

CORCORAN PLANNING COMMISSION MEETING AGENDA

**Monday, May 17, 2021
5:30 P.M**

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

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

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

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

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

ROLL CALL

Chairman:	Karl Kassner
Vice-Chairman:	David Jarvis
Commissioner:	David Bega
Commissioner:	Karen Frey
Commissioner:	Vicente Carrasco Sanchez
Commissioner	Dennis Tristao
Commissioner:	Janet Watkins

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

2.1 Approval of minutes of the regular Planning Commission meetings on March 15, 2021.

3. RE-ORGANIZATION - None

4. **PUBLIC HEARING - None**

5. **STAFF REPORTS**

5.1 Tract 822 Tentative Subdivision Map (TSDM) time extension.

5.2 Tract 880 Tentative Subdivision Map (TSDM) revision

5.3 Revision of fence and storage shed located at 2102 Kern River Avenue, Corcoran, CA 93212.

5.4 Proposed Zoning Code revisions on Industrial Districts through Local Early Action Planning (LEAP) Grant.

6. **MATTERS FOR PLANNING COMMISSION**

6.1 Information Item: None

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

6.3 Committee/Seminar Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on May 13, 2021.



Kevin J. Tromborg

Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, March 15, 2021**

The regular session of the Corcoran Planning Commission was held through a teleconference at 832 Whitley Avenue, Corcoran, CA 93212. The meeting was called to order by Chairperson, Kassner, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:30 P.M.

ROLL CALL

Commissioners present: Bega, Frey, Jarvis, Kassner, Tristao and Watkins

Commissioners absent: Carrasco Sanchez

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Legal Counsel

FLAG SALUTE **None.**

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Watkins and seconded Tristao to approve the minutes of the regular meeting on February 16, 2021. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Frey, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Continuance of a Public Hearing to introduce and consider Land Use Change Designation 21-01 located at 25257 7th Avenue with APN 034-120-001 from R1-6 to R1-5, Single Family Residential, 5,000 Sq. Ft. Minimum Site Area submitted by D.R. Horton.

Tromborg informed the Commissioners that applicant withdrew the request for land use designation change. No action has been taken and application was cancelled.

4.2 Continuance of a Public Hearing to introduce and consider Zoning, Land Use Designation Change 21-02 to re-designate property address 446 6 ½ Avenue, Corcoran, CA 93212 (APN 034-110-045), from Single Family Residential (R1-6) to Multi-Family Residential (RM-2). Having no additional written and oral testimonies, public hearing was closed at 5:40 pm.

Gary Cramer, Deputy Chief of Police shared a chart summary of Calls For Service (CFS) for police assistance in the area where apartments are located with population of 2, 010 residents vis a vis general population of the City of Corcoran using the 13,000 population. Apartments have approximately forty two (42) per cent higher number of calls for service (per 100 population) compared to general population. A total of 22, 986 CFS were received for calendar year 2020 and 5, 950 CFS emanated from apartment complexes.

Mr. Mutahar Mana, property owner of the subject property expressed his desire to build a housing project with least amount of investment such as re-zoning compared to splitting the lots.

In more than fifteen (15) years, the Planning Commission did not receive an application to re-zone a property from Single Family Dwelling to Multi-Family Dwelling.

Following Commission discussion, a **motion** was made by Tristao and seconded by Watkins to deny the request on Zoning, Land Use Designation Change 21-02 of property address 446 6 ½ Avenue, Corcoran, CA 93212 (APN 034-110-045), from Single Family Residential (R1-6) to Multi-Family Residential (RM-2). A roll call vote was made. Motion carried by the following vote:

AYES: Frey, Jarvis, Tristao and Watkins

NOES: Bega and Kassner

ABSTAIN:

ABSENT: Carrasco Sanchez

5. STAFF REPORTS

5.1. Tromborg presented the request of Mr. Marco Villareal, property owner and resident of 2102 Kern River Avenue, Corcoran, CA 93212 to allow Mr. Villareal to move his fence eleven (11) feet instead of fifteen (15) feet back to comply with the required setbacks considering the hardship to move the Tuff Shed that was built on a concrete foundation.

On September 16, 2019, the Planning Commission denied Mr. Villareal's request to allow his fence that was built against the Subdivision Map setbacks of fifteen (15) feet. The decision was later concurred by the City Council on January 28, 2020. It was recalled, that during the appeal processes, installation of tuff shed was never mentioned.

Tromborg mentioned that an agreement can be made with Mr. Villareal regarding future use of easement and in the event that the property will put on sale, fence needs to be moved back to its original location.

Following Commission discussion, a **motion** was made by Tristao and seconded by Frey to approve the request to allow to move the fence eleven (11) feet instead of fifteen (15) feet setbacks with an agreement mentioned. A roll call vote was made. Motion carried by the following vote:

AYES: Frey, Tristao and Watkins

NOES: Bega, Jarvis and Kassner

ABSTAIN:

ABSENT: Carrasco Sanchez

With a split decision, motion was failed.

Following Commission discussion, a new motion was made by Tristao and seconded by Bega to continue the discussion in the next Planning Commission meeting pending submission of proof of purchase and installation date of tuff shed on the subject property. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Frey, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

5.2 City of Corcoran has received a State grant for Local Early Action Planning (LEAP) Grant. Projects include storm water plan and zoning code revision. Tromborg presented part two of proposed zone text revisions Chapter 11-6 and Table 11-6-1 Commercial District Zone. At the end of the review, final summary of revisions will be presented through a public hearing and a resolution for decision of the Planning Commission and City Council.

6. MATTERS FOR COMMISSION

- 6.1. Information Item: None
- 6.2. Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3. Committee/Seminar Reports - None

7. ADJOURNMENT

At 7:30 p.m., the meeting was adjourned to the next regular meeting on Monday, April 19, 2021 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega
Karen Frey
Dennis Tristao
Vicente Carrasco
Sanchez
Janet Watkins

Planning Commission



**Community
Development
Department**

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: May 17, 2021

Subject: Tentative Subdivision Map 822 extension application

A. General Information:

1. Owner:	City of Corcoran
2. Applicant:	City of Corcoran
3. Site Location:	APN: 034-170-020
4. Property Description:	North of Whitley Avenue on the East side of Pickerell Avenue
5. Site Area:	17 Acres
6. General Plan Designation:	Low Density
7. Current Zone Classification:	Residential R1-6
8. Existing Use:	Vacant lot
9. Proposed Use:	Residential sub-division

B. Recommendation:

Staff recommends Planning Commission review and approve a one and final year extension of Tentative Sub-division Map 822.

C. Public Input:

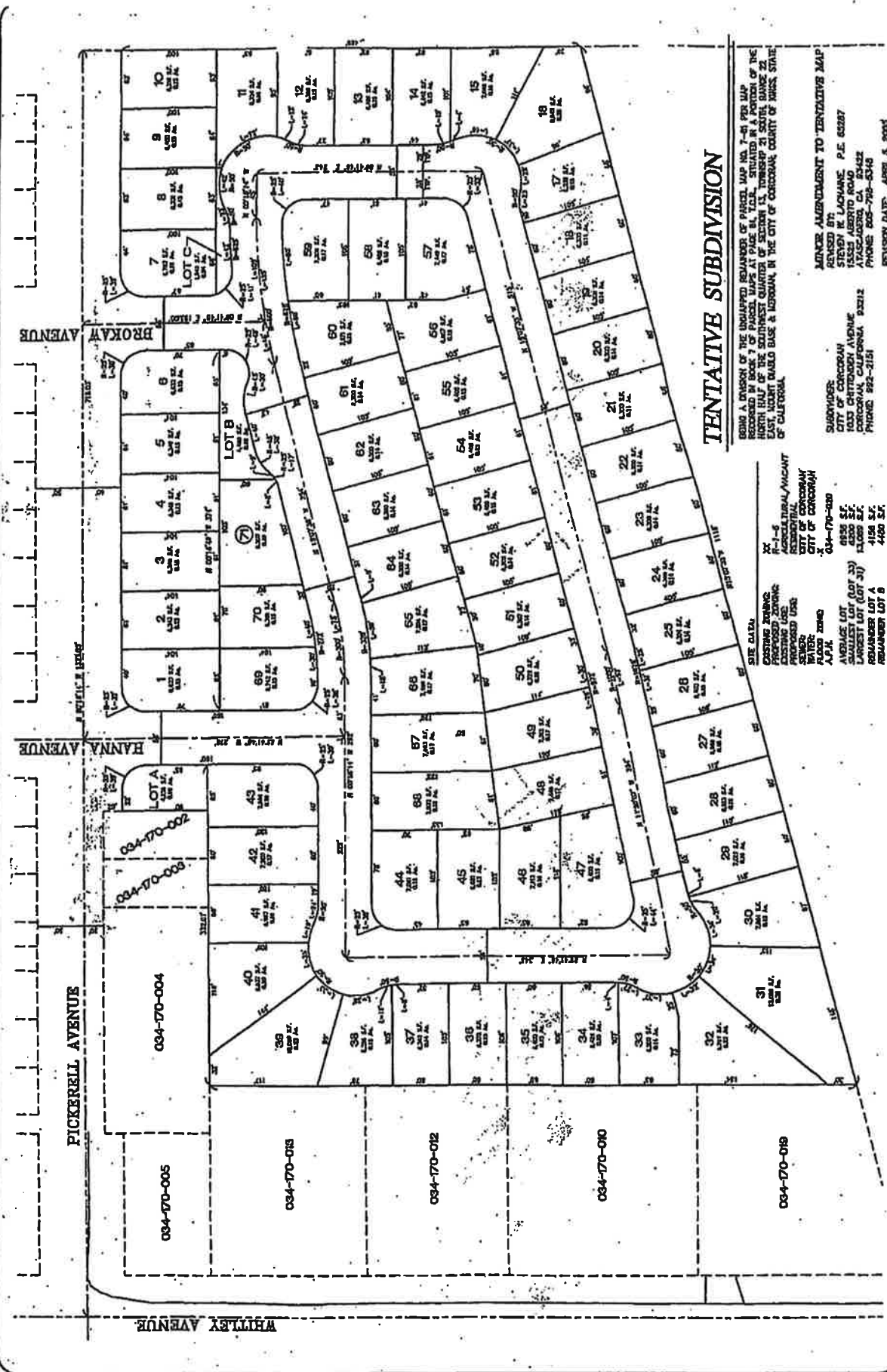
Not required for a Tentative Subdivision map extension

D. Discussion:

Tentative Map approval was on May 26, 2004. Revised Tentative Map Approved May 26, 2005, extended to May 26, 2009 and with SB 1185 State extension to May 26, 2021. Staff had determined that after the first extension and all the mandated State extension, there remained one (1) year extension still available.

E. Attachment:

- Tentative Subdivision Map Tract 822
- Google Earth aerial view of property
- Resolution No. 05-10



TENTATIVE SUBDIVISION

BEING A DIVISION OF THE UNPLATTED REMAINDER OF PARCEL MAP NO. 7-81 983 MAP RECORDED IN BOOK 7 OF PARCEL MAPS AT PAGE 84, T.24N., S.12E., SITUATED IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 22 WEST, MOUNT Diablo Base & Meridian IN THE CITY OF CONCORDIAN COUNTY OF MACK STATE OF CALIFORNIA.

MINOR AMENDMENT TO TENTATIVE MAP
 SUBDIVISION
 CITY OF CONCORDIAN
 1033 CHATTAHOON AVENUE
 CONCORDIAN, CALIFORNIA 92312
 PHONE 952-3151

REVISION DATE: APRIL 5, 2003

PREPARED BY:
 ENGINEER/PLANNER
 CITY OF CONCORDIAN
 604-770-0200

CONTRACTOR:
 604-770-0200

SMALLEST LOT (LOT 33)
 4196 SF

LARGEST LOT (LOT 31)
 4480 SF

REMAINDER LOT A
 4480 SF

REMAINDER LOT B
 1840 SF

REMAINDER LOT C

PICKERELL AVENUE

HANNA AVENUE

BROKAW AVENUE

WHITLEY AVENUE

034-770-005

034-770-004

034-770-018



034-770-012

034-770-010

034-770-018



Legend

-  J's Mini Mart/Gas & Gift Shop
-  Whitley Ave & Pickerell Ave

Tract 822

Write a description for your map.

Tract 822

Patterson Ave

Brokaw Ave

Hanna Ave

Whitley Ave

Pickerell Ave

Whitley Ave & Pickerell Ave

Google Earth

© 2021 Europa Technologies

© 2021 Google



800 ft

CORCORAN PLANNING COMMISSION
RESOLUTION 05-10
REVISION TO
TENTATIVE SUBDIVISION MAP TRACT No. 822

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on April 26, 2005, on motion of Commissioner Stiger, seconded by Vice-Chairman Venegas, and duly carried, the following resolution was adopted:

WHEREAS, D. A. Fetyco, the developer of the project, requested that Tentative Subdivision Tract Map No. 822 be revised to allow a looped street design with 70 lots; and

WHEREAS, the tentative subdivision tract map is proposed for the east side of Pickerell Avenue, north of Whitley Avenue, APN 034-170-020, and

WHEREAS, Tentative Subdivision Tract Map No. 822, submitted by the City of Corcoran, was approved with conditions, by Planning Commission on May 10, 2004 under Resolution 04-10.

WHEREAS, City Council approved the proposed subdivision tract map in accordance with Planning Commission Resolution 04-10, on May 26, 2005 with two additional conditions which are included as conditions 10 and 11 of Exhibit A; and

WHEREAS, the initial environmental study determined that the project will not have a significant impact on the environment, and

WHEREAS, a Mitigated Negative Declaration was prepared; and

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

- (a) That the proposed map is consistent with the General Plan;
- (b) That the design or improvement of the proposed subdivision is consistent with the General Plan designation of low density residential;
- (c) That the site is physically suitable for the type of development;
- (d) That the site is physically suitable for the proposed density of development;
- (e) That the design of the subdivision and the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat;

(f) That the design of the parcel map and/or type of improvements are not likely to cause serious public health problems; and

(g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

WHEREAS, the Planning Commission, on April 26, 2005, has carefully considered the proposed revisions to the tentative map, and

THEREFORE, BE IT RESOLVED that revised Tentative Tract No. 822 be approved subject to the conditions listed in the Exhibits A, B,C,D and E.

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

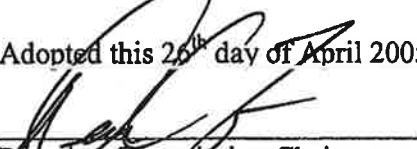
AYES: Commissioners: Cortez, Garcia, Hanshew, Kessler, Stiger, Venegas and Tristao

NOES: None


ABSTAIN: None

ABSENT: None

Adopted this 26th day of April 2005



Planning Commission Chairman



Community Development Director

EXHIBIT A
TENTATIVE SUBDIVISION MAP 822
RESOLUTION NO. 05-10

GENERAL DESIGN

1. That the applicant in consideration of the approval of said Tentative Tract hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind or nature arising out of or by reason of said project, and the development of said land by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That approval of this Tentative Tract does not exempt compliance with all applicable Sections of the City of Corcoran Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time the building permits are issued.
3. That all approved proposal of the applicant be conditions of development if not mentioned herein.
4. That the general design of the tract be approved with minor modifications being approved by the Community Development and Public Works Departments.
5. That the tentative map subdivision approval is contingent upon the approval of the General Plan Amendment and Zone Change.
6. That construction of the improvements be limited to day light hours.
7. That dust control measures be taken during the construction of improvements.
8. That the developer provide at least one medium sized tree on each lot.
9. That the developer comply with the mitigation measures listed in the Negative Declaration.
10. That there be a seven foot block wall placed two feet in from the east property line along canal bank, and
11. That the Developer shall also record with the County of Kings and lodge with the County of Corcoran a covenant running with the land wherein language similar to the

following be utilized: Owners of Parcel numbers _____ acknowledge and understand that their property is adjacent to and abuts a canal. It shall be the responsibility of each owner to advise subsequent owners and persons having possession of such lots that the property, does in fact, exist adjacent to and/or abut a canal.

PUBLIC WORKS/ENGINEERING CONDITIONS

1. See Exhibit "B"

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

1. See Exhibit "C".

FIRE DEPARTMENT

1. See Exhibit "D".

ZONING

1. That the proposed tract is subject to the "R-1-6" Single Family zone district standards.

ARCHEOLOGICAL:

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

EXPIRATION:

1. That this tentative subdivision map become null and void after 24 months has elapsed from the date of approval on May 26, 2005, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, may be subject to the improvement standards and fees in effect at the time the extension for the tentative map is granted.

EXHIBIT B
MEMORANDUM
CITY OF CORCORAN

TO: JERI GRANT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: QUAD Engineering, - City Engineer

SUBJECT: Engineering Considerations - Tentative Subdivision No. 822
REVISED

LOCATION: EAST SIDE OF PICKEREL @ MARINA & BACKW

DEVELOPER: STEPHEN W. LACHAINE (ENGR)

DATE: MARCH 22 2005

SOILS:

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

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

STREETS:

Street widths shall be as shown on tentative map, except as noted on Attachment "A".

R-Value tests will be required for the streets specified on Attachment "A".

The structural section of all streets shall be not less than 2" AC over 4" AB except as noted on Attachment "A", except that a greater thickness may be required by Soil Test results. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalk, unless otherwise noted on Exhibit "A".

Utility services to each lot shall be placed in the streets prior to paving.

Knuckles and transition curves to knuckles shall have 50-foot radii.

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

Property line radius is to be 20 feet on all streets. (30' @ arterials).
THE MAP INCORPORATELY SHOWS 25' R @ ALL CORNERS.

A barricade shall be provided at ends of dead-end streets.

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

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

UNDERGROUND ELECTRIC LINES:

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

SANITARY SEWERS:

Sanitary sewers shall be installed to City standards.

Sewer laterals shall be installed to the property line of all lots before the streets are surfaced.

STORM DRAINAGE:

The storm drain layout shall be designed to City standards.

Subdivider shall install pipelines so as to connect to existing City trunk lines.

FIRE HYDRANTS

Fire hydrants shall be installed at the locations as noted on Exhibit "A".

EASEMENTS:

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

Submit to the City Engineer a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY:

Water mains shall be installed to City standards.

Water services shall be installed to the property line of all lots before the streets are surfaced.

STREET NAME SIGNS:

Street name signs shall be installed at each intersection noted on Exhibit "A".

STOP SIGNS:

Stop signs shall be of the sizes and installed at the locations noted on Exhibit "A".

STREET LIGHTS AND ELECTRICAL SERVICE:

The Developer must make provisions for the installation of underground electrical service and street lighting. Street lights will be required at the locations noted on Exhibit "A". The cost of the systems shall be included in the subdivision bonds.

GAS SERVICE:

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

CABLE TELEVISION:

The Developer shall comply with the requirements set forth in City Ordinances with regard to Cable T.V.

TELEPHONE:

The Developer must make provisions for the installation of underground telephone service in accordance with Verizon Company standards.

WELLS:

Any existing wells on the site shall be abandoned and sealed in accordance with State Health Department standards.

ELEVATIONS:

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

STANDARDS:

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

BOND OR DEPOSIT:

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

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

FEES:

The Developer shall pay to the City all applicable fees prior to recordation of the final map.

ADDITIONAL REQUIREMENTS:

Provide the City Engineer with design calculations for street sections and drainage systems.

Submit closures of all lots, blocks, and exterior boundaries within the subdivision.

Submit to the City Engineer a title report for the parcel to be developed.

Provide the City Engineer with two prints of subdivision map and two prints of improvement drawings for final checking.

Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of Final Map by the County. Also, provide the City Engineer with two (2) sets of prints and one (1) set of sepias of the final improvement drawings.

Prepared WDS Date 3/22/05

ATTACHMENT "A"

The engineering considerations checked below shall be made a condition of approval of the subject subdivision.

- ✓ 1. The minimum street right-of-way widths shall be as follows; also, the minimum structural street section shall be 2" asphalt concrete and 4" aggregate base, except as follows:

<u>Street</u>	<u>R/W</u>	<u>Asphalt Concrete</u>	<u>Aggregate Base</u>	<u>R-Value Required</u>
a) <u>PICKERELL</u>	<u>90</u>	<u>3</u>	<u>8</u>	<u>1</u>
b) <u>HANNA</u>	<u>56</u>			
c) <u>BROWKAW</u>	<u>56</u>			
d) <u>N/S WILY STREET</u>	<u>56</u>			<u>2</u>
e) <u>N/S 15' W STREET</u>	<u>56</u>			<u>2</u>
f) <u>E/W N'LY STREET</u>	<u>56</u>			
g) <u>E/W S'LY STREET</u>	<u>56</u>			

2. Arterial Treatment: _____

3. The Developer shall submit a plan for irrigation of street trees along streets with arterial treatment, to be approved by the Director of Public Works.

- ✓ 4. A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.

CONNECT TO EX LINE IN PICKERELL
W | 9" MINIMUM MAINS (ALSO SEE 9, BELOW)

- ✓ 5. A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.

CONNECT TO SYSTEM IN PICKERELL. UPGRADE

EX LIFT STA AS NECESSARY TO ACCOMMODATE

INCREASED FLOWS (ALSO SEE 10, BLOW)

- ✓ 6. A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system.

8" LOOP TO EX. LINE IN PICKERELL

- ✓ 7. DESIGN OF "OUTLETS" TO BE SUBMITTED
AND APPROVED BY PLANNING DEPARTMENT.

- ✓ 8. THIS REVISED LAYOUT CREATES FRONTAGE
WIDTHS LESS THAN 40' FOR LOTS 16, 31, 32
39 & 40. THIS IS IN VIOLATION OF ZONING REGS.
(11-8-7-B)

- ✓ 9. THIS REVISED LAYOUT APPEARS TO CREATE
THE NEED FOR A SANITARY SEWER LIFT STATION.

- ✓ 10. THIS REVISED LAYOUT MAY NOT BE
ACCOMMODATED EASILY FOR COLLECTION OF
STORM WATERS (LENGTHY SWATH RUNS AND/OR
LENGTHY PIPE EXTENSIONS)

- ✓ 11. THIS REVISED LAYOUT DOES NOT APPEAR TO
COMPLY WITH SUBDIVISION REGS FOR MAXIMUM
BLOCK LENGTHS (EXCESSIVE SPREADS PROBLEM)
(12-1-13-L)

- ✓ 12 THIS REVISED LAYOUT CREATES DOUBLE FRONTAGE LOTS (7 & 8) IN VIOLATION OF SUBDIVISION REGS (12-1-13-15-6)
- ✓ 13 THIS REVISED LAYOUT CREATES REAR YARD, FRONT YARD, SIDE YARD CONFLICTS (LOTS 9, 10 & 11) e.g. FENCING REGS (11-8-5-A & B).
- ✓ 14 BECAUSE OF THE ABOVE SUBDIVISION AND ZONING ISSUES, IT WOULD APPEAR THAT PER 12-1-9, THIS REVISED MAP WOULD NOT BE CONSIDERED A "MINOR REVISION" AND, THEREFORE, WOULD REQUIRE PLANNING COMMISSION REVIEW & CITY COUNCIL APPROVAL.

REVISION DATE: MARCH 14, 2005

ADJORN AMENDMENT TO TENTATIVE MAP

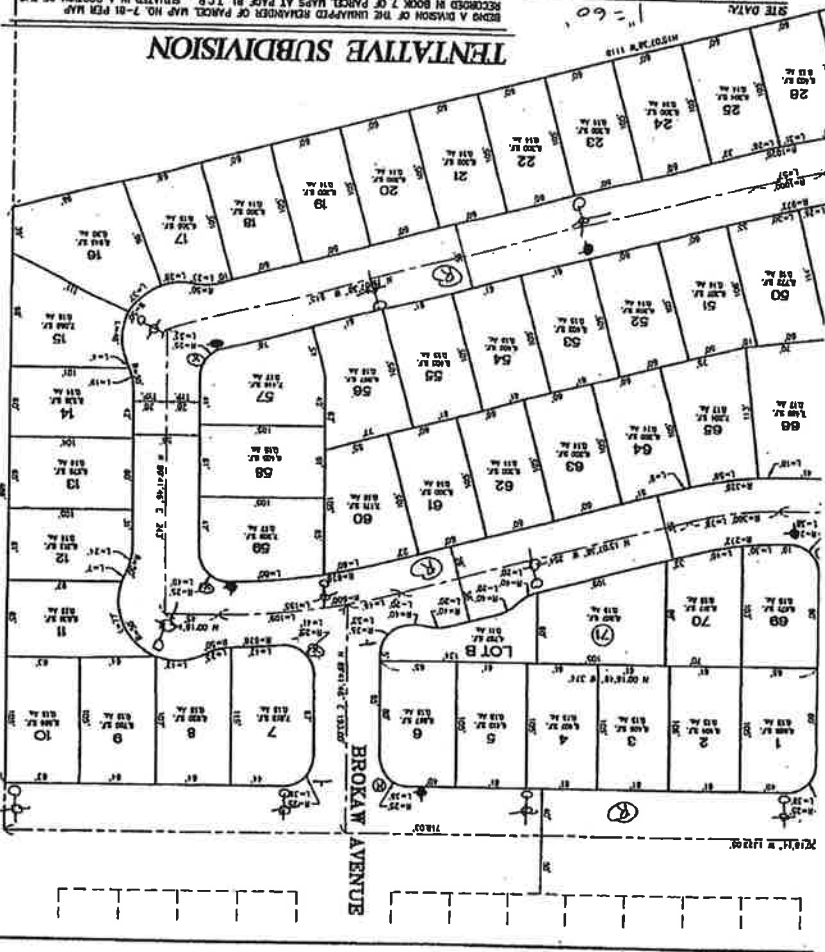
REVISION BY:
 STEVEN M. LACROIX, P.E. 02287
 15225 ABERNETHY ROAD
 CONCORDIA, CALIFORNIA 94322
 PHONE: 925-798-5248

SUBDIVIDER:
 CITY OF CONCORDIA
 1033 ORTENDO AVENUE
 CONCORDIA, CALIFORNIA 94322
 PHONE: 925-2151

APPROVED FOR THE CITY OF CONCORDIA
 CITY OF CONCORDIA
 034-170-020
 A.P.N.
 6880 S.F.
 12,000 S.F.
 4156 S.F.
 4787 S.F.

REMAINING LOT B
 REVISION LOT A
 REVISION LOT A
 REVISION LOT A
 REVISION LOT A

BEING A DIVISION OF THE UNAPPROVED REMAINDER OF PARCEL MAP NO. 7-01 PER MAP
 RECORDED IN BOOK 7 OF PARCEL MAPS AT PAGE 81, T.C.R., SITUATED IN A PORTION OF THE
 EAST, NORTH QUARTER BASE & MORNING IN THE CITY OF CONCORDIA, COUNTY OF MENDOCINO,
 OF CALIFORNIA.



PROPOSED ZONING: R-1-8
 PROPOSED USE: RESIDENTIAL
 SPECIAL TREATMENT/AGENCY: NONE

EXISTING USE: RESIDENTIAL
 SPECIAL TREATMENT/AGENCY: NONE

FLOOD ZONE: NONE
 WATER: NONE
 A.P.N.: 034-170-020

4156 S.F.
 12,000 S.F.
 4787 S.F.

REVISION LOT A
 REVISION LOT A
 REVISION LOT A
 REVISION LOT A

REVISION DATE: MARCH 14, 2005



EXHIBIT C

San Joaquin Valley
Air Pollution Control District

March 28, 2005

Reference: S2005000222

Attn: Ms. Jeri Grant
City of Corcoran
1033 Chittenden Avenue
Corcoran, California 93212

RE: Tentative Subdivision Map 822; 70 Residential Lots

Dear Ms. Grant:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the documentation provided and has the following comments:

The entire San Joaquin Valley Air Basin is classified non-attainment for ozone and fine particulate matter (PM10 & PM2.5). Although this project alone would not generate significant air emissions, a concerted effort should still be made to reduce the increase in emissions from this project, as outlined below:

Based on the information provided, the proposed project will be subject to the following District rules. The following items are rules that have been adopted by the District to reduce emissions throughout the San Joaquin Valley, and are required. This project may be subject to additional District Rules. To identify additional rules or regulations that apply to this project, or for further information, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (661) 326-6969. Current District rules can be found at <http://www.valleyair.org/rules/1ruleslist.htm>.

Regulation VIII (Fugitive PM10 Prohibitions)- Regulation VIII (Rules 8011-8081) is a series of rules designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction, road construction, bulk materials storage, landfill operations, etc.

The District's Governing Board approved amendments to Regulation VIII that became effective on October 1, 2004. If a residential project is 10.0 or more acres in area, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. If a residential site is 1.0 to less than 10.0 acres, an owner/operator must provide written

David L. Crow
Executive Director/Air Pollution Control Officer

Northern Region Office
4230 Kiernan Avenue, Suite 130
Modesto, CA 95356-9322
(209) 557-6400 • FAX (209) 557-6475

Central Region Office
1990 East Gettysburg Avenue
Fresno, CA 93726-0244
(559) 230-6000 • FAX (559) 230-6061
www.valleyair.org

Southern Region Office
2700 M Street, Suite 275
Bakersfield, CA 93301-2373
(661) 326-6900 • FAX (661) 326-6985

notification to the District at least 48 hours prior to his/her intent to begin any earthmoving activities (see section 6.4.1). A template of the District's Dust Control Plan is available at:

<http://www.valleyair.org/busind/comply/PM10/forms/DCP-Form%20-%202010-14-2004.pdf>

Rule 4103 (Open Burning) regulates the burning of agricultural material. Agricultural material shall not be burned when the land use is converting from agriculture to nonagricultural purposes. In the event that the project burned or burns agricultural material, it would be in violation of Rule 4103 and be subject to District enforcement action.

Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters) and **Rule 4902** (Residential Water Heaters) limit the emissions of PM10 and NOx in residential developments. On July 17, 2003, the District's Governing Board adopted amendments to Rule 4901. Construction plans for residential developments may be affected by section 5.3, specifically:

§5.3 Limitations on Wood Burning Fireplaces or Wood Burning Heaters in New Residential Developments.

Beginning January 1, 2004,

5.3.1 No person shall install a wood burning fireplace in a new residential development with a density greater than two (2) dwelling units per acre.

5.3.2 No person shall install more than two (2) EPA Phase II Certified wood burning heaters per acre in any new residential development with a density equal to or greater than three (3) dwelling units per acre.

5.3.3 No person shall install more than one (1) wood burning fireplace or wood burning heater per dwelling unit in any new residential development with a density equal to or less than two (2) dwelling units per acre.

More information about Rule 4901 can be found at our website- www.valleyair.org. For compliance assistance, please contact Mr. Wayne Clarke, Air Quality Compliance Manager, at 230-5968.

This project may be subject to additional District Rules not enumerated above. To identify additional rules or regulations that apply to this project, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (661) 326-6969.

The District encourages innovation in measures to reduce air quality impacts. There are a number of measures that could be incorporated into the design/operation of this project to provide additional reductions of the overall level of emissions. (Note: Some of the measures may already exist as City/County development standards. Any measure selected should be implemented to the fullest extent possible.) The measures listed below should not be considered all-inclusive and remain options that the project proponent should consider:

From Table 6-3 of the District's Guide to *Assessing and Mitigating Air Quality Impacts* 2002 revision (GAMAQI)

- Install Sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent
- Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site
- Install wind breaks at windward side(s) of construction areas
- Limit area subject to excavation, grading, and other construction activity at any one time

From Table 6-4 of the GAMAQI:

- Use of Alternative fueled or catalyst equipped diesel construction equipment.
- The project applicant should identify the construction equipment that can feasibly be switched from conventional to alternative-fueled or catalyst-equipped diesel equipment. The project applicant should identify a minimum of alternative fueled or catalyst-equipped diesel construction equipment that will be used for this project. As an example of alternative fuels, not all biodiesels or biodiesel blends will result in reduced NOx emissions. According to the EPA's website, biodiesel use generally results in an increase in NOx emissions. The California Air Resources Board (CARB) has certified specific biodiesels for NOx reduction. Only biodiesels that have been certified by CARB should be used. For more information on biodiesel or other types of alternative fuels, please call Mr. Chris Acree, Air Quality Specialist, at (559) 230-5829. The applicant should calculate the associated emission reductions from implementing this mitigation measure.
- Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use
- The project applicant should specify the conditions of reduced hours or reduced amount of equipment. Will operation hours be reduced under certain circumstances such as during levels of high ambient air pollution or high temperatures? Will the amount of equipment in use be reduced during peak travel on nearby roads? To what degree is it anticipated that this mitigation measure will be implemented?
- Implement activity management (e.g. rescheduling activities to reduce short-term impacts)
 - The applicant should specify what measures will be implemented.
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways
 - The project applicant should state the criteria for curtailing construction activities, and the steps that will be taken to reduce emissions. For curtailment during periods of high ambient pollutant concentrations, the criteria should be set in terms of the Air Quality Index. See the table below for more information on the Air Quality Index.

<http://www.epa.gov/airnow/aqi.html#good>

Air Quality Index Levels of Health Concern	Numerical Value	Meaning
Good	0-50	Air quality is considered satisfactory, and air pollution poses little or no risk.
Moderate	51-100	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.
Unhealthy for Sensitive Groups	101-150	Members of sensitive groups may experience health effects. The general public is not likely to be affected.
Unhealthy	151-200	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects.
Very Unhealthy	201-300	Health alert: everyone may experience more serious health effects.
Hazardous	> 300	Health warnings of emergency conditions. The entire population is more likely to be affected.

Additional Mitigation Measures:

- When feasible, construction activity should occur during early morning, late evening, and night time hours. Ozone formation is directly related to temperature and sunlight. If the project emits short-lived ozone precursors during cooler hours, the project's local impact will be reduced.
- Pave haul roads in the project area.
- Construction equipment should have engines that are at least Tier I (as certified by the Air Resources Board). Tier I and Tier II engines have a significantly less PM and NOx emissions compared to uncontrolled engines. To find engines certified by the Air Resources Board, see <http://www.arb.ca.gov/msprog/offroad/cert/cert.php>. This site lists engines by type, then manufacturer. The "Executive Order" shows what Tier the engine is certified as.
- See the Air Resources Board's website for more information on reducing emissions from diesel engines. California's Diesel Risk Reduction Plan <http://www.arb.ca.gov/diesel/documents/rrpapp.htm>. Specifically- Appendix 3 *Mobile Diesel-Fueled Engines* and Appendix 9 *Diesel PM Control Technologies*. Another website for reducing construction emissions is the UC Davis-Caltrans *Air Quality Project* at <http://aqp.engr.ucdavis.edu/>.

- Trees should be carefully selected and located to protect the building(s) from energy consuming environmental conditions, and to shade paved areas. Trees should be selected to shade paved areas that will shade 50% of the area within 15 years. Structural soil should be used under paved areas to improve tree growth. A brochure has been included for the applicant.

For Structural Soil see <http://www.hort.cornell.edu/uhi/outreach/csc/>

For Tree Selection see <http://www.ufe.org/>

For Urban Forestry see <http://www.coolcommunities.org>

<http://wcufrre.ucdavis.edu>

http://www.lqc.org/bookstore/energy/downloads/sjv_tree_guidelines.pdf

- If transit service is available to the project site, improvements should be made to encourage its use. If transit service is not currently available, but is planned for the area in the future, easements should be reserved to provide for future improvements such as bus turnouts, loading areas, route signs and shade structures. Appropriations made to facilitate public or mass transit will help mitigate trips generated by the project. Direct pedestrian access to the main entrance of the project from existing or potential public transit stops and provide appropriately designed sidewalks. Such access should consist of paved walkways or ramps and should be physically separated from parking areas and vehicle access routes.
 - Specifically: Bus turnout(s) should be planned near the entrance(s) of the development for school bus loading to accommodate school-age children.
- Sidewalks and bikeways should be installed throughout as much of the project as possible and should be connected to any nearby existing and planned open space areas, parks, schools, residential areas, commercial areas, etc., to encourage walking and bicycling. Connections to nearby public uses and commercial areas should be made as direct as possible to promote walking for some trips. Pedestrian and bike-oriented design reduces motor vehicle usage and their effects on air quality. Sidewalks and bikeways should be designed to separate pedestrian and bicycle pathways from vehicle paths. Sidewalks and bikeways should be designed to be accommodating and appropriately sized for anticipated future pedestrian and bicycle use. Such pathways should be easy to navigate, designed to facilitate pedestrian movement through the project, and create a safe environment for all potential users (pedestrian, bicycle and disabled) from obstacles and automobiles. Pedestrian walkways should be created to connect all buildings throughout the project. The walkways should create a safe and inviting walking environment for people wishing to walk from one building to another.
- As many energy-conserving features as possible should be included the project. Energy conservation measures include both energy conservation through design and operational energy conservation. Examples include (but are not limited to):
 - Increased energy efficiency (above California Title 24 Requirements)
 - See <http://www.energy.ca.gov/title24/>.
 - Increased wall and ceiling insulation (beyond building code requirements)
 - Energy efficient windows (double pane and/or Low-E)
 - High-albedo (reflecting) roofing material. See <http://eetd.lbl.gov/coolroof/>
 - Cool Paving. "Heat islands" created by this and similar projects contribute to the reduced air quality in the valley by heating ozone precursors. See <http://www.harc.edu/harc/Projects/CoolHouston/> , <http://eande.lbl.gov/heatiland/>
 - Radiant heat barrier. See <http://www.eere.energy.gov/consumerinfo/refbriefs/bc7.html>

- Energy efficient lighting, appliances, heating and cooling systems. See <http://www.energystar.gov/>
- Install solar water-heating system(s)
- Install photovoltaic cells
- Install geothermal heat pump system(s)
- Programmable thermostat(s) for all heating and cooling systems
- Awnings or other shading mechanism for windows
- Porch, patio and walkway overhangs
- Ceiling fans, whole house fans
- Orient the unit(s) to maximize passive solar cooling and heating when practicable
- Utilize passive solar cooling and heating designs. (e.g. natural convection, thermal flywheels)
- See http://www.eere.energy.gov/RE/solar_passive.html
- Utilize day lighting (natural lighting) systems such as skylights, light shelves, interior transom windows etc. See <http://www.advancedbuildings.org>
- Electrical outlets around the exterior of the unit(s) to encourage use of electric landscape maintenance equipment
- Low or non-polluting landscape maintenance equipment (e.g. electric lawn mowers, reel mowers, leaf vacuums, electric trimmers and edgers, etc.)
- Pre-wire the unit(s) with high speed modem connections/DSL and extra phone lines
- Natural gas fireplaces (instead of wood-burning fireplaces or heaters)
- Natural gas lines (if available to this area) and electrical outlets in backyard or patio areas to encourage the use of gas and/or electric barbecues
- Low or non-polluting incentives items should be provided with each residential unit (such items could include electric lawn mowers, reel mowers, leaf vacuums, gas or electric barbecues, etc.)
- Exits to adjoining streets should be designed to reduce time to re-enter traffic from the project site

More information can be found at:

<http://www.lgc.org>, <http://www.sustainable.doe.gov/>,
<http://www.consumerenergycenter.org/index.html>
<http://www.ciwmb.ca.gov/GreenBuilding/>

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call me at (661) 326-6980.

Sincerely,



Heather Ellison
 Air Quality Planner
 Southern Region

c: file

EXHIBIT D
FIRE DEPARTMENT COMMENT SHEET

1. Spacing for fire hydrants shall be 600 feet.
2. No structure shall be farther than 300 feet from a fire hydrant.
3. Fire hydrants shall have two-two and one half inch outlets and one-four and one half inch outlet. Outlets shall be National Hose Standard Thread. All outlets shall have caps to prevent debris from accumulating within the hydrant.
4. Fire Hydrants shall have a minimum of 36 inches of clear space around the hydrant and shall be a minimum of 6 inches above grade.
5. Fire hydrants and paved roads shall be in place as soon as combustible construction materials begin to accumulate.
6. Fire flows shall be a minimum of 1000 gallons of water per minute for two-hour duration.
7. No portion of any structure shall be farther than 150 feet from fire apparatus access. Access roads may have to be provided if the maximum distance is exceeded.
8. Fire department access roads shall be a minimum of twenty feet in width and have a vertical clearance of 13' 6". Fire access roads shall be of an all-weather surface capable of supporting heavy fire apparatus.
9. There shall be at least two means of ingress and egress for the subdivision.

Michael Virden
Name



Fire Marshal
Title

March 28, 2005
Date

Tentative Subdivision Map 822-Amendment



**Pacific Gas and
Electric Company®**

March 30, 2005

received
4/8/05 3:00pm

Corporate Real Estate
South Valley Land Services

850 "D" Street, Bag 23
Fresno, CA 93760-0001

City of Corcoran
Community Development Department
1033 Chittenden Ave
Corcoran, CA 93212
Attn: Mr. Jeri Grant

Dear Mr. Jeri Grant,

We have reviewed Tentative Subdivision Map No. 822.

PG&E requests that a Public Utility Easement (PUE), ten feet (10') in width, be dedicated contiguous to all street(s) boundaries located within and along any portion of said Tract Map boundaries fronting any street(s) lying outside of said Tract Map. PG&E also requests that a PUE be incorporated within all private roads.

PG&E may further require an easement from the property owner(s) over the newly created PUE's. The exact size and locations of the PUE's together with the need for an easement will be finalized on the final map review.

PG&E's records show no gas or electric transmission facilities in the area.

Existing gas or electric facility relocations necessitated by new street improvements (which are required as conditions of a development's final acceptance by the City of Corcoran will be at the expense of the developer.

Thank you for the opportunity to review the plans of this Tentative Tract Map. If you have any questions, please contact me at 263-5167.

Sincerely

Kyle Patten
Land Agent

Chairperson

Planning Commission

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco
Sanchez
Janet Watkins



Community
Development
Department

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.2

To: Planning Commission

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

Date: May 17, 2021

Subject: Minor revisions to existing Tentative Subdivision Map Tract 880

A. General Information:

Tentative Subdivision Map (TSDM) 880 (Sugar Plum Estates) now named Fox Run was approved in 2006. Staff has been working with the new owners D.R. Horton regarding preparation for the final map.

1.	Owner:	D.R. Horton
2.	Applicant:	City of Corcoran
3.	Site Location:	10 Acre parcel east of 7 th Avenue just north of Patterson extension.
4.	Property Description:	APN: 034-120-003
5.	Site Area:	Approximately 10 acres
6.	General Plan Designation:	Low density
7.	Current Zone Classification:	Residential R1-6
8.	Existing Use:	Open land
9.	Proposed Use:	Residential sub-division SFD

Public Input:

Minor revisions to an approved Subdivision map is considered ministerial and therefore a Public Hearing is not required.

Discussion:

Attached with this agenda item is a map outlining proposed minor revisions to an existing TSDM prior to the final map process. City Staff and the City Engineer have been working with D.R. Horton engineering and planning staff to provide a solution to the required Right of Way (ROW) for the extension of James Avenue north of Patterson Avenue. R1-6 zones require a minimum 6000 square feet. D.R. Horton and staff is requesting the Planning Commission to consider the reduction of ten (10) lots to just under the 6000 square foot minimum to accommodate the ROW of James Avenue, without losing the number of lots approved in the subdivision.

Recommendation:

Staff recommends that the Planning Commission consider approval of the minor revisions to TSDM 880 that will allow the ROW of James Avenue without reduction of the number of lots in the approved Tentative map.

Attachment:

- Planning application
- Revised TSDM 11/30/20
- Revised TSDM showing affected lots
- Original TSDM



PLANNING PERMIT APPLICATION

(Please use Ink or typewriter)

832 Whitley Avenue Corcoran Ca 93212 (559-992-2151 ext. 232 or 225)

TO THE CORCORAN PLANNING COMMISSION:

Date: _____

- _____ Annexation
- _____ Conditional Use Permit
- _____ CUP, Amendment
- _____ General Plan Amendment
- _____ Lot line Adjustment
- _____ Site Plan Review

- _____ Tentative Parcel Map
- Tentative Subdivision Map *Revision*
- _____ Tentative Subdivision Map Extension
- _____ Variance
- _____ Variance / minor
- _____ Zone Change

Planning Reference No. _____

Code No. _____

Please use supplemental attachments if needed

Address of subject property: Tract P80

Assessor's Parcel Number of subject property: 034 - 120 - 003

Project Business name: TSBM revision

Applicant's Full Name City of Corcoran

Address of Applicant 882 Whitley Ave. Corcoran

Phone number of applicant (559) 992-2151

E-mail of applicant _____

Property Owner's full Name DR. Horton

Property Owner's Address 419 W Murray Ave. Viralia, CA

Phone number of property owner: 636 - 8846

E-mail of Property owner: _____

Project main contact/Representative: _____

Firm/Company: _____

Mailing address: _____

Phone and fax number: _____ fax _____

E-mail address: _____

Statement: I will be the primary contact and representative of the proposed project with City Staff during the processing of the application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge

Signature: _____ Date: _____

Use proposed, name of project: TSDM revision

Summary description of the project _____

Tract PPD TSDM revision, see attached

Zoning designation: _____

Site Area, acres, or square feet if less than one acre: _____

Existing streets adjacent to project: _____

Existing Use: _____

Existing structures: _____

HAZARDOUS WASTE SITE DATA

Pursuant to Section 65962.5(e) of the California Government Code, which states:

"(e) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the list sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located in a site which is included on any of the lists compiled pursuant to this section. If the site is included on a list, the list shall be specified on the statement."

the following statement must be completed by the owner of the subject property or the owners authorized agency before this application can be certified complete by the Kings County Planning Agency:

STATEMENT:

I have reviewed the "Identified Hazardous Waste Sites" list dated _____, 20____, and state that:

The subject site(s) of this application ___ is ___ is not on the "Identified Hazardous Waste Sites" list.

Environmental Information

List and describe any other related permits and other public approvals required for this project, including those required by City, County, State and Federal agencies.

Are the following items applicable to the project or its effects?
On a supplemental attached sheet(s) discuss all items circled yes.

1. Change in any existing features of any ground contours or hills. YES / NO
2. Change in scenic views or vistas from existing residential areas or public Lands or roads. YES / NO
3. Change in pattern, scale or character of general area of project YES / NO
4. Significant amounts of solid waste or litter YES / NO
5. Change in dust, ash, smoke, fumes or odors in the vicinity YES / NO
6. Change in ocean, bay, lake, stream, river, or ground water quality or quantity Or alteration of existing drainage patterns. YES / NO
7. Substantial change in existing noise or vibration levels in the vicinity. YES / NO
8. Site on filled land or on a slope of 10 percent or more. YES / NO
9. Use of disposal of potentially hazardous materials, such as toxic substances flammables, explosives, or general trash. YES / NO
10. Substantial change in demand for municipal services. (Police, Fire, water, Sewage, etc. YES / NO

- 11. Substantial increase in fossil fuel consumption (electricity, oil, Natural gas, etc.
- 12. Relationship to a larger project or series of projects.

YES / ~~NO~~
YES / ~~NO~~

Environmental Settings

On a separate attached sheet please provide narrative information regarding the following:

- 1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects.
- 2. Describe any existing structures on the site, and the use of the structures. Please provide photographs of the site on disc or flash drive.
- 3. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use, (residential, commercial, etc) intensity of land use (one family, apartments, shops, shopping center. Etc.) Include scale of development, (height, frontage, set-backs). Attach photographs on disc or flash drive.

Fill in all that apply

Is the property currently in escrow? YES / ~~NO~~

If yes, to whom? _____

Developer/Builder _____

Mailing address _____

Phone _____ Fax _____

E-mail _____

Engineer _____

Phone _____ Fax _____

E-mail _____

Architect _____

Phone _____ Fax _____

E-mail _____

Name of principals, partners, and or trustees

If applicable, list the names of any and all principals, partners, and or trustees where any property owner or developer / builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SITE PLAN DRAWING; REQUIRED FOR CONDITIONAL USE PERMITS, SITE PLAN REVIEW, INSTRUCTIONS FOR PREPARING A SITE PLAN DRAWING

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

1. Name, address and contact information of the legal owner of the site
2. Name and address and contact information of the applicant.
3. Name address and contact information of the person or company responsible for preparing the site plan exhibit.
4. Address of property, if it has been assigned and Assessor's Parcel Number (APN)
5. Legal description of the exterior boundaries of the project site, or legal description of the property comprising the project site.
6. The names of all utility providers
7. Date, north arrow, and scale of drawing.
8. Dimension of the exterior boundaries of the site.
9. Show flood zone designation

10. Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
11. Locate and give dimensions of all existing and proposed structure on the property. Indicate the height and depth of the buildings and their distance to at least two (2) property lines.
12. Depictions of all existing and approved General Plan Land Use, zoning, existing and intended uses and proposed parcel boundaries, utility or Corcoran Irrigation District easements, BNSF easements, existing wells and septic tanks or any underground uses known, within 100 feet of the project site.
13. Dimensions and direction of travel of driveways approaches
14. Show access, internal circulation, parking and loading space. Detail off-street parking, exists and entrances, complete with dimensions and numbers of parking spaces, including handicapped space.
15. Footprints of all proposed buildings, including the number of stories, use, and square footage
16. Show all fences, walls, and landscaping; their locations, heights, materials and/or type.
17. Show location and type of trash enclosures
18. Show all signs; their location, size, height, and material used.
19. Note all external lighting; location and the general nature and hooding devices.
20. Indicate method of storm water drainage.
21. Note the distances to the nearest fire hydrant.
22. Show existing and proposed landscaping.
23. The applicant should include any additional information that may be pertinent or helpful concerning this application.
24. Other data may be required to permit the zoning administrator to make the required findings.
25. Project proposed phasing lines.
26. Copy of Traffic study if required
27. Copy of Noise study if required
28. Copy of conceptual building elevation plans if required

Site Characteristics:

Parcel size: _____ Building square footage: _____

Are there any proposed building modifications: YES / NO

Estimated cost to modifications: _____

Describe proposed modifications: _____

Existing or prior building use: _____

Proposed Building use: _____

Proposed hours of operation: _____

Days of week / Operation: (circle) Su M T W Th F Sa

Number of existing employees: Existing: _____ Proposed _____

Number of shifts: _____ Customers per day: (estimated) _____

Describe any truck or rail deliveries: _____

Please identify any unique or specific traffic patterns that will require accommodations for operations, customers, or employees: _____

Describe any special events planned for the facility: _____

Flood zone designation _____ Height of required minimum building elevation _____

Historic District: YES / NO Specific or master plan area: YES / NO

Specific Study area: YES / NO Agriculture or nature preserve: YES / NO

Williamson Act: YES / NO If yes, Preserve # _____ Contract # _____

Has a notice of non-renewal been filed? YES / NO Date filed _____

Are there any known protected trees or plants on the site? YES / NO

If yes, Please describe: _____

_____ Increase traffic within ¼ mile of the proposed project

_____ Known Cultural resources on site

_____ Project within ¼ mile of any school

_____ Increase in light or glare to immediate vicinity after project is complete

_____ Increase in noise to immediate vicinity after project is complete

Variance Supplemental application

The approval of a variance shall not set the precedent for the granting of any future variances. Each application shall be considered only on its individual merits.

Variance requested _____

Existing Code or Standard: _____

Details of Variance requested: _____

On a separate attached sheet, please provide the applicant's reasoning and analysis pertaining to each of the required findings that justify the variance request.

Staff's analysis and recommendations on the variance request will be based in large part on the applicant's analysis for each of the findings listed below.

EACH FINDING MUST HAVE A SEPARATE JUSTIFICATION. DO NOT COMBINE ALL FIVE FINDINGS INTO ONE NARRATIVE. DESCRIBE EACH OF THE FIVE FINDINGS SEPERATLY.

THE PLANNING COMMISSION MUST MAKE THESE FINDINGS FOR A VARIANCE TO BE APPROVED

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.
2. That there are exceptional and extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone.
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zone
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The following additional findings are required for Off-street parking or loading facilities.

1. That the granting of the variance will not affect the present or anticipated future traffic volumes generated by the use of the site in the vicinity.
2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in a manner that will interfere with the free flow of traffic on the streets.
3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the zoning code.

The Planning Commission shall add conditions necessary to assure that the variance adjustment shall not constitute a grant of special privilege.

I declare under penalty of perjury that the foregoing is true and correct

I Kern J. Trimborg hereby certify that I am the owner of the property identified in this application; or that I am an authorized agent of City of Corcoran, who is owner of said property; or, that I am the employee or agent of _____ which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

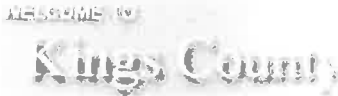

Signed _____

Mailing Address 802 Whitley Ave.
Corcoran, CA 93212

Phone Number (579) 992-2151

Received by: _____

Date: _____



Assessment Information

[Logout](#)

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

[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * 034 - 120 - 003 - 000

General Information

Fee Number [034-120-003-000](#)

Assessment Type FEE PARCEL

Active

Description SE 1/4 OF SW 1/4 OF NW 1/4 SEC 15/21/22
COMMENTS CONVERTED FROM FIL095 - 12/19/84 (SEE NOTES)

[Legal Description](#)

Assessed To FAI - 45 CORCORAN LLC
715 GATESHEAD CT
FOSTER CITY CA 94404

[Current Owners](#)

Acres 10.00 SEC 51 NORMAL OWNERSHIP

Zoning --

Tax Rate Area 001-060

Documents Current [2007R0632810](#) 11/03/2006

Created [1961R0766235](#) //

Situs Not found on file.

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

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FOX RUN PHASE 1 TENTATIVE SUBDIVISION MAP (SUGAR PLUM TENTATIVE MAP NO. 880)

BEING A DIVISION OF A PORTION OF THE S 1/2 SEC. 14, T. 18S., R. 24E., M. D.B. & M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

LEGEND

APN:	034-120-003
ACREAGE:	10.04
PROPOSED LOTS:	46
FLOOD ZONE:	X
EXISTING ZONING:	R-1-6
PROPOSED ZONING:	R-1-6
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	PACIFIC GAS AND ELECTRIC
ZONING:	CITY OF CORCORAN
TELEPHONE:	AT&T (TBD)
REFUSE:	CITY OF CORCORAN
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE:	CITY OF CORCORAN

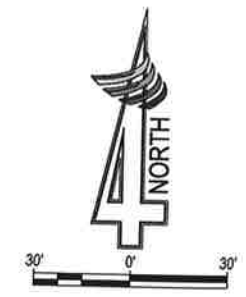
NET ACREAGE			
R-1-6	7.41 AC	46 UNITS	6.21 DU/A

TYPICAL LOT SIZES:		
60'X100'	6,000 SF	46 UNITS

UTILITIES:

STORM WATER: ON SITE BASIN
SEWER: CONNECTION LOCATED IN PATERSON
WATER: CONNECTION LOCATED IN PATERSON

PARK/POND : DEDICATED TO CITY OF CORCORAN



PREPARED BY:



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FOX RUN PHASE 1 TENTATIVE SUBDIVISION MAP (SUGAR PLUM TENTATIVE MAP NO. 880)

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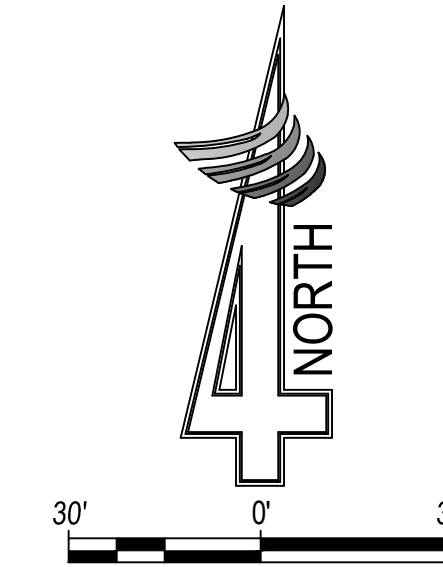
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SEWER: CONNECTION LOCATED IN PATERSON
WATER: CONNECTION LOCATED IN PATERSON

PARK/POND : DEDICATED TO CITY OF CORCORAN



-  6,000 SF OR GREATER LOT (36 TOTAL)
-  5,000 SF TO 5,999 SF LOT (10 TOTAL)



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Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega
Dennis Tristao
Janet Watkins
Vicente Carrasco
Sanchez
Karen Frey

Planning Commission



**Community
Development
Department**

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.3

To: Planning Commission

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

Date: May17, 2021

Subject: **Revision of fence and storage shed located at 2102 Kern River Avenue**

A. General Information and Discussion:

Several years ago, Mr. Marco Villarreal, property owner of 2102 Kern River Avenue, Corcoran, CA 93212, moved his fence location on the east side of his property from a 15 foot set back that was approved by Planning Commission in 2006 and a final SD map by City Council in 2007. Code Enforcement sent a Notice and Order to Mr. Villarreal of the violation. Mr. Villarreal applied for an exception from the Planning Commission. The Planning Commission heard the exception request on September 16, 2019 and voted to deny the exception. Mr. Villarreal appealed the decision to the City Council. The Council heard his appeal on January 28, 2020 and the appeal was denied. A letter was sent to Mr. Villarreal allowing time (1) year to have the fence moved back.

Mr. Villarreal , attempting to comply with the order has ran into some difficulties in relocating his Tuff Shed and a sprinkler system back far enough to meet the complete 15 foot set back and is asking the Planning Commission to authorize the fence to be moved back 11 feet allowing him to retain the current location of the Tuff Shed. (See attached Photos)

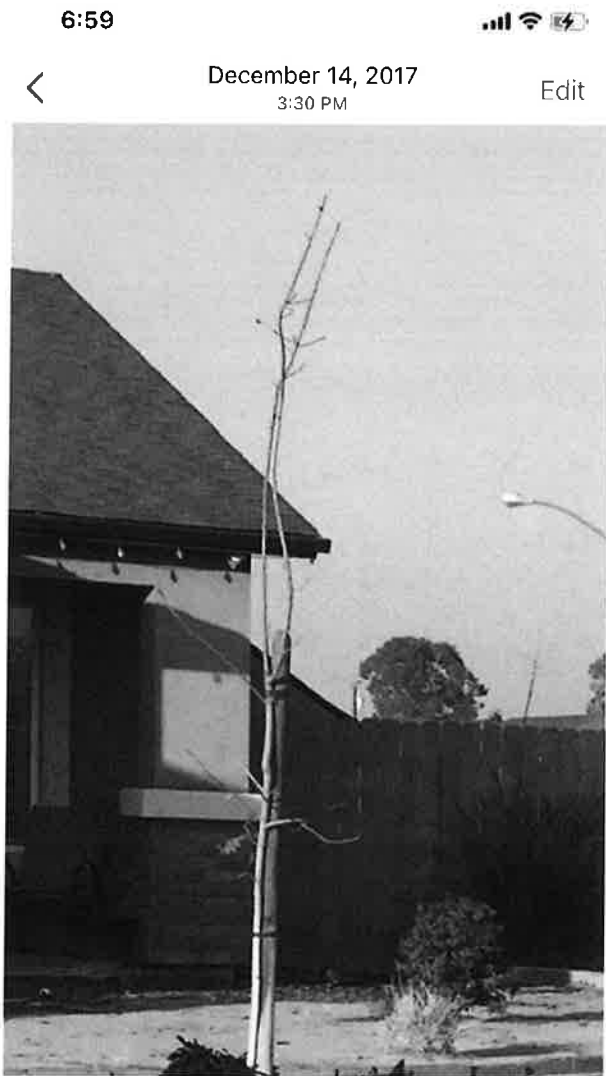
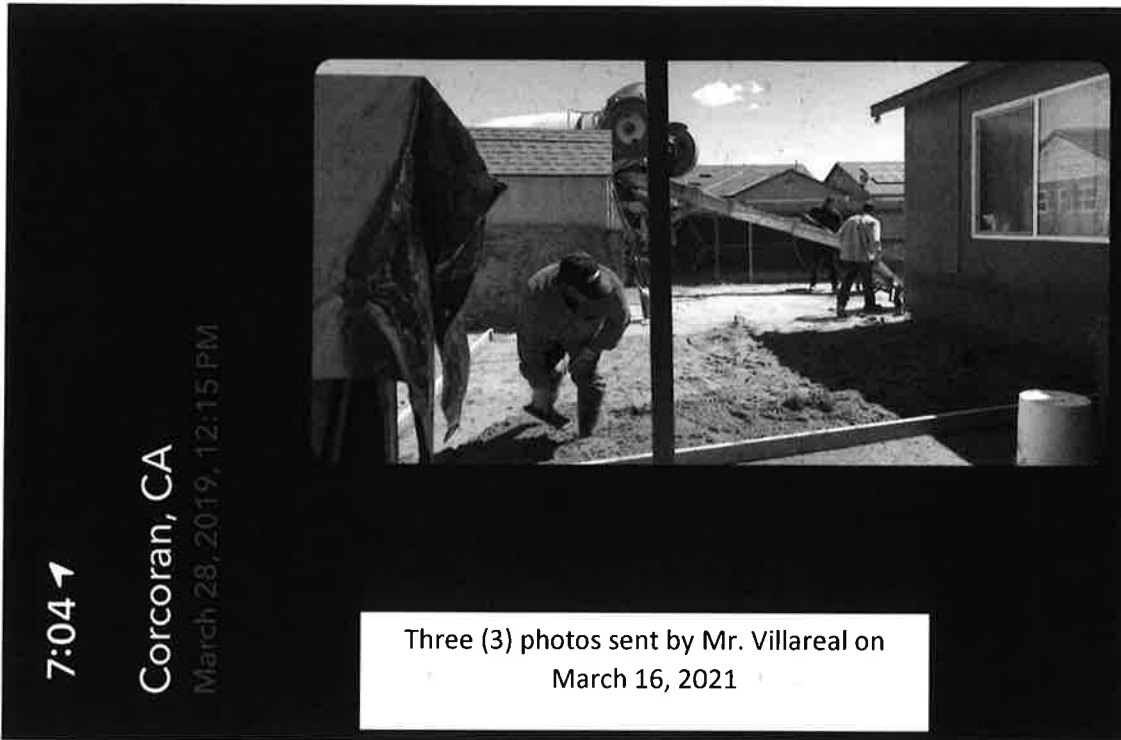
Mr. Villarreal brought his request to the Planning Commission on March 15, 2021. Planning Commission after hearing the facts of the request, asked Mr. Villarreal to provide evidence of when the shed was purchased either by documents and receipts and dated pictures of when the shed was installed before a decision can be made.

1.	Owner:	Marco Villarreal 2012 Kern River Corcoran Ca 93212
2.	Applicant:	Marco Villarreal
3.	Site Location:	2102 Kern River (Sequoia Sub Division) APN: 034-310-037
4.	Property Description:	SFD
5.	Site Area:	7538 Square feet
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	SFD
9.	Proposed Use:	SFD

B. Attachment:

- Photos of fence and interior back yard taken by staff
- Photos sent by Mr. Villareal





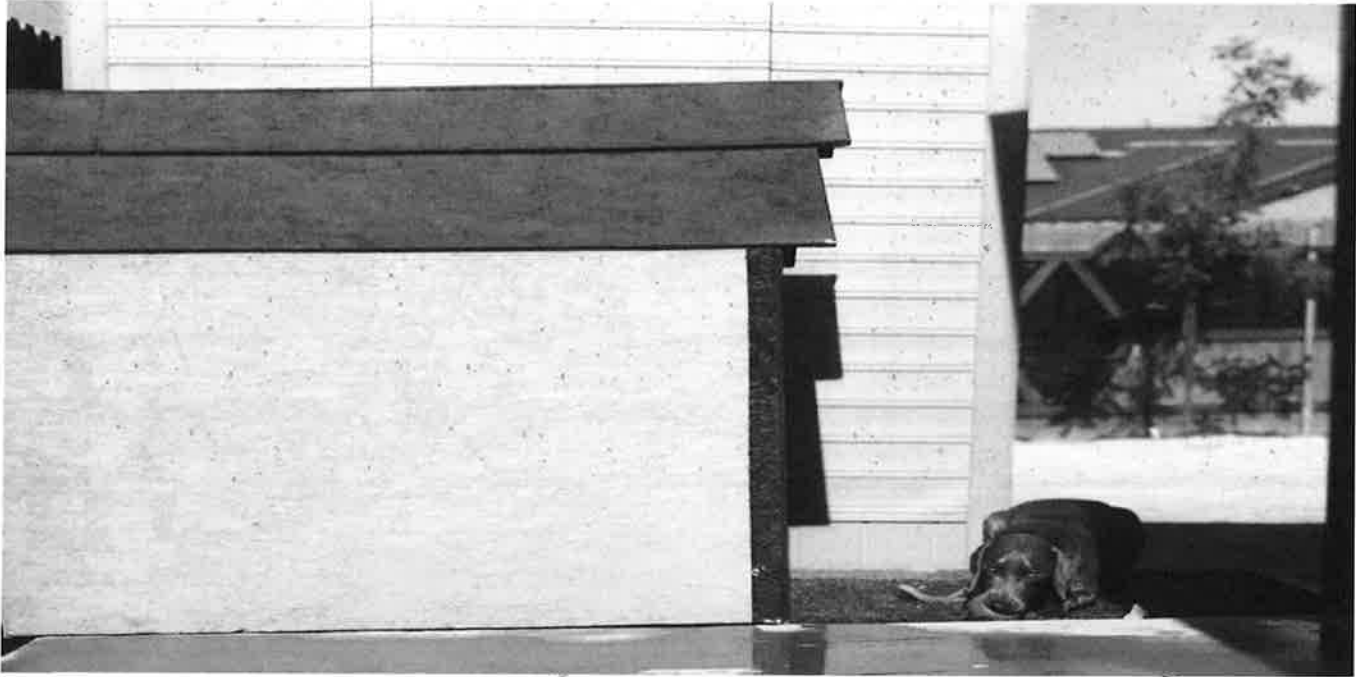


July 10, 2018
5:15 PM

Edit

 PORTRAIT

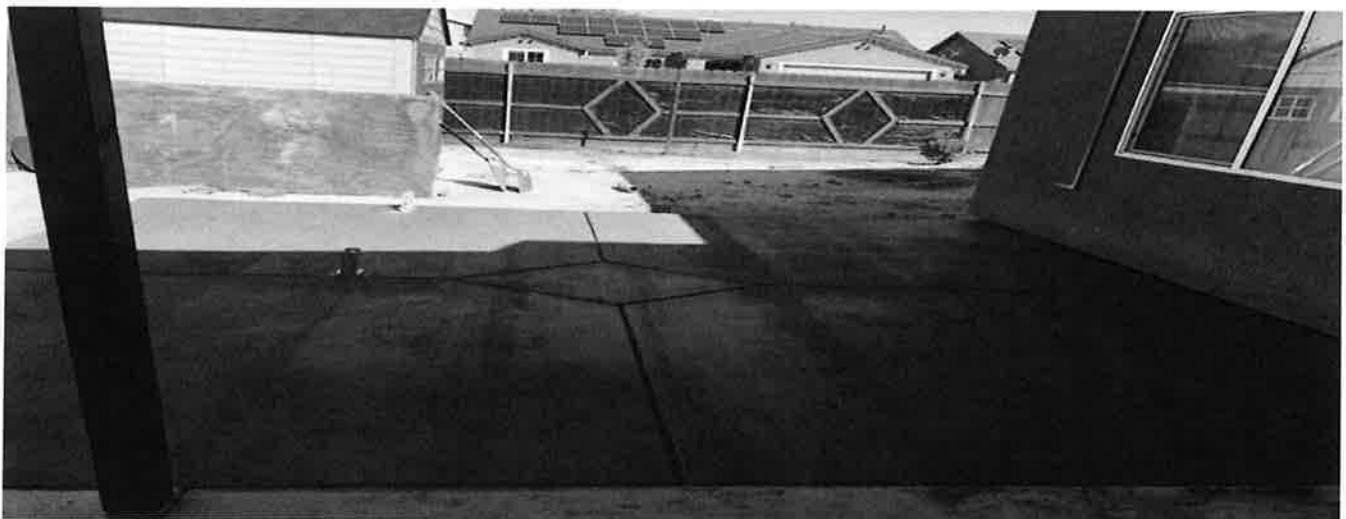
More photos sent by Mr.
Villareal on April 6, 2021



March 28, 2019
4:01 PM

Edit

 HDR





September 19, 2019
2:44 PM

Edit

HDR



Sent by Mr. Villareal on April 6, 2021



September 19, 2019
2:33 PM

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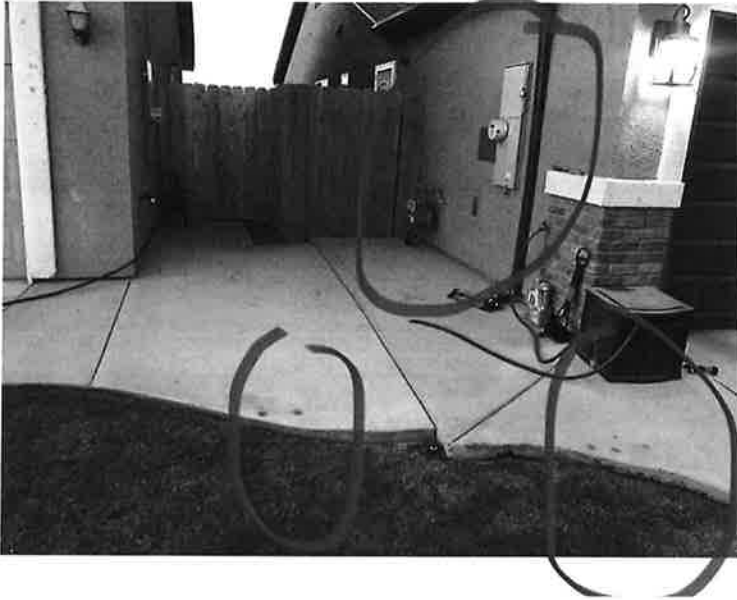




September 18, 2019
7:13 PM

Edit

Sent by Mr. Villareal on April
6, 2021



September 18, 2019
4:25 PM

Edit

HDR



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Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

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832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.4

To: Planning Commission

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

Date: May 17, 2021

Subject: **Zoning Code Revisions: Industrial Zone District through Local Early Action Planning (LEAP) Grant**

General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Industrial zones
4.	Property Description:	Light (IL) and Heavy Industrial (IH)
5.	Site Area:	N/A
6.	General Plan Designation:	(IL) (IH)
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	N/A

General Information Continued

The City of Corcoran Community Development Department in conjunction with A&M Engineering (City Engineer) applied and received a Local Early Action Planning (LEAP) grant. The grant (\$150,000) will be utilized for a Master Storm Water Plan and revisions to the current zoning code. Over the next 12 months staff will be bringing revisions to the zoning code that are;

1. Required by law
2. New or revised ordinances passed that impact the zoning code.
3. Revision that were missed in 2014
4. Additions to the land use tables.

The chapter we will be reviewing today: **(Chapter 11-7 Industrial Zoning District):**

Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended regarding Chapter 11-7 (Industrial Zoning District). At completion of this activity, Staff will present to the Planning Commission a final outline of all amendments accepted by the Commission with a resolution requesting the City Councils approval.

Public Input:

A Public Hearing will be held at the completion of the project for the public to comment on any of the proposed revisions or additions to the zoning code.

Attachment:

- Proposed revisions Chapter 11-7: Industrial Zone

**Propose Revision of Zoning Code (LEAP GRANT)
2021**

Industrial Zone Districts

Key

- P** Permitted Use
- C** Conditional Use Permit Required
- A** Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	38	Libraries and Museums - IL and IH both (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Other Cultural Institutions - IL and IH both (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Other Cultural Institutions - IL and IH both (C)	IL (C) ; IH (C) in conjunction with business	
Table 11-7-1	38	Educational Institutions	For discussion	
Table 11-7-1	38	Health and Exercise Clubs - IL and IH both (A)	Change Clubs to Facilities - IH (C-) in conjunction with business	
Table 11-7-1	38	Home Day Care: Small - IL and IH both (A); Large - IL and IH both (C)	Use not allowed in IL (-) and IH (-)	
Table 11-7-1	38	Parks and Recreational Facilities - IL and IH both (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Commercial Uses: Animal Services: Kennels, Commercial - IL (-) and IH (-) Use Not Permitted	IL and IH both under (C)	
Table 11-7-1	38	Bars, Taverns, Nightclubs and Lounges - IL and IH both (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Bed and Breakfast, Hostels, Hotels and Motels IL and IH both (C)	Use not allowed in IH (-)	

Propose Revision of Zoning Code (LEAP GRANT)

2021

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Table 11-7-1	38	Commercial Uses Commercial Recreation and Entertainment General - IL (C) IH (C) Indoor Recreation & Fitness Centers - IL (C) IH (A) Pool and Billiard Rooms - IL (C) IH (C) Movie Theaters - IL (C) IH (C) Video Arcades - IL (C) IH (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Commercial Recreation and Entertainment, IL and IH both (C)	Use not allowed in IH (-)	
Table 11-7-1	39	Gas and Service Stations - IL and IH both (P)	IL and IH both (A)	
Table 11-7-1	39	Medical Institutions	For discussion	
Table 11-7-1	39	Personal Services: Barber and Beauty Shops - IL (P) IH (P) General - IL (P) IH (P) Massage & Physical Culture Studios - IL (C) IH (C) Tattoo Parlors and Body Piercing - IL (-) IH (-)	Personal Services: Barber and Beauty Shops - IL (C) IH (-) General - IL (A) IH (-) Massage & Physical Culture Studios - IL (C) IH (-) Tattoo Parlors and Body Piercing - IL (C) IH (-)	

Propose Revision of Zoning Code (LEAP GRANT)

2021

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Table 11-7-1	39	Retail Sales and Services Furniture, Home Equipment and Appliance Stores IL (P) IH (P) Groceries - IL (A) IH (A) Secondhand Stores - IL (C) IH (C) Swap Meet - IL (C) IH (-)	Retail Sales and Services Furniture, Home Equipment and Appliance Stores IL (P) IH (C) Groceries - IL (A) IH (C) Secondhand Stores - IL (A) IH (C) Swap Meet - IL (-) IH (-)	
Table 11-7-1	40	Limited Service, Take Out - IL and IH both (A)	IL and IH both (C)	
Table 11-7-1	40	Full Service - Use not permitted in IL and IH	IL and IH both (C)	
Table 11-7-1	40	Industrial Uses: Building and Construction Trade - No category for Construction Waste and Storage	To add Construction Waste and Storage - Use Not Permitted in IL and IH	
Table 11-7-1	40	Chemical Products Manufacturing, Compounding, Packaging and Bottling General - IL (C) IH (P) Heavy - IL (-) IH (C) Light - IL (P) IH (P)	Chemical Products Manufacturing, Compounding, Packaging and Bottling General - IL (C) IH (C) Heavy - IL (-) IH (C) Light - IL (C) IH (C)	

Propose Revision of Zoning Code (LEAP GRANT)

2021

Industrial Zone Districts

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Table 11-7-1	40	Food and Beverage Preparation, Packaging and Distribution: Food products - IL (-) IH (-)	IH (C)	
Table 11-7-1	41	Waste-Related Facilities: Hazardous Waste Treatment Facilities - IL (-) IH (C) Landfills and Dumps - IL (-) IH (C)	Use not allowed in IH (-)	
Table 11-7-1	41	Warehousing, Wholesaling and Distribution Storage Tanks, Non-Fuel - IL (P) IH (P) Trucking and Storage - IL (P) IH (P) Truck Freight Terminals/Distribution Facilities IL (P) IH (P)	Warehousing, Wholesaling and Distribution All under Administrative Review IL and IH	
Table 11-7-1	41	Agriculture and Natural Resources Uses: Crop Cultivation General - IL (P) IH (P) Greenhouses and Hydroponics - IL (-) IH (-) No category for Hemp	All under Conditional Use Permit IL and IH Add under Crop Cultivation - Hemp cultivation, manufacturing and distribution (City Ordinance) - IL use not allowed; IH (C.)	
Table 11-7-1	41	Transportation, Communications and Utilities Uses Recycling Collection Facilities - No category for Small	Add Recycling Collection Facilities, Small - IL (A) IH (A)	

**Propose Revision of Zoning Code (LEAP GRANT)
2021**

Industrial Zone Districts

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Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	41	Communications: Antennas and Telecommunications Towers - IL and IH both (P)	IL and IH both (C)	
Table 11-7-1	42	Photovoltaic Equipment, IL and IH both (A)	Photovoltaic Equipment or Solar Farm: IL and IH (C) or Use Not Permitted	