SURVEYOR'S STATEMENT:**

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

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TREVINO PIONEER, LLC ON OCTOBER 31, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

*Nicole Cannella* DATED: 2-12-20  
NICOLE CANNELLA PLS 9099



**CITY ENGINEER'S STATEMENT:**

I, ORFIL MUNIZ, CITY ENGINEER OF THE CITY OF CORCORAN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH SMA 66442(b)

ORFIL MUNIZ, P.E. 88165 DATE \_\_\_\_\_

CITY ENGINEER, CITY OF CORCORAN

**CITY SURVEYOR'S STATEMENT:**

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

RICHARD F. AVILES, PLS 9273 DATE \_\_\_\_\_

CITY SURVEYOR, CITY OF CORCORAN

**CITY CLERK'S STATEMENT:**

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CORCORAN HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL OF THE STREETS, EASEMENTS AND ACCESS RIGHTS, AS SHOWN AND INDICATED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

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

MARLENE LOPEZ, CITY CLERK

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

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

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

JAMES P. ERB, DIRECTOR OF FINANCE

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

**RECORDER'S CERTIFICATE:**

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

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

KRISTINE LEE, KINGS COUNTY RECORDER

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



# TRACT NO. 878 THE SEQUOIAS UNIT NO. 2, PHASE 1

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA JANUARY, 2020

**NORTHSTAR ENGINEERING GROUP, INC.**

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

### REFERENCES:

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

### BASIS OF BEARINGS:

THE BEARING SOUTH 0°01'08" WEST FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON MAP FILED IN BOOK 12 OF LICENSED SURVEYOR'S PLATS AT PAGE 66, WAS USED AS THE BASIS FOR ALL MEASURED BEARINGS SHOWN ON THIS MAP.

### EASEMENTS NOT PLOTTABLE FROM RECORD:

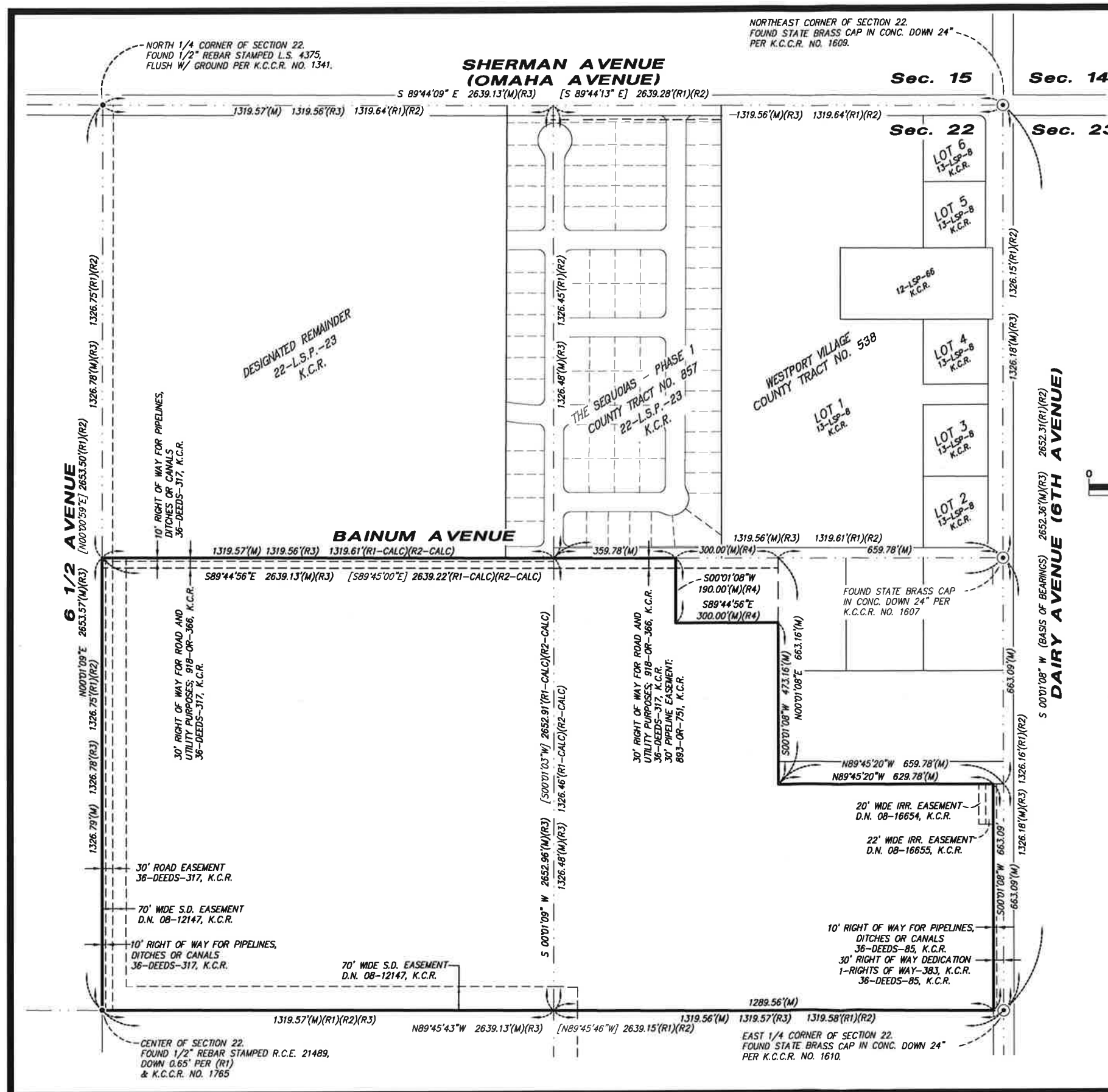
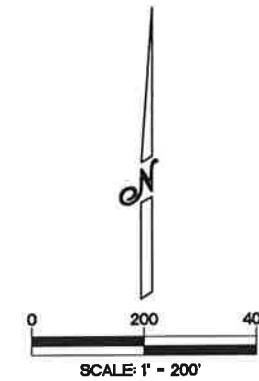
1. EASEMENTS FOR POLE LINES AND WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR LIGHT, POWER AND OTHER PURPOSES PER BOOK 36 OF DEEDS, PAGE 317, K.C.R. WIDTH IS NOT DISCLOSED

### NOTES:

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

### LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- FOUND MONUMENT AS NOTED
- ⊙ FOUND STATE BRASS CAP IN CONC. AS NOTED.
- CONC. CONCRETE
- [ ] RECORD BEARING
- (R1) SEE REFERENCES THIS SHEET
- (M) MEASURED
- L.S.P. LAND SURVEYOR'S PLATS
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- (R) RADIAL
- CALC CALCULATED
- IRR. IRRIGATION
- S.D. STORM DRAIN
- BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP



**TRACT NO. 878  
THE SEQUOIAS  
UNIT NO. 2, PHASE 1**

BEING A SUBDIVISION OF A PORTION OF THE  
SOUTH HALF OF THE NORTHEAST QUARTER OF  
SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST,  
MOUNT DIABLO MERIDIAN  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
JANUARY, 2020

**NORTHSTAR ENGINEERING GROUP, INC.**

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

**LEGEND:**

- SET 3/4" x 24" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- FOUND MONUMENT AS NOTED
- ⊙ FOUND STATE BRASS CAP IN CONC. AS NOTED.
- CONC. CONCRETE
- [ ] RECORD BEARING
- (R1) SEE REFERENCES THIS SHEET
- (M) MEASURED
- L.S.P. LAND SURVEYOR'S PLATS
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- (R) RADIAL
- CALC CALCULATED
- IRR. IRRIGATION
- S.D. STORM DRAIN
- BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP**

**REFERENCES:**

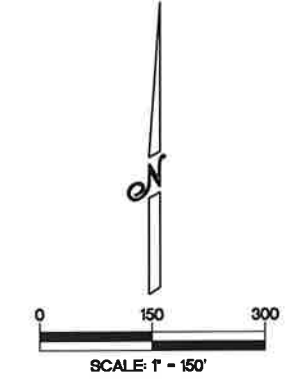
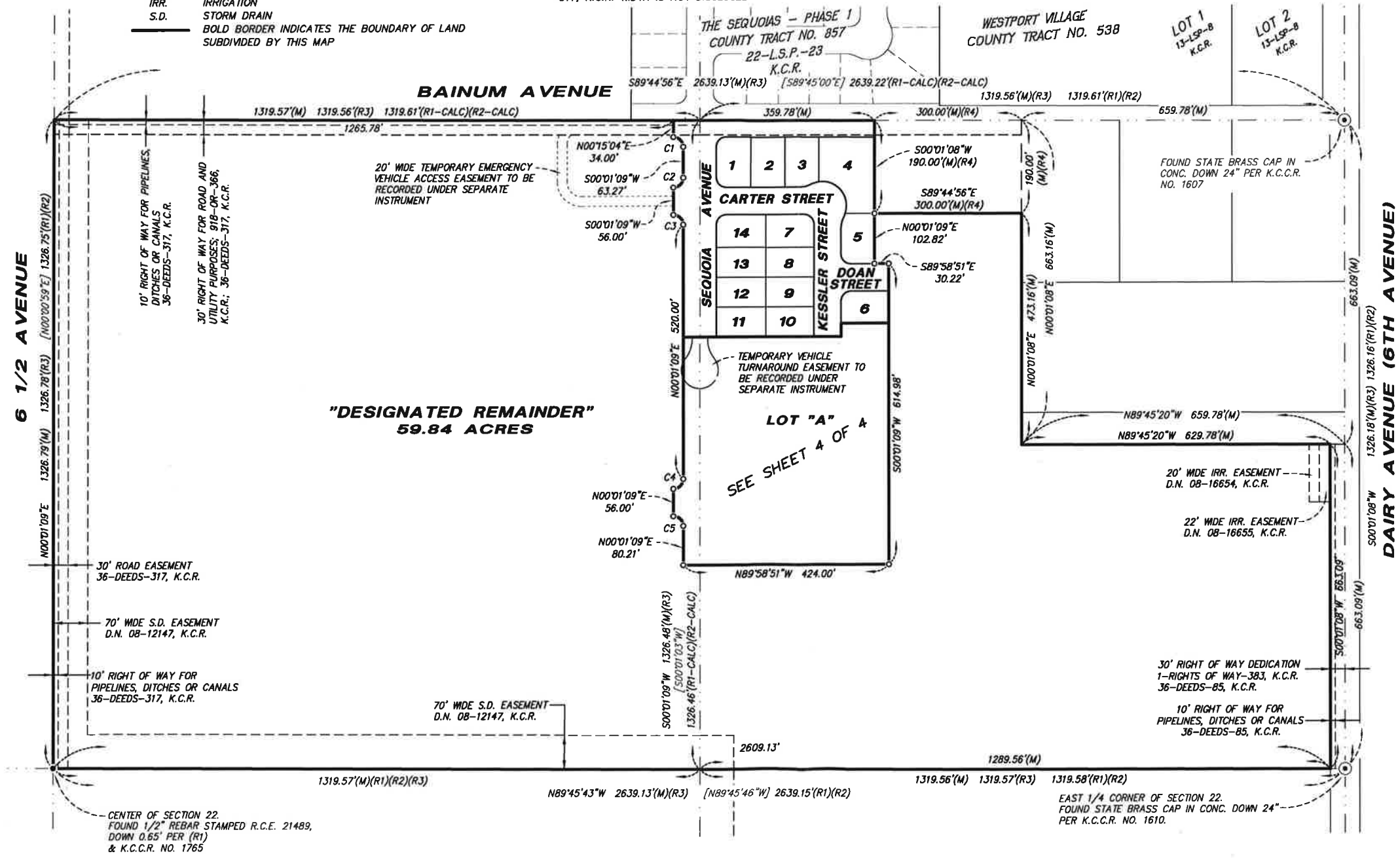
- (R1) BOOK 12 OF LICENSED SURVEYOR'S PLATS, PAGE 66.
- (R2) MAP OF WESTPORT VILLAGE, COUNTY TRACT NO. 538, BOOK 13 OF LICENSED SURVEYOR'S PLATS, PAGE 8.
- (R3) THE SEQUOIAS - PHASE 1, COUNTY TRACT NO. 857, BOOK 22 OF LICENSED SURVEYOR'S PLATS, PAGE 23.
- (R4) GRANT DEED D.N. 9914436, K.C.R.

**NOTES:**

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

**EASEMENTS NOT PLOTTABLE FROM RECORD:**

1. EASEMENTS FOR POLE LINES AND WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR LIGHT, POWER AND OTHER PURPOSES PER BOOK 36 OF DEEDS, PAGE 317, K.C.R. WIDTH IS NOT DISCLOSED



**SUBDIVISION SUMMARY:**

LOTS (14)	2.28 ACRES
LOT "A"	4.63 ACRES
DESIGNATED REMAINDER	59.84 ACRES
PUBLIC RIGHT-OF-WAY	1.81 ACRES
<b>TOTAL</b>	<b>68.56 ACRES</b>

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	89°46'05"	20.00'	31.33'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'

**NOTES:**

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL REFERENCES ARE TO KINGS COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
3. ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
4. ALL LOT CORNERS: SET 3/4" IRON PIPE, TAGGED LS 9099, U.O.N.

**REFERENCES:**

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

**LEGEND:**

- SET 3/4" x 24" IRON PIPE, TAGGED LS 9099, U.O.N.
- ⊙ SET 3/4" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- FOUND MONUMENT AS NOTED
- ⊙ FOUND STATE BRASS CAP IN CONC. AS NOTED.
- CONC. CONCRETE
- [ ] RECORD BEARING
- (R1) SEE REFERENCES THIS SHEET
- (M) MEASURED
- L.S.P. LAND SURVEYOR'S PLATS
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- (R) RADIAL
- CALC. CALCULATED
- IRR. IRRIGATION
- S.D. STORM DRAIN
- WC WITNESS CORNER SET AT DISTANCE INDICATED, U.O.N.
- PUE PUBLIC UTILITY EASEMENT
- RESTRICTED ACCESS
- BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP

**TRACT NO. 878  
THE SEQUOIAS  
UNIT NO. 2, PHASE 1**

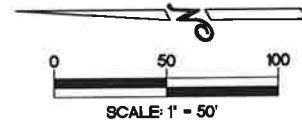
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT Diablo MERIDIAN  
CITY OF CORCORAN, COUNTY OF KINGS, CALIFORNIA  
JANUARY, 2020

**NORTHSTAR ENGINEERING GROUP, INC.**

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

**DAIRY AVENUE (6th AVENUE)**

FOUND STATE BRASS IN CONC. DOWN 24" PER K.C.C.R. NO. 1607



SEE SHEET 3 OF 4

**EASEMENTS NOT PLOTTABLE FROM RECORD:**

1. EASEMENTS FOR POLE LINES AND WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR LIGHT, POWER AND OTHER PURPOSES PER BOOK 36 OF DEEDS, PAGE 317, K.C.R. WIDTH IS NOT DISCLOSED

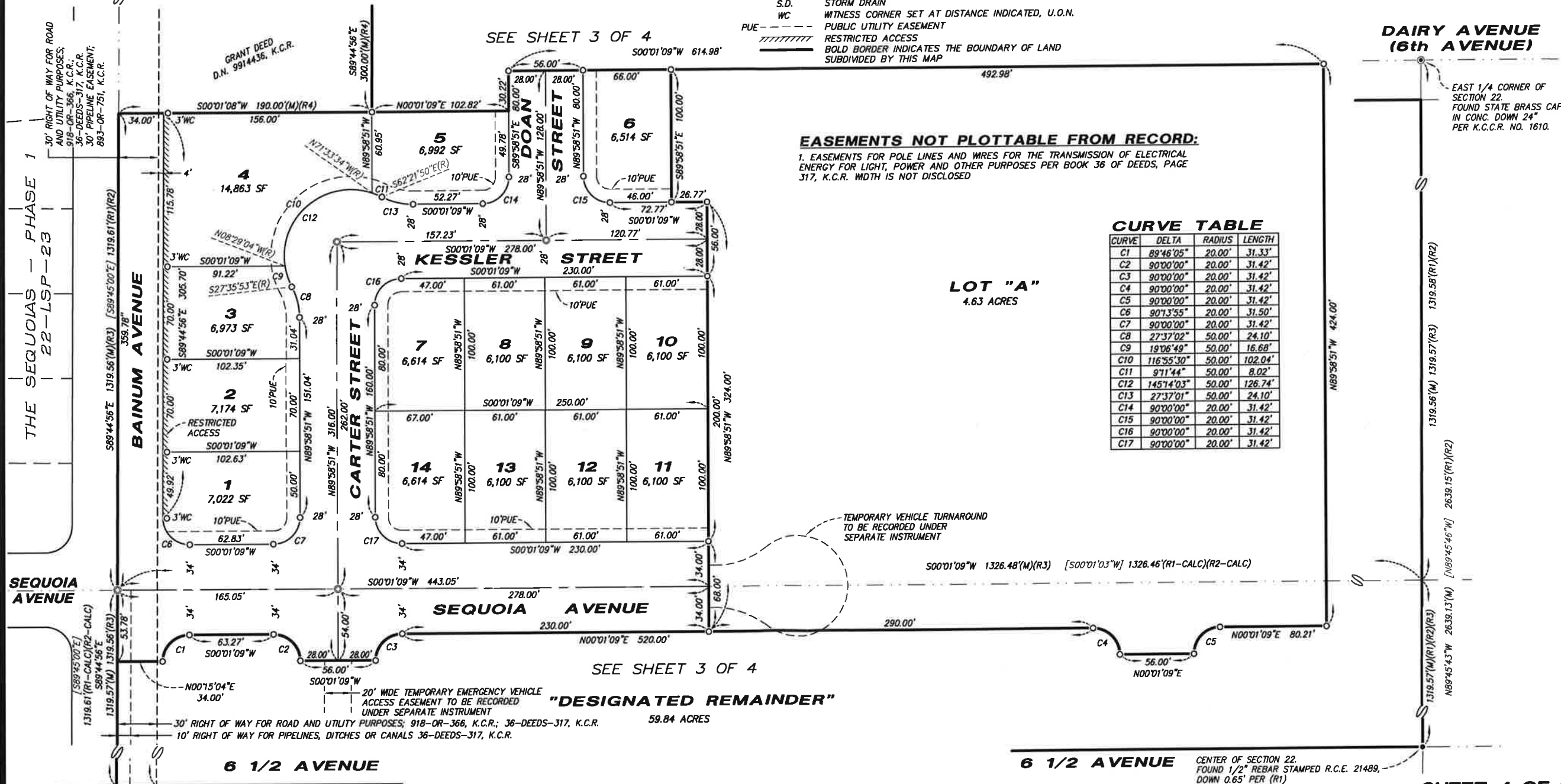
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	89°46'05"	20.00'	31.33'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'
C6	90°13'55"	20.00'	31.50'
C7	90°00'00"	20.00'	31.42'
C8	27°37'02"	50.00'	24.10'
C9	19°06'49"	50.00'	16.68'
C10	116°55'30"	50.00'	102.04'
C11	9°11'44"	50.00'	8.02'
C12	145°14'03"	50.00'	126.74'
C13	27°37'01"	50.00'	24.10'
C14	90°00'00"	20.00'	31.42'
C15	90°00'00"	20.00'	31.42'
C16	90°00'00"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'

**LOT "A"**  
4.63 ACRES

**DAIRY AVENUE (6th AVENUE)**

EAST 1/4 CORNER OF SECTION 22.  
FOUND STATE BRASS CAP IN CONC. DOWN 24" PER K.C.C.R. NO. 1610.



**"DESIGNATED REMAINDER"**  
59.84 ACRES

SEE SHEET 3 OF 4

**6 1/2 AVENUE**

CENTER OF SECTION 22.  
FOUND 1/2" REBAR STAMPED R.C.E. 21489,  
DOWN 0.65' PER (R1)  
& K.C.C.R. NO. 1765

**SHEET 4 OF 4**

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT**

**ITEM #: 7-E**

**MEMORANDUM**

**TO:** City Council

**FROM:** Soledad Ruiz-Nunez, Finance Director

**DATE:** May 20, 2020

**MEETING DATE:** May 26, 2020

**SUBJECT:** Provide direction for late fees on Utility bills.

**Recommendation:** Late fees on Utility bills are to resume effective July 1, 2020.

**Discussion:**

On March 24, 2020 during the Council meeting under item 8-A we discussed that the City would not be shutting off utilities to residents for failure of payment in order to comply with the directive from the Governor. We also discussed waiving late fees in order to fall in line with other utility companies.

The City has waived late fees on Utility bills for April and May due to Covid 19 economic uncertainty. The last time we assessed the late fee of \$5.00 in March they were assessed on 1,048 accounts for revenue of \$5,240 to the Water Fund.

**Budget Impact:**

Loss of approximately \$5,000 monthly to the Water Fund each month late fees are not assessed on Utility bills.

**Attachments:**

None.

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

## STAFF REPORT

ITEM #: 7-F

### MEMO

**TO:** Corcoran City Council/Oversight Board of the Successor Agency of the Corcoran Redevelopment Agency/  
**FROM:** Kindon Meik, City Manager/Executive Director  
**DATE:** May 22, 2020  
**Subject:** Consider Resolution No. 3027 and Resolution No. 2020-01 regarding proceeds from the sale of the Corcoran Business Park lots.

**Recommendation:** Approve Resolution No. 3027 and Resolution No. 2020-01 determining that 50% of the proceeds from the sale of the Corcoran Business Park lots will be remitted to Kings County for distribution to respective taxing entities.

### Background

With the dissolution of the Corcoran Redevelopment Agency in 2011, the Successor Agency was required to submit a Long Range Property Management Plan (LRPMP) proposing a permissible use on properties held by the Successor Agency. The approved LRPMP included eleven (11) lots in the Corcoran Business Park. Per the approved plan, the lots are to be sold and the “proceeds from the sale of the property minus Economic Development Administration (EDA) grant funds will be distributed to the taxing entities.”

Following a thorough review of the available documents, staff has been unable to determine the amount of EDA grant monies that were used to improve the Corcoran Business Park in relation to Redevelopment Agency monies also spent on the project. As a result, staff is recommending that 50% of all proceeds be remitted to the County and 50% be retained by the City.

### Budget Impact:

The sewer rate increases will allow the sewer enterprise to continue to operate with a positive fund balance, and also provided debt service funding for planned capital projects.

### Attachments:

- Resolution No. 3027
- Resolution No. 2020-01

### City Offices

**RESOLUTION NO. 3027**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORCORAN  
REGARDING THE SALE OF CORCORAN BUSINESS PARK LOTS**

**WHEREAS**, the Corcoran Successor Agency has prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Corcoran Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to the AB 1484 Section 34191.5; and

**WHEREAS**, on March 23, 2015, The Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Corcoran Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Corcoran Redevelopment Agency; and

**WHEREAS**, the Department of Finance approved the Corcoran Long Range Property Management Plan in May 2015; and,

**WHEREAS**, all properties identified in the Long Range Property Management Plan have been transferred to the City of Corcoran for disposition as outlined in the plan; and,

**WHEREAS**, the Long Range Property Management Plan identifies eleven (11) lots in the Corcoran Business Park to be sold and notes that "proceeds from the sale of the property minus Economic Development Administration (EDA) grant funds will be distributed to the taxing entities."

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Corcoran hereby finds, determines, resolves and orders as follows:

- Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. When properties from the Corcoran Business Park are sold, 50% of the proceeds will be remitted to the County of Kings for distribution to the respective taxing entities and 50% of the proceeds will be retained by the City of Corcoran.
- Section 3. The staff and City Council are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Corcoran at a regular meeting this 26th day of May 2020, by the following vote:

**AYES:** Members:

**NOES:** Members:

**ABSENT:** Members:

**ABSTAIN:** Members:

**APPROVED:**

---

Sidonio "Sid" Palmerin, Chairperson

**ATTEST:**

---

Marlene Spain, City Clerk  
Corcoran Oversight Board Secretary

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE CORCORAN OVERSIGHT BOARD FOR THE  
CORCORAN SUCCESSOR AGENCY TO THE FORMER CORCORAN  
REDEVELOPMENT AGENCY REGARDING THE SALE OF  
CORCORAN BUSINESS PARK LOTS**

**WHEREAS**, the Corcoran Successor Agency has prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Corcoran Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to the AB 1484 Section 34191.5; and

**WHEREAS**, on March 23, 2015, The Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Corcoran Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Corcoran Redevelopment Agency; and

**WHEREAS**, the Department of Finance approved the Corcoran Long Range Property Management Plan in May 2015; and,

**WHEREAS**, the Long Range Property Management Plan identifies eleven (11) lots in the Corcoran Business Park to be sold and notes that "proceeds from the sale of the property minus Economic Development Administration (EDA) grant funds will be distributed to the taxing entities."

**NOW, THEREFORE, BE IT RESOLVED** that the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency hereby finds, determines, resolves and orders as follows:

- Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. When properties from the Corcoran Business Park are sold, 50% of the proceeds will be remitted to the County of Kings for distribution to the respective taxing entities and 50% of the proceeds will be retained by the City of Corcoran.
- Section 3. The staff and Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.



**PASSED, APPROVED, AND ADOPTED** by the Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency at a regular meeting this 26th day of May 2020, by the following vote:

**AYES:** Members:

**NOES:** Members:

**ABSENT:** Members:

**ABSTAIN:** Members:

**APPROVED:**

---

Sidonio "Sid" Palmerin, Chairperson

**ATTEST:**

---

Marlene Spain, City Clerk  
Corcoran Oversight Board Secretary

**MATTERS FOR MAYOR AND COUNCIL  
ITEM #: 8**

**MEMORANDUM**

**MEETING DATE:** May 26, 2020  
**TO:** Corcoran City Council  
**FROM:** Kindon Meik, City Manager  
**SUBJECT:** Matters for Mayor and Council

UPCOMING EVENTS / MEETINGS

- June 9, 2020 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- June 23, 2020 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- July 4, 2020 (Friday) City Offices Closed - Observance of Independence Day
- July 14, 2020 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- July 28, 2020 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers

A. Information Items:

1. Budget study session – proposed date June 16, 2020
2. UHC grant to test for COVID-19
3. League of California Cities – Support Local Recovery Coalition

B. Council Comments – *This is the time for council members to comment on matters of interest.*

1. Staff Referral Items

C. Committee Reports

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

# COVID-19 Fiscal Impact on California Cities



California cities face severe revenue shortfalls due to the impact of the COVID-19 pandemic on their economies and increased emergency costs. As a result, cities will be forced to make significant reductions or cuts to a broad range of core public services and staff, regardless of population size. Given current and projected revenue shortfalls, cities need fiscal assistance to stabilize local government operations to offset the devastating impacts the crisis is having on California's communities. These findings are part of a new data analysis\* by the League of California Cities.

## Public Services Will Be Impacted By Drastic Revenue Loss



## Core Services Face Significant Impacts Regardless of City Size



Cities anticipate a nearly **\$7 BILLION GENERAL REVENUE SHORTFALL** over the next two fiscal years. This shortfall will grow by billions of dollars if COVID-19 stay-at-home orders extend into the summer months and beyond.

## City Leaders Report Immediate Impact to Core Revenue Sources

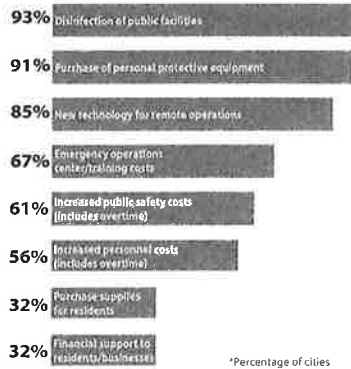
- 100%** Sales Taxes
- 89%** Hotel/Bed Taxes
- 72%** Property Transfer Taxes
- 42%** Utility Taxes
- 15%** Investments, Forfeitures, and Fines
- 4%** Parking and Admissions

## COVID-19 Has Staggering Impact on City Workforce



**12%** of cities report spending **> \$500k** to help control the COVID-19 pandemic

## Unanticipated COVID-19 Expenses



Over **90%** of cities are considering **LAYOFFS OR EMPLOYEE FURLOUGHS, or CUTTING PUBLIC SERVICES.** **72%** are considering doing **BOTH.**

## Cities Key Revenue Loss by Source through FY 21-22

<b>\$24 million</b> Utility Taxes	<b>\$28 million</b> Property Transfer Taxes
<b>\$65 million</b> Franchises	<b>\$93 million</b> Parking and Admissions
<b>\$175 million</b> Investments, Forfeitures, and Fines	<b>\$402 million</b> Business Tax
<b>\$616 million</b> County Transportation SUT	<b>\$1.37 billion</b> Hotel/Bed Taxes
<b>\$2.26 billion</b> Sales Taxes	<b>\$1.7 billion</b> City/County of San Francisco

**Total \$6.7 billion**

**100%** of California cities, regardless of population size, face projected revenue loss this year

For more information email [communications@cacities.org](mailto:communications@cacities.org).

\*Data and Assumptions: The current revenue shortfall projections assume the ending of strict stay-at-home orders by the end of May 2020 with a transition to normalcy and a gradual return to taxable activities. The revenue shortfall projections include FY 2021-22, as there will be delayed revenue impacts from multiple sources, including business license taxes (based on prior year receipts). If strict stay-at-home orders remain in place through the summer of 2020, there will be additional significant revenue losses - adding billions to overall city shortfalls. Over 260 cities, encompassing all of California's diverse geographies and city sizes, participated in the League's COVID-19 Fiscal Impact Survey. The survey requested primary source data on projected revenue losses in key, general revenue categories, and local impacts to city services and operations. The survey data reinforces projections produced from an in-depth financial model built from annual reports by the State Controller and the California Department of Tax and Fee Administration, survey data, granular analysis by government revenue specialists, industry-specific outlooks, and forecasts from respected economists.



**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
05/12/20	Spreadsheet to show grant applications and status of grants.	In progress	All Departments
05/12/20 09/10/19 06/25/19	Presentation by PARS on Section 115 fund status. Presentation by PARS on fund status of Section 115. Council requested further information on PERS Unfunded Liability and funds that can be paid off early. Council also requested periodic updates on Section 115 (PARS) Account for retirement contributions.	In progress	Finance Director/City Manager
03/26/19	Council discussed the idea of requiring angled parking in commercial development.	In progress	Community Development
03/12/19	Council requested that Staff prepare ordinance specifically prohibiting smoking in public parks. It was recommended that the City also consider an ordinance prohibiting dogs in public parks.	In progress	Community Development
06/12/18 05/09/17	City of Corcoran Finance Department Policy and Procedures Handbook approved by City Council City Council requested that Staff present draft finance policies relating to General Fund reserves, balanced budget, etc.	Completed  Ongoing	Finance Director/City Manager