

# CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Tuesday, February 18, 2020  
5:30 P.M.

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**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.

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## **ROLL CALL**

<b>Chairman:</b>	<b>Shea DeVaney</b>
<b>Vice-Chairman:</b>	<b>Karl Kassner</b>
<b>Commissioner:</b>	<b>David Bega</b>
<b>Commissioner:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>Vicente Sanchez</b>
<b>Commissioner:</b>	<b>Dennis Tristao</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>

## **FLAG SALUTE**

### **1. PUBLIC DISCUSSION**

### **2. APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on January 21, 2019.

### **3. RE-ORGANIZATION**

3.1 Nomination of the Chairperson and Vice-Chairperson of the Planning Commission

4. **PUBLIC HEARING**

4.1 Consider adoption of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and rezoning of existing parcel from Neighborhood Commercial (CN)/Single Family Dwelling (R-1-6) to Resource Conservation and Open Space (RCO) for the Gateway Park project located at southwest corner of the intersection of Orange and Otis Avenues, Corcoran, CA 93212

5. **STAFF REPORTS**

5.1 Community Development Annual Report Year 2019

6. **MATTERS FOR PLANNING COMMISSION**

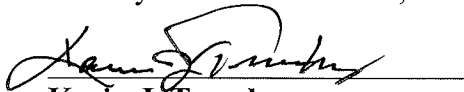
6.1. Information Item on proposed zone text change pertaining to Mobile Home Park in a Neighborhood Commercial (CN) zone

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

6.3 Committee 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 February 13, 2020.



**Kevin J. Tromborg**

Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 21, 2020**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, DeVaney, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:30 P.M.

**ROLL CALL**

Commissioners present:       DeVaney, Jarvis, Kassner, Sanchez and Tristao

Commissioners absent:       Bega and Watkins

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

Also present:               Ken Jorgensen, City Attorney

**FLAG SALUTE**               The flag salute was led by DeVaney.

DeVaney introduced Vicente Carrasco Sanchez as a new member of the Planning Commission. Sanchez, grew up in Corcoran and currently working at Mid-State Precast as a Project Engineer.

**1. PUBLIC DISCUSSION**

Mr. Bill Robertson, resident and owner of a seven (7) acre property on 2125 Van Dorsten Avenue, Corcoran, CA 93212, approached the Commission regarding the animals (12 cattle) that are in his property before it was annexed by the City. According to Mr. Robertson, Mr. Hammond, Kings County Supervisor at that time, mentioned that he can keep his animals as long as he owns the property. Mr. Robertson added that it was a verbal agreement.

Tromborg added that there was no record or any written documentation on file. Tromborg, further, explained that during the annexation process, all residents that were affected by the process were notified and given five (5) years to comply with the City Municipal Code.

The Commission directed the staff to start the zone exception process.

**2. APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Kassner and seconded Tristao to approve the minutes of the regular meeting on November 18, 2019. Motion carried by the following vote:

**AYES:**               DeVaney, Jarvis, Kassner and Tristao

**NOES:**

**ABSTAIN:**       Sanchez

**ABSENT:**       Bega and Watkins

### **3. RE-ORGANIZATION**

Following Commission discussion, a **motion** was made by Tristao and seconded Kassner to postpone the reorganization in the next regular meeting with full commissioners present. Motion carried by the following vote:

**AYES:** DeVaney, Jarvis, Kassner, Sanchez and Tristao

**NOES:**

**ABSTAIN:**

**ABSENT:** Bega and Watkins

### **4. PUBLIC HEARING**

**4.1** Continuation of a Public Hearing to consider Tentative Parcel Map (TPM) 19-02 for APN 034-050-047 for property located at NE of Dairy Avenue, Corcoran, CA 93212, submitted by Kenneth McMillan. The hearing on the proposed split of the property into four parcels was declared open 5:42 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:44 pm.

Kassner clarified that the curb must be painted red for fire access and no parking at all times

Following Commission discussion, a **motion** was made by Tristao and seconded by DeVaney to approve TPM 19-02, Resolution 2020-01. Motion carried by the following vote

**AYES:** DeVaney, Jarvis, Kassner, Sanchez and Tristao

**NOES:**

**ABSTAIN:**

**ABSENT:** Bega and Watkins

### **5. STAFF REPORTS**

### **6. MATTERS FOR COMMISSION**

**6.1.** Commission received information item on the following:

- Proposed zone text change on digital signs and proposed zone text change pertaining to duplex housing in residential zone or R-1-6;  
Commission directed the staff to put it for public hearing
- Transit fixed route study and survey being done by the Kings County;
- Chamber of Commerce Annual Banquet scheduled on February 5, 2020; and
- League of California Cities Planning Commissioners Academy 2020.

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 5:59 p.m., the meeting was adjourned to the next regular meeting on Monday, February 17, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
**Shea DeVaney**, Planning Commission Chairperson

ATTEST:

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

**Chairperson**  
Shea DeVaney

**Vice-Chairperson**  
Karl Kassner

**Commissioners**  
David Bega  
David Jarvis  
Vicente Sanchez  
Dennis Tristao  
Janet Watkins

## Planning Commission



A GREAT PLACE

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Community  
Development  
Department

(559) 992-2151-(232)  
FAX (559) 992-2348

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

### STAFF REPORT PUBLIC HEARING

Item # 4.1

**To:** Corcoran Planning Commission

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

**Date:** February 18, 2020

**Subject:** **Public hearing to review and approve initial Study and Mitigated Negative Declaration and re-zone of City property located at the southwest corner of Otis Avenue and Orange Avenue.**

A. **Report:**

The City of Corcoran is presenting an Initial Study and Negative Declaration for review regarding the proposed Gateway Park project. The study includes rezoning of City Property from (CN) Neighborhood commercial/ (R1-6) Single Family Residential to (RCO) Resource conservation and open space. The property is located at the south west corner of Otis Avenue and Orange Avenue. The proposed use will be a community park.

1.	<b>Owner:</b>	City of Corcoran
2.	<b>Applicant:</b>	City of Corcoran
3.	<b>Site Location:</b>	South west Corner of Orange Avenue and Otis Avenue. APN:030-260-064 and APN: 030-260-062
4.	<b>Property Description:</b>	The property is currently an empty lot
5.	<b>Site Area:</b>	Lot (1): 3.0 Acres. Lot (2): 4.87 Acres
6.	<b>General Plan Designation:</b>	Neighborhood Commercial
7.	<b>Current Zone Classification:</b>	(CN) Neighborhood Commercial (R1-6) Single Family Residential
8.	<b>Existing Use:</b>	Empty lot
9.	<b>Proposed Use:</b>	City Community Park

**B. Project Location & Description:**

**Surrounding zoning and uses**

<u>USE</u>	<u>ZONING</u>
NORTH: Mini Market & Empty lots.	CN Neighborhood Commercial RM-2 Multi Family Residential
SOUTH: Apartment Complex.	RM-3 Multi Family Residential
EAST: Industrial building.	IH: Heavy Industrial
WEST: Residential Sub-Division.	R1-6 Single Family Dwellings

**C. Compliance with General Plan and Zoning:**

The proposed zone change and subsequent project meets the requirements of the Corcoran General Plan as indicated in the (LUE) Land Use Element adopted March 19, 2007. The LUE represents the City's desire for long range changes and enhancements of land use to meet the needs of the community today and in the future.

**D. Initial Study Mitigated Negative Declaration**

An Initial study mitigated negative declaration was prepared by City Staff and our City Engineer. The study is an evaluation of environmental impacts regarding the re-zoning and The proposed project. The document evaluates the following issues and concerns.

1. Aesthetics:	No impact or Less than significant impact
2. Agriculture and forestry resources:	No impact.
3. Air Quality:	No impact or less than significant impact
4. Biological resources:	No impact.
5. Cultural Resources:	No impact.
6. Geology and Soils:	No impact
7. Greenhouse gas emissions:	Less than significant impact
8. Hazard and hazardous materials:	No impact or less than significant impact.
9. Hydrology and water:	No impact
10. Land Use and Planning:	No impact
11. Mineral Resources:	No impact
12. Noise:	No impact, with mitigation
13. Population and Housing:	No impact or less than significant impact
14. Public services:	No impact or less than significant impact.
15. Recreation:	No impact
16. Transportation / Traffic:	No impact or less than significant impact.
17. Tribal culture resources:	No impact.
18. Utilities and service systems:	No impact
19. Mandatory Findings of significance:	No impact

**E. Public Input:**

A notice of intent to adopt a negative declaration and notice of public hearing was published in the Corcoran Journal and posted at the site. Additionally, letters were sent to property owners within a 300 foot radius of the site to notify them of the proposed Pre-Zone. No comments have been received to date.

**F. Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.

1. No written comments have been received

**G. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution recommending the City Council approve.

**H. Zone Change, General Plan Amendment Findings**

**The following findings are proposed:**

- (A) The project is not exempt is exempt under CEQA and an Initial Study and Mitigated negative declaration was performed
- (B) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations to adjust said use with land and use in the designated zone or neighborhood.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the propose use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (E) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.



**I. Zone Change, General Plan Amendment - Action By The Planning Commission**

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General Plan application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for Final approval. The decision of the City Council is final.

**J. Zone Change, General Plan Amendment-Appeal To The City Council  
(Section 11-19-10)**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set forth in Section 11-27. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the granting of a conditional use permit as required in Section 11-27.

The decision of the City Council shall be final, and shall have immediate effect. 11-27 (G) 1

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2020-02  
PERTAINING TO  
ZONE CHANGE, GENERAL PLAN AMMENDMENT**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on February 18, 2020, the Commission approved the following:

**Whereas**, The City of Corcoran submitted an application for a Zone Change and General Plan Amendment for properties located at the South West corner of Otis Avenue and Orange Avenue APN: 030-260-264, 030-260-262; and

**Whereas**, The City of Corcoran proposes to use the property for a community park; and

**Whereas**, the project, the zone change and General Plan amendment require CEQA determination; and

**Whereas**, The City of Corcoran submitted an Initial Mitigated Negative Declaration to meet CEQA requirements; and

**Whereas**, this Commission considered the staff report and Initial Study Mitigated Negative Declaration; and

**Whereas**, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance;

- (A) The zone of the property is (R-16) residential, and the proposed change of zone and General plan amendment is not exempt under CEQA.
- (B) That the Environment initial study has address the environmental impacts of; Aesthetics, Agriculture and forestry resources, Air quality, Biological resources, cultural resources, geological and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, utilities and service systems, mandatory findings of significance, sensitive natural communities and special status plant species, mammals, special status Avian, reptile, Amphibian and invertebrates, and critical habitat.
- (C) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

- (E) That the proposed use may will have adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (F) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

**IT IS THEREFORE RESOLVED** that Zone Change , General Plan Amendment and Initial Mitigated Negative Declaration should be approved with the stated findings, and that the Planning Commission recommends to the City Council their approval of the Zone Change, General Plan Amendment and their acceptance of the Initial Study Mitigated Negative Declaration.

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

Adopted this 18<sup>th</sup>, day of February 2020

\_\_\_\_\_  
 Planning Commission Chairman

\_\_\_\_\_  
 Community Development Director

**CERTIFICATE**

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-02 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 18<sup>th</sup> day of February, 2020, by the vote as set forth therein.

DATED: February 18, 2020

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

ATTEST:

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

**California Environmental Quality Act  
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

**Lead Agency:** City of Corcoran  
**Contact:** Kevin Tromborg  
**Phone:** (559) 992-2151 ext. 232

**SUBJECT:** Notice of Intent to adopt Mitigated Negative Declaration pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072

**Project Title:** Gateway Park

**Project Location:** The proposed community park will be located on the southwest corner of the intersection of Orange Avenue and Otis Avenue in the City of Corcoran.

**Project Description:** A new community park will be constructed which includes recreational activities such as: splash pads, picnic tables, pump track, multipurpose playing field, and walking/jogging track. The multipurpose sports playing field will double as a stormwater detention basin. The new park will also include a Veteran's Memorial, its parking lot will incorporate environmentally friendly design features such as, pervious concrete parking lot, parking lot bioswale, and space for the installation of solar panels. The project will further involve the rezoning of the existing parcels from CN – Neighborhood Commercial/ R-1-6 Single Family Residential to RCO - Resource Conservation and Open Space.

**Mitigated Negative Declaration:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the City's web site at ([WWW.cityofcorcoran.com](http://WWW.cityofcorcoran.com)) and at City Hall located at 832 Whitley Avenue, Corcoran, CA 93212.

Written comments on the Negative Declaration must be addressed to:  
Kevin Tromborg  
Community Development Director  
832 Whitley Avenue Corcoran, CA 93212

Comments may also be sent by fax to (559) 992-2348 or by email to [kevin.tromborg@cityofcorcoran.com](mailto:kevin.tromborg@cityofcorcoran.com).

Comments on the Mitigated Negative Declaration will be received from January 15, 2020 until 5:00 pm on February 25, 2020.

**Public Hearing:** On Tuesday, February 18, 2020, the City of Corcoran's City Council will conduct a public hearing to consider the adoption of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA). The hearing will be held at City Council Chambers located at 1015 Chittenden Avenue, Corcoran, CA 93212. The site where the new park is proposed to be built has not been identified on any list of places containing hazardous materials, pursuant to Section 65962.5 of the Government Code.

City of

# CORCORAN

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## EVALUATION OF ENVIRONMENTAL IMPACTS INITIAL STUDY

### Project Information

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<b>1. Project Title</b>	Gateway Park
<b>2. Lead Agency Name and Address</b>	City of Corcoran 832 Whitley Ave Corcoran, CA 93212
<b>3. Contact Person and Phone Number</b>	Kevin Tromborg (559) 992-2151 ext. 232
<b>4. Project Location</b>	36.108510, -119.565344 (Southwest Corner of Orange Avenue & Otis Avenue)
<b>5. Project Sponsor's Name and Address</b>	City of Corcoran 832 Whitley Ave Corcoran, CA 93212
<b>6. General Plan Designation</b>	Neighborhood Commercial/ Single Family Residential
<b>7. Zoning</b>	CN – Neighborhood Commercial/ R-1-6 Single Family Residential
<b>8. Description of Project</b>	Construct a new community park, which will involve the rezoning of the existing parcel from CN/R-1-6 to RCO. The new community park will include recreation amenities such as a splash pad, picnic tables, pump track, and soccer field, among other amenities.
<b>9. Surrounding Land Uses and Setting</b>	To the west the land use is R-1-6 Single Family Residential, to the South the land use is RM-2.5 Multi-Family Residential, to the east the land use is IH – Heavy Industrial, and to the North the land use is CN – Neighborhood Commercial. The project is located within the limits of the City of Corcoran.

#### CITY OFFICES:

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

## EVALUATION OF ENVIRONMENTAL IMPACT FACTORS

### I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion of Impacts:

- a-c) **No Impact.** This project consists of the construction of a new City park and is found to have no impact on a scenic vista or resources.
- d) **Less than Significant Impact.** The project will be constructed during daylight hours when additional lighting is not necessary. Following construction, the project site will be lighted with solar lights which will be on a timer to turn off after a set time period. As a result, low to no glare is expected to adversely affect day or nighttime views.

## II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts:

- a-e) **No Impact.** The project site is located in the City of Corcoran, a small community located within Kings County, CA. The project site is currently zoned CN – Neighborhood Commercial/ R-1-6 Single Family Residential and is planned to be rezoned to Resource Conservation and Open Space (RCO). There is no active farming on any of the parcels involved with this application. Therefore, there is no potential for the conversion of Prime, Unique, or Important farmland. While the project is located within the City of Corcoran limits, the parcels associated with this application are residential/ infill and are not dedicated to forest use. As a result, there is no impact to the conversion of Forestland. Based on the limited scope of this application and the lack of farmland and forestland, this project will not result in changes which would result in the conversion of farmland or forestland to other uses.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts:

- a-c) **Less Than Significant Impact.** Air Quality impacts from this project are generally limited to emissions generated during the construction phase, which includes the construction of a new park, trenching to connect utilities, and grading activities in support for the park. After construction, this project will contribute minimal amounts of criteria pollutants due to the low volume of projected new traffic trips due to the availability of walking or biking routes to the park. The Air District did not identify any concerns that this project would violate any existing thresholds of significance.
- d-e) **No Impact.** This project will not release emissions in concentrations which would be detrimental to sensitive receptors or release other emissions that would affect a substantial number of people.



#### IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts:

- a-f) **No Impact.** The U.S. Fish and Wildlife Service's National Wetlands Inventory does not show any wetlands within the project site. This project development does not contain any other habitat or sensitive natural communities which require protection. There are no rivers or lakes, precluding impacts to fish species. The

project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan. The entirety of the project will occur within the City of Corcoran, where parcels are landscaped and partially developed with residences, precluding the establishment of habitat attractive to special-status species.

**V. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a-d) **No Impact.** This project will not cause a substantial adverse change to cultural resources, as none have been identified to be located within the project area.

## VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts:

a i-iv) **No Impact.** According to USGS, the project site is located in an area which is estimated to have a 10% (or less) chance that Peak Horizontal Ground Acceleration will exceed 20% of the acceleration of gravity. This is the lowest risk category. USGS indicates that the project site is in an area of low risk of landslide hazard and not in an area subject to deep or shallow subsidence.

- b-e) **No Impact.** The project site is not located in an area with soils which exhibit moderately high to high expansion potential. A review of the Department of Conservation's Web Soil Survey indicates that the project site contains primarily lakeside loam soil, with a small percentage considered to be "homeland fine sandy loam." The loam soils are partially drained. The low clay percentage precludes a site-specific risk of substantial hazards due to expansive soils.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts:**

- a-b) **Less Than Significant Impact.** The majority of Greenhouse Gas Emissions from this project will occur during the construction phase, when a number of work vehicles and employee automobiles may be present on the site. The park will be powered through the existing local power system in the city, contributing only a relatively small portion to overall greenhouse gases released during the preparation of the project site. The park is accessible by walking or bicycling; therefore, the project will have a less than significant impact on greenhouse gas emissions.

## VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

- a) **No Impact.** The project site has not been found to have been previously used for hazardous material storage, disposal, or been contaminated with hazardous waste. No hazardous materials or waste would need to be transported or disposed of as a result of this project.
- b-c) **Less than Significant Impact.** During the construction phase of the project, small amounts of hazardous materials in the form of fuel and solvents would be required to be used; however, use of these materials will be limited to the construction phase only. The contractor will be required to comply with all applicable local, state, and federal standards pertaining to the proper handling and usage of any hazardous material used at the project site. The nearest school is John Muir Middle School, located within one-quarter mile of the project site. The hazardous materials to be used on the project site will be kept to a minimum and contractor employees will be trained on proper handling procedures. This will ensure that impacts will be less than significant.
- d-h) **No Impact.** The project site is not located on a site that has been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located within an airport land use plan. The Corcoran airport is in an unincorporated area on the western edge of the city, while the project site is on the northeastern part of the city and is well outside the airport land use compatibility land use map boundaries. The private airstrip located on the southeaster part of the city would not pose a safety hazard for people working in the project area. This project will not impair nor physically interfere with an adopted emergency response plan or evacuation plan because all activities will be conducted outside the public right of way. The project site is located within the City of Corcoran, and thus the risk of loss, injury or death involving wildland fires would cause no impact.

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a-j) **No Impact.** This project is not hydrologically connected to any streams impaired for sediment and siltation. Along with the construction of a new recreation park, a key component of the project is to create a stormwater recharge basin which would have a beneficial impact on the groundwater supply. The existing drainage patterns retain stormwater on site, and this project will not change that. After the project completion, this site will be able to retain a higher amount of stormwater runoff from the immediately adjacent areas to the project site. This project will not result in an increase in the amount of surface runoff because the park will mostly be vegetated, and any runoff will be directed into the basin. No housing structures will be built as part of this project and, according to the FEMA Flood Map Service, the project site is an area of minimal flood hazard, thus the risk of placing or exposing housing, people, or structures within a 100-year flood hazard area is nonexistent. The project site is not at risk of inundation by seiche, tsunami, or mudflow.

**X. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Discussion of Impacts:**

a-c) **No Impact.** The project will not physically divide an established community, although it will be situated adjacent to existing housing developments. Access to the adjacent housing developments will not be affected by construction activities related to the project. A temporary construction entrance/exit will be established for the construction employees to utilize, thus avoiding complete closures of the streets and precluding access to the surrounding housing developments. The project site is not located in an area of special sensitivity and no cultural resources have been identified at this project site. Therefore, the project will have no impact to any habitat conservation plan or natural communities' conservation plan. The zoning of the land where the project will be located is currently designated for Single Family Residential and Neighborhood Commercial, however, this area of the city will be rezoned to Resource Conservation and Open Space.

**XI. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a-b) **No Impact.** In reviewing the County of Kings General Plan's Resource Conservation Element, the project is not located in an area of locally important mineral resource recovery. The scope of the project (construct a recreation park) would not result in the loss of availability to a known mineral resource that would be of value to the region or the state. Furthermore, the area where the project will be located will be rezoned from its existing Single Family Residential and Neighborhood Commercial to Resource Conservation and Open Space.

**XII. NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

- a,d) ***Less than Significant with Mitigation Incorporated.*** Construction activities have the potential to temporarily exceed the exterior noise level standard of 65 dB Ldn as described in the City of Corcoran General Plan's Noise Element. Through the implementation of Mitigation Measure Noise-1, noise disturbances to sensitive receptors from construction would be minimized, and impacts would be considered less than significant.

**Mitigation Measure Noise 1: Require equipment noise control**

The contractor shall implement the following noise-reduction measures in order to minimize noise and vibration disturbances at sensitive receptor locations during construction:

- Use newer equipment with improved muffling and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine enclosures, and engine vibration isolators intact and operational. Newer equipment generally operates more quietly than older equipment. Inspect all construction equipment at periodic intervals to ensure proper maintenance and functioning of noise control devices.
- To the degree possible, utilize construction methods or equipment that will reduce the volume of noise generated.
- Turn off idling equipment when not in use longer than a few minutes. The Noise Element states that noise created by temporary activities necessary to provide construction or required services should be permitted for the shortest duration possible and limited to time periods that will have the least possible adverse impact on surrounding land uses. Thus, construction activities will be required to occur only between the hours of 7:00 AM and 4:30 PM. Additionally, there is concrete block wall that separates the project area from the adjacent housing developments that will aid in reducing the amount of noise penetrating into the residential areas. After the construction period is complete, the project will not result in temporary or permanent increase in the ambient noise levels in the vicinity of the project.

- b) **Less than Significant Impact.** Construction-related groundborne vibration resulting from the movement of heavy equipment within the construction area would be temporary and localized. The project would involve the use of excavators, graders, and loaders; however, no people or structures are within the immediate construction area that could be affected by groundborne vibration. There will be no pile driving operations or major compacting operations that would cause a groundborne vibration or groundborne noise impact to the nearby residential communities.
- c, e-f) **No Impact.** After the construction period is complete, the project will not result in a substantial permanent increase in the ambient noise levels in the vicinity of the project. Noise levels within the project area after construction will be within the 65 dB Ldn noise level standard outlined in the Noise Element of the City's General Plan. The project is not located within an airport land use plan, similarly the private airstrip located on the southeastern part of the city would not expose people working in the project area to excessive noise levels.

### XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts:

- a) **Less than Significant Impact.** This project has the potential to induce some population growth by encouraging additional housing development within the vicinity of the project area once completed. The scope of this project does not include public infrastructure improvements, thus limiting the potential for substantial population growth to occur in the area as a direct result of this project.
- b-c) **No Impact.** This project will be constructed in a currently undeveloped parcel of land within the city limits. Existing housing will not be destroyed, and people will not be displaced. Replacement housing is not anticipated as a result of this project.

**XIV. PUBLIC SERVICES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

- a i) **Less Than Significant Impact.** All structures within the park will be built according to California building code fire standards. Thus, minimizing fire risk and the need for fire protection. The site will consist of mostly open space with minimal structures susceptible to catch fire.
- a ii) **Less Than Significant Impact.** The construction of the park will not result in a meaningful increase in police protection services than what is currently required at the site and the adjacent community.
- a iii) **No Impact.** The construction of a new community park is not anticipated to have an impact on the City's school system.
- a iv) **Less Than Significant Impact.** The community in which this park is proposed to be built does not have any existing parks in its immediate vicinity. The project is proposing to incorporate a stormwater basin, which will help it to be eligible for future funding to assist with maintenance and operation.
- a v) **No Impact.** No other public facilities are required to be built to serve this project.

**XV. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a-b) **No Impact.** The project will consist of constructing a new City park which will improve existing recreational facilities. The project will be designed with environmental features (i.e. pervious concrete, solar lights, recycled materials, walking/running/biking trails) which will not have an adverse physical effect on the environment.

**XVI. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Discussion of Impacts:**

- a, c-f) **No Impact.** The project does not conflict with an applicable plan ordinance or policy for performance of the circulation system. No increase of hazards due to a design feature, and there will be no modification to existing roadway geometry. The project is not anticipated to conflict with adopted policies plans or programs regarding public transportation.
- b) **Less than Significant Impact.** The parcel where the project will be constructed is currently zoned for Single Family Residential and Neighborhood Commercial. Once the project has been built, the amount of traffic to be expected will be in line with the amount of traffic that would otherwise be expected to be generated by a residential or commercial development project. The project proposed will not conflict with circulation standards identified in the Circulation Element of the Kings County General Plan.

**XVII. TRIBAL CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a i-ii) **No Impact.** The project does not contain any listed or eligible historical resources.



### XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

- a-g) **No Impact.** The project will not exceed wastewater treatment requirements due to the limited wastewater usages of a City park. The construction of new water & wastewater facilities will not cause any environmental effects due to the low usage & demand associated with a City Park. The park location is considered an infill project area and will be serviced with existing city water infrastructure. The park's wastewater will be serviced by the City of Corcoran which has been planned for residential/ commercial usage, a much higher demand than a park. Capacity to serve the park will not be an issue. The City of Corcoran will be servicing the project's solid waste disposal needs.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts:**

a-c) **No Impact.** The project area is in the City of Corcoran city limits where many different animal species don't exist and where the possibility of uncovering tribal and/or cultural artifacts is low, the scope of this project is generally limited to excavation of ground which has been previously disturbed by existing residential development. Emissions from the project (solid, water, and air) will be limited to the construction period and scattered traffic trips for city park usage. This does not present a cumulatively considerable impact. Completion of the park project will bring the existing abandoned area to use, which will provide a beneficial impact to the members of the community.

**DETERMINATION**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact."

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input checked="" type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*James J. [Signature]* County Development Director 1-13-20.  
 Signature / Title Date



# Community Development Planning Commission

Calendar Year end Report:

January to December, 2019

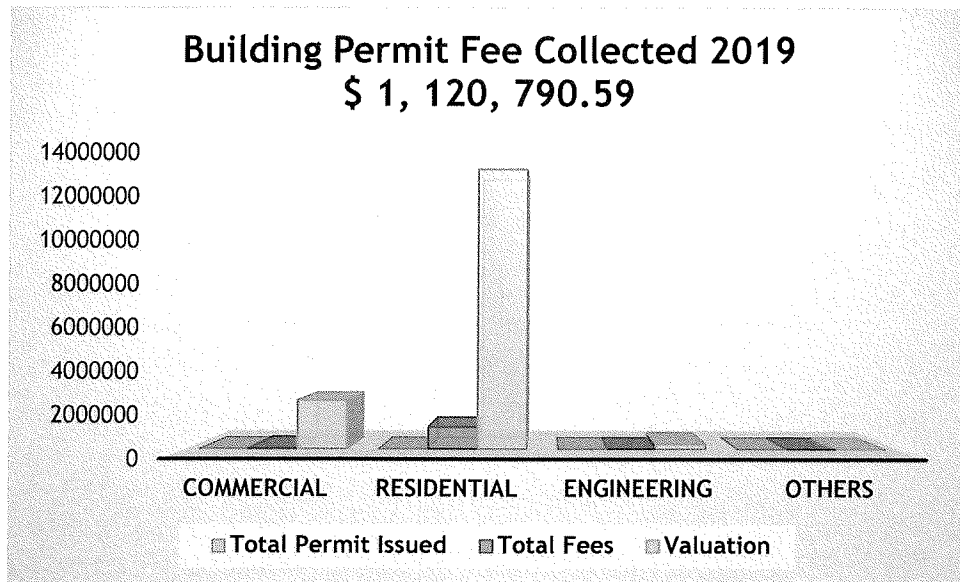
The Community Development Department encourages and regulates development projects within the city. It is organized to fulfill functions related to development projects from initial concept, through planning, zoning, building plan check, inspections and occupancy, and code enforcement of all municipal and State codes of regulations. Community Development also is responsible for fast, efficient and reliable transit that serves this community. Community Development focused on three main areas during the last fiscal year. Growth, service to the community and budgetary adjustments. Year 2019 was a year of moderate growth with one active sub-division. With an additional sub-division in the final map stages and beginning grading process, 2020 looks to be a good year. Commercial projects saw the addition of a 10 unit high end Inn and suite, the final of a façade remodel of an existing shopping mall on Dairy Avenue, and the opening of a fine restaurant and brewery. We anticipate additional retail and industrial changes and additions throughout 2020 and beyond. We have persistently concentrated attention on improving our services while staying within the approved budget by involving all members of the department and thinking out of the box. The Community Development Department is made up of five divisions.

1. Building and Safety
2. Code Enforcement and Neighborhood Preservation
3. Planning
4. Housing
5. Transit

The Community Development Director oversees all divisions and serves as the Building Official and City Planner. Ma. Josephine Lindsey serves as the Administrative Assistant for the department as well as Deputy City Clerk and we hope to have the position of Building inspector/Code Enforcement officer filled in the next few weeks. Valerie Bega serves as the Transit Coordinator and oversees the day to day operations of our Transit division which employs four drivers and one dispatcher. Although our staff is small, I have every confidence in our ability to serve this community and help move Corcoran towards a great future.

**Building and Safety Division**

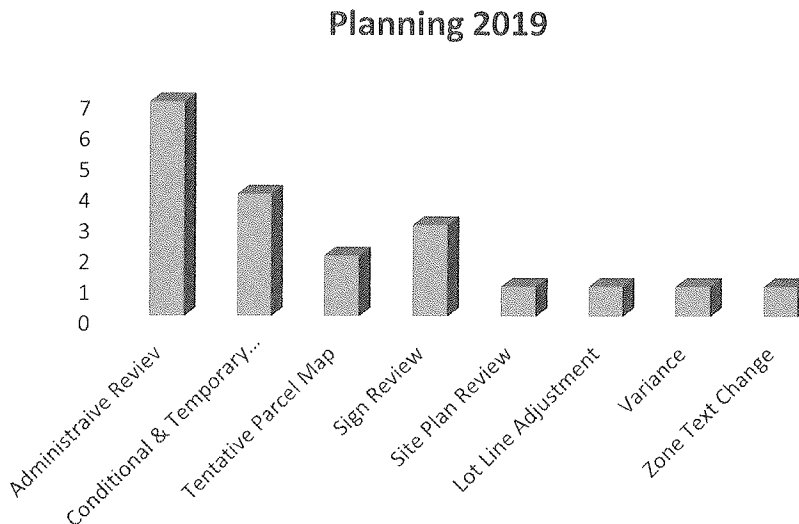
2019 was good year for growth with 49 New Single Family Dwellings (SFD) permits issued. Sierra Del Sol Sub-Division is in its final stages of building, however, the Sequoia (2) sub-division is in its final planning stages and looks to start infrastructure construction in the next few months. 2020 and beyond look promising the possibility of another sub-division at the north end of the City. Please see attached summary of building permit issued)



Sierra Del Sol Subdivision  
Before and after photo

## Planning Division

The Planning Division moved steadily forward and has been actively working with Economic Development to bring additional sub-divisions for housing as well as business and industrial interest. We are working with two Central Valley local developers regarding sub-divisions, and are seeking national developers for available properties. Administrative Approvals, Conditional Use permits, Site Plan Review, all experienced a moderate increase and staff has been working on reviewing the approved zoning code for changes that are required and supplementing the code with newly approved ordinances.



### **Administrative Approval**

1. AA 19-01: 1500 Whitley Avenue for temporary use of seatrain as storage (Approved)
2. AA 19-02: 2713 Brokaw Avenue for a garage conversion to office space (Approved)
3. AA 19-03: 1130 Pickerell Avenue for a for commercial large truck parking (Approved)
4. AA 19-04: 1118 Hall Avenue for conversion of a garage into living space (Approved)
5. AA 19-05: 2418 Garvey Avenue for conversion of a garage into living space (Approved)
6. AA 19-07: 1206 Patterson Avenue for conversion of a garage into living space (Approved)
7. AA 19-08: 1108 Whitley Avenue for an auto glass and tinting services (on-going)

### **Conditional Use Permit**

1. CUP 19-01: 1727 Dairy Avenue for Convenience store and gasoline station (on-going)
2. Cup 19-02: 1520 Dairy Avenue for an automotive repair services (Approved)

### **Temporary Conditional Use**

1. TUP 19-01: 1500 Whitley Avenue, for temporary use of seatrain as storage (Approved)
2. TUP 19-02: 1200 Orange Avenue, for temporary use of facility for drying of crop (hemp)

### **Tentative Parcel Map**

1. TPM 19-01: 2731 Olympic Avenue (Approved)
2. TPM 19-02: NE Dairy (Approved)

### **Variance**

1. VA 19-01: 2538 Anderson Ln (on-going)

**Zone Text Change**

1. 19-01: Use of seatrain in residential and commercial zones

**Lot Line Adjustment**

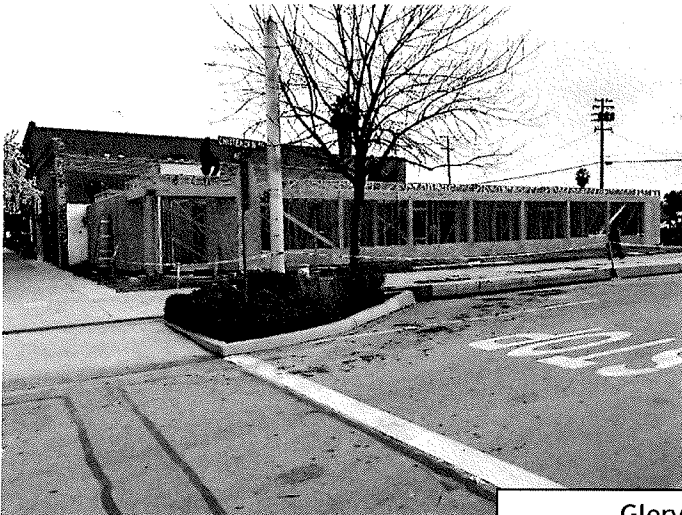
1. LLA 19-01: 2538 Anderson Ln (on-going)

**Site Plan Review**

1. SPR 19-01: 1000 Chittenden Avenue for United Health Center (on-going)

**Sign approval**

1. SR 19-01: Sierra Del Sol Signs (Approved)
2. SR 19-02: Burger Palace, 1120 Whitley Avenue (Approved)
3. SR 19-03: Corcoran Emergency Aid, 2607 Whitley Avenue (Approved)



Glory Inn hotel  
Before and after photo



Los Amigos Façade  
Improvement



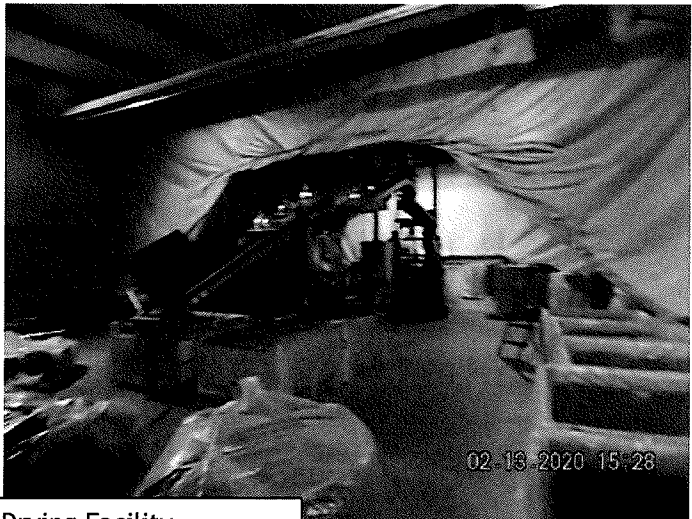
Lake Bottom Brewery



Proposed New Subdivision  
Sequoia 2



Sign Review  
Corcoran Emergency Aid



Hemp Drying Facility  
Titan Company (1200 Orange Avenue)



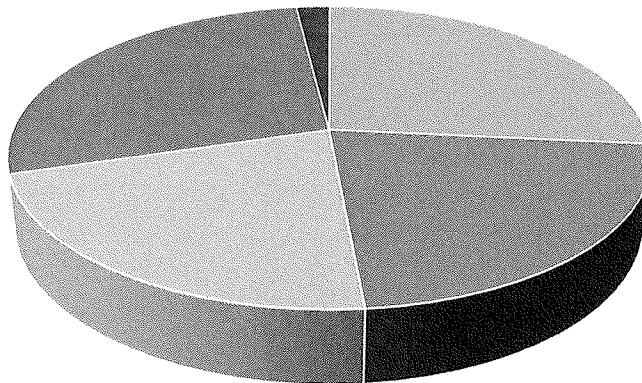


**Code Enforcement Division:**

Code Enforcement (CE) continues to evolve in 2019. New State and Federal regulation regarding certification of all Code Enforcement Officers went into effect on January 1, 2018. There has been many aspects of Code Enforcement changes in the past year regarding classification of Code Enforcement Officers as well as the ever changing Health and Safety Codes and other State and Federal Codes. Community Development now has a full time code enforcement officer on patrol, and has been very active and effective over the past year. Our professional staff handles the complaint flow regarding the many facets of code enforcement in a pro-active style. Complaints are handled according to the severity of the problem. Currently we have two PC832 certified employees that manages the Vehicle Abatement Program.

Water conservation is still a serious issue in California and in Corcoran. The State has lifted their restriction and Corcoran has gone back to a three day watering plan. However, Code Enforcement and the Public Works water division still monitors water usage and waste.

**Code Enforcement 2019**



- ▣ Municipal Code violation
- ▣ Property maintenance
- ▣ Vehicle abatement
- ▣ Weed abatement
- ▣ Sub-standard Structure

**Vehicle Abatement: CE has tagged 174 vehicles.**

- 1. Municipal Code violations: CE has issued 311 municipal code violation notices**
- 2. Property Maintenance: CE has sent out 176 Notice and Orders regarding property maintenance**
- 3. Weed Abatement: CE issued 221 Notice and Orders regarding weed abatement**
- 4. Sub-Standard Buildings: CE and BD issued 16 Notice and Orders regarding substandard buildings**

**Housing Division**

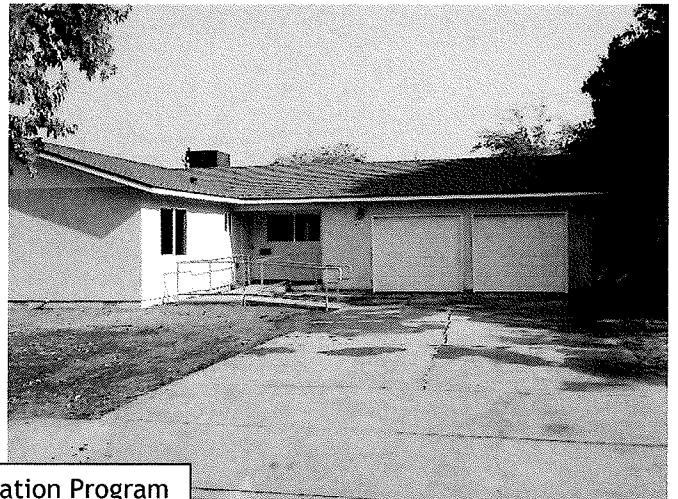
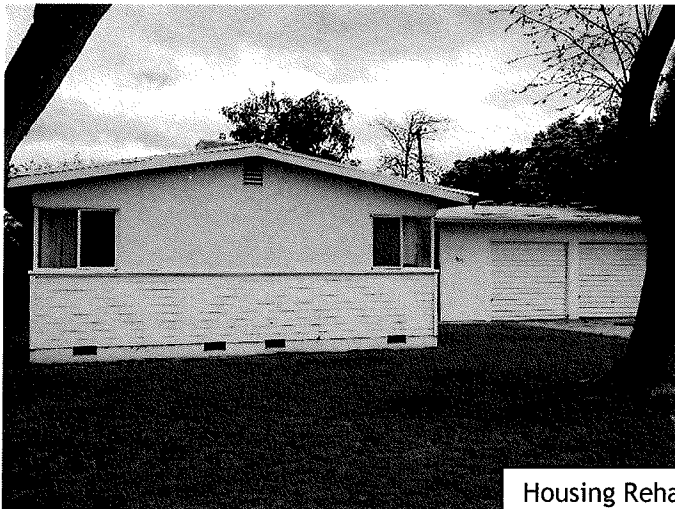
The Housing Division continues to reconstruct the procedures of handling City loans. This is a long and arduous task. The Housing Division with the help of the Finance Department has been working to bring all of the CDBG, Home and CalHome loans up to date. Many of our loans have been delinquent or other issues that have put the loan agreement in violation. We have been scheduling interviews with the recipients of the loans and working out solutions to help assist them in the re-payment of the loans.

The Community Development Block Grant (CDBG) is a federally funded program awarded by the Department of Housing and Urban Development (HUD). Funds are dispersed annually to eligible communities throughout the country to pursue a wide array of community development activities such as housing rehab and First Time Homebuyers programs (FTHB). The funds can also be used for public improvements, economic development and certain public facilities and equipment all aimed at assisting low-to moderate-income persons. The City partners with Self Help Enterprises to administer the program with oversight by the Housing Finance Committee.

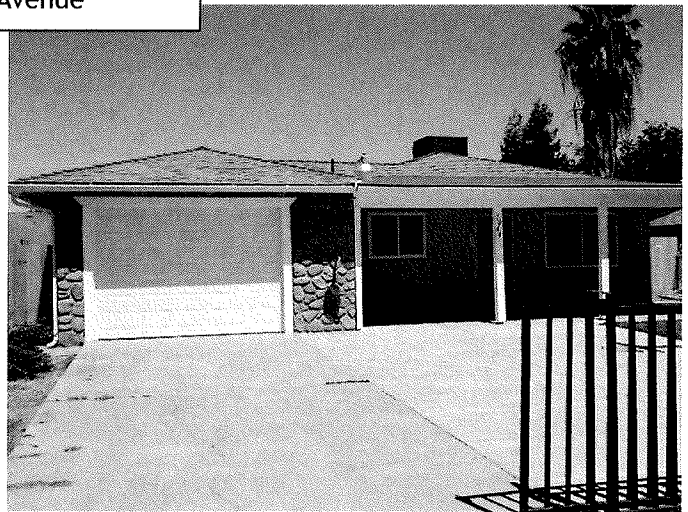
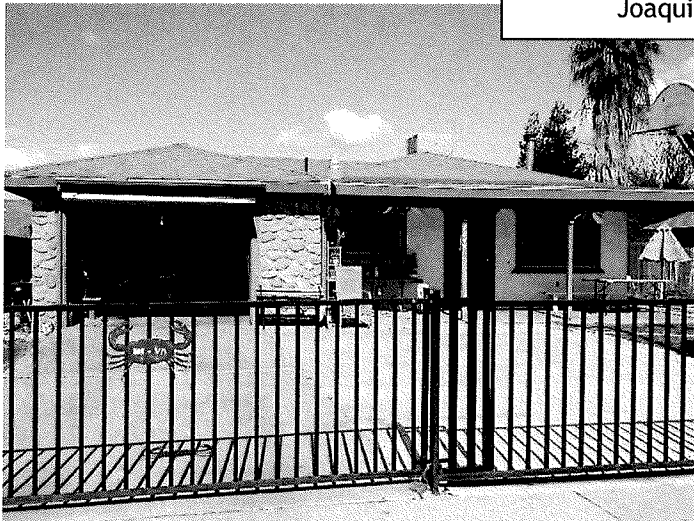
Currently the City monitors 128 Active loans and 199 deferred loans, and we reconveyed 16 loans in 2019.

Total amount of active loan is \$ 4, 330.985.82

Total amount of deferred loan is \$ 9, 659.644.89



Housing Rehabilitation Program  
on Josephine Avenue and San  
Joaquin Avenue



**Transit Division**

Transit has undergone a few changes and many more will come to fruition in 2020 and 2021. During the past few months, staff has been putting the final touches on a transit program that will allow a more dependable, cost efficient method of operations. The program will monitor everything from employee payable hours to maintenance of the buses, it will cover fuel cost and mileage of each bus. This will allow management to run reports to help analyze the day to day operations to provide better service to the community. Staff continues to seek out additional funding to provide a faster, cleaner transit system to serve the community. Transit grant funds provided new high tech cameras on all the buses and around the transit station. Staff, in conjunction with KCAG and Moore and Associates are in the process of a transit study to determine if the Dial-a-ride program or a fix route program is the best to serve this community. The study will also be looking at services to Waukena, Alpaugh and Hanford. Transit staff had several barriers to surmount during the year. However, providing safe, reliable, cost efficient service to the community is paramount and transit staff continued to provide these services no matter what the obstacle.



# City of Corcoran

## City of Corcoran Building Division

### Permit Activity Report for 01/01/2019 to 12/31/2019

<u>Type of Construction</u>	<u>Permits</u>	<u>Total Fees</u>	<u>SQ Ft</u>	<u>Valuation</u>
<b><u>COMMERCIAL</u></b>				
CHURCH ADDITION OR REMODEL	1	5,504.91	2,500	248,000
COMM HANDI CAP RAMP	1	167.50	0	800
COMMERCIAL REPAIR	4	1,782.14	0	29,000
COMMERCIAL TENANT IMPROVEMENT	3	2,169.25	0	114,000
ELECTRIC PERMIT	5	691.10	0	12,100
ENCROACHMENT	3	429.49	0	8,600
NEW RETAIL STORE	1	21,322.93	7,884	1,097,000
PLUMBING PERMIT	1	168.62	0	5,800
RE-ROOF	5	1,616.07	0	120,700
RETAIL STORE ADDITION/REMODEL	1	566.89	0	8,000
SIGN	1	16.50	0	1,000
SOLAR COMMERCIAL	2	1,274.40	0	730,000
STRUCTURE OTHER THAN A BLDG	1	258.96	0	7,000
TOTAL FOR : COMMERCIAL	29	35,968.76	10,384	2,382,000
<b><u>ENGINEERING</u></b>				
ELECTRIC PERMIT	1	0.00	0	0
ENCROACHMENT	4	1,803.78	0	81,235
OTHER	1	93.92	0	3,300
STRUCTURE OTHER THAN A BLDG	4	3,763.18	0	187,500
TOTAL FOR : ENGINEERING	10	5,660.88	0	272,035
<b><u>MULTI FAMILY 5 OR MORE UNITS</u></b>				
ELECTRIC PERMIT	1	93.50	0	1,000
MECHANICAL PERMIT	1	94.12	0	4,000
PLUMBING PERMIT	1	167.70	0	2,500
TOTAL FOR : MULTI FAMILY 5 OR M	3	355.32	0	7,500
<b><u>RESIDENTIAL</u></b>				
BLOCK FENCE	2	257.50	0	4,500
DEMO/BDTH	5	614.90	0	35,000
ELECTRIC PERMIT	34	4,810.87	0	65,200
ENCROACHMENT	11	1,180.89	0	26,334
MECHANICAL PERMIT	42	6,215.66	0	215,060
NEW SINGLE FAMILY	45	909,470.45	68,730	10,178,018
PLUMBING PERMIT	37	4,741.35	0	57,670
REPLACING WINDOWS SFD	3	446.75	0	3,500
RE-ROOF	51	11,290.98	3,200	315,350
RESIDENTIAL CARPORT NEW/ADD	4	780.52	0	14,700
RESIDENTIAL PATIO NEW/ADD	18	4,565.07	0	120,750

<b>Type of Construction</b>	<b>Permits</b>	<b>Total Fees</b>	<b>SQ Ft</b>	<b>Valuation</b>
<b><u>RESIDENTIAL</u></b>				
RESIDENTIAL REPAIR	23	16,062.74	1,625	562,600
RESIDENTIAL STORAGE BUILDING	4	1,813.46	0	36,700
SINGLE FAMILY ADDITION	2	992.71	0	15,500
SINGLE FAMILY DWELLING	4	88,808.55	6,655	825,544
SINGLE FAMILY REMODEL	6	7,334.22	0	167,500
SOLAR RESIDENTIAL	41	18,922.73	0	976,863
SWIMMING POOL / SPA	1	496.28	0	41,000
TOTAL FOR : RESIDENTIAL	333	1,078,805.63	80,210	13,661,788
	<b>375</b>	<b>1,120,790.59</b>	<b>90,594</b>	<b>16,323,323</b>