

**CORCORAN PLANNING COMMISSION
MEETING AGENDA**

*Monday, October 19, 2020
5:30 P.M*

******* NOTICE *******

**IN RESPONSE TO THE ORDERS
ISSUED BY THE GOVERNOR OF THE STATE OF CALIFORNIA
AND THE INREASING NUMBER OF COVID-19 CASES IN THE STATE
THE CORCORAN PLANNING COMMISSION MEETING
WILL BE HELD VIA A CONFERENCE CALL**

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

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

Access Code: 962-899

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:	Vacant
Vice-Chairman:	Karl Kassner
Commissioner:	David Bega
Commissioner:	Vicente Carrasco Sanchez
Commissioner:	David Jarvis
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 meeting on September 21, 2020.

3. **RE-ORGANIZATION** - None

4. **PUBLIC HEARING** - None

5. **STAFF REPORTS**

5.1 Request for time extension of Tentative Subdivision Map (TSDM) Tract 880

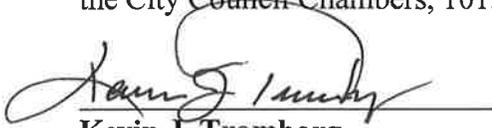
5.2 Proposed reorganization: two-year term for the Chairperson and Vice-Chairperson

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Item:
- 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 October 15, 2020.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, September 21, 2020**

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, DeVaney, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:31 P.M.

ROLL CALL

Commissioners present: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

Commissioners absent: DeVaney and Jarvis

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

Also present: Joseph Beery, City Attorney

FLAG SALUTE None.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Watkins to approve the minutes of the regular meeting on August 17, 2020. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: DeVaney and Jarvis

3. RE-ORGANIZATION - None

4. PUBLIC HEARING - None

5. STAFF REPORTS

- 5.1** Tromborg presented the staff report regarding residential landscape and irrigation requirements. The City of Corcoran approved the Ordinance 615, Model Water Efficient Landscape Ordinance (MWELo) that provides standards and requirements for commercial landscapes and or landscapes over 2500 square feet.

Following commission discussion, the commission provided direction to the staff to prioritize education and outreach program to constituents of Corcoran e.g. responsible use of water, watering schedule, encourage drought-resistant landscape using drought tolerant plants or trees, use of artificial grass. Further, to provide the commissioners in the future meeting, a water report and check other city's efforts or initiatives in relation to MWELo.

- 5.2** Tromborg presented the staff report regarding vacant lot and vacant building registration. Vacant Property Registration Ordinance (VPRO) has several purposes that may be useful to many cities are as follows: protects commercial, residential and industrial properties from becoming blighted and lowering property values; ensures that owners of vacant properties are known to the City and other interested parties and can be reached in case of incidents or emergencies; ensures that property owners are aware of their obligations of ownership under relevant codes and regulations; and ensures that property owners meet minimum standards of maintenance or vacant properties.

Commissioners saw the merits of the proposed ordinance to address sub-standard building. They also pointed out that property owner contact information is also available through the Kings County Taxpayer's information. No further direction was given to the staff.

- 5.3** Tromborg presented the staff report regarding future planning concerning Corcoran industrial district (IL and IH zones). City of Corcoran faces many challenges as it explores commercial or industrial expansion or growth in the future. The city is surrounded by a county boundary, an airport and a levy (flood plain) to the west, a prison to the south, and high speed rail to the east, options are very limited. Lack of existing infrastructure is also foreseeable problem.

Commissioners recognized existing businesses in the area of Otis Avenue with the manufacturing of tiny homes. The city needs to encourage small or home-based businesses, cottage industry or businesses that support agriculture industry. Commissioners also requested for sustainable ground water impact report.

6. MATTERS FOR COMMISSION

6.1. Commission received information regarding the resignation of Chairperson Shea DeVaney as Planning Commissioner. DeVaney has moved out of the city.

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 7:00 p.m., the meeting was adjourned to the next regular meeting on Monday, October 19, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Vice-Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

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 # 5.1

To: Planning Commission

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

Date: October 19, 2020

Subject: Tentative Subdivision map 880 extension application

A. General Information:

1. Owner:	FAI-45 Corcoran LLC 969-G Edgewater Blvd. #636 Foster City Ca 94404
2. Applicant:	Gregory Meister
3. Site Location:	APN: 030-120-003
4. Property Description:	10 acre lot west of 6 ½ Avenue and East of 7 th Avenue. South of North Avenue and North of Patterson Avenue
5. Site Area:	10 Acres
6. General Plan Designation:	Low Density
7. Current Zone Classification:	Residential R1-6
8. Existing Use:	Empty 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 880.

C. Public Input:

Not required for a Tentative Subdivision map extension

D. Discussion:

On November 19, 2018, the Planning Commission approved a one year map extension of TSDM 880. The owner, FAI-45, acquired the property and wanted time to perform a development feasibility study. The property is now in escrow by a large national builder whose intention is to final the map and develop the sub-division. The approved Planning Commission extension expired on November 20, 2019, however, because of the current pandemic issue tentative maps were automatically given a one year extension by the State. The expiration date is November 20, 2020. The property owners were notified that a one year extension was still available if they choose to apply before the expiration date and they have apply for the final extension.



PLANNING PERMIT APPLICATION

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

TO THE CORCORAN PLANNING COMMISSION:

Date: 9/9/20

- Administrative Review
- Final Map
- Final Map Extension
- Sign Review
- Temporary Use Permit
- Zone Text change

Tentative Map Extension

Planning Reference No. Map # 880

Please use supplemental attachments if needed

Address of subject property: N.E. corner James ave and Patterson

Assessor's Parcel Number of subject property: 030-120-003

Project Business name: Sugar Plum Village

Applicant's Full Name FAI-45 Corcoran, LLC (Sugar Plum Homes)

Address of Applicant 969-G Edgewater Blvd #636 Foster City 94404

Phone number of applicant (659) 400-5599

E-mail of applicant Meisterrama@yahoo.com

Property Owner's full Name FAI-45 Corcoran, LLC

Property Owner's Address Same

Phone number of property owner: Same

E-mail of Property owner: Same

Project main contact/Representative: Gregory Meister

Firm/Company: FAI-45 Corcoran, LLC

Mailing address: 715 Gateshead Ct Foster City, CA 94404

Phone and fax number: 650-400-5599 fax

E-mail address: Meisterrama@yahoo.com

Use proposed, name of project: Tract 880 Sugarplum Village (estates)

Summary description of the project Tentative map time extension request for Tract 880

Zoning designation: R-1-6

Site Area, acres, or square feet if less than one acre: approx 10 acres

Existing streets adjacent to project: _____

Existing Use: NONE

Existing structures: NONE

Attachment:

1. Four (4) copies of Site Plan/Sign Design (e.g. measurements, sign text, materials, etc.)
2. For final map - two (2) copies of Final Map one in mylar; Please refer to attached Final Map procedures.

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

I Gregory Meister hereby certify that I am the owner of the property identified in this application; or that I am an authorized agent of FAT-45 CORCOVEN, LLC, 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.

Gregory Meister
Signed

Mailing Address 715 Gateshead Ct
Foster City, CA 94404
Phone Number 650-400-3599

1

CITY OF CORCORAN

00547077

09/21/2020 10:38 AM

CR 610.00

SUGAR PLUM VILLAGE TIME
EXT TS DM TRACT 886 610.00

PAYOR: FA1-45 CORCORAN, LLC
Total 610.00

Tendered:
Check 2164 610.00

Change 0.00

Total 610.00

THANK YOU
HAVE A NICE DAY

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

MEMORANDUM

PUBLIC HEARING

Item # 4-1

TO: CORCORAN PLANNING COMMISSION

FROM: STAFF

SUBJECT: TENTATIVE SUBDIVISION MAP NO. 880, BRAD SWENSON, SUGAR PLUM HOMES, LLP FOR THE PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF JAMES AVENUE AND PATTERSON AVENUE, APN 034-120-003

MEETING DATE: JULY 10, 2006

APPLICANT	PRESENT OWNER	ENGINEER
Sugar Plum Homes Brad Swenson 4120 W. Grove Ct. Visalia, CA 93291	Harp and Hansen General Partnership P.O. Box 398 Corcoran, CA 93212	Reeve and Associates 4155 S. Harrison Blvd, Ste 310 Ogden, Utah 84403

PROPOSAL AND LOCATION

The Tentative Subdivision Map is proposed to subdivide one parcel into 46 lots. The average size lot is 6,799 sq. ft. A park facility/detention basin is proposed to serve as an open space park area and a storm water basin. Access rights to Patterson Avenue will need to be relinquished along lots 1, 24, 25, 26, 27, 28 and 29. The final map will need to be modified so that lots 28, 29, 30, 37, and 38 will have the necessary frontage of 40 feet and 60 feet at the front yard setback line as required by City Code.

The property is zoned R-1-6, Single Family Residential. APN 034-120-003 is 10.04 acres of vacant land.

PREVIOUS APPLICATIONS

The property was included in a recent annexation to the City of Corcoran.

ADJACENT LAND USES AND ZONING

Use	Zoning
-----	--------

North:	Residential	R-1-6
South:	Residential	R-1-6
East:	Vacant Land	R-1-6
West:	Vacant Land	R-1-6

EXISTING LAND USE/FLOOD PLAIN ZONE MAP

The site is vacant and is within the "area not included" as per the Federal Emergency Management Agency Flood Insurance Rate Map 060086 0225 B, August 4, 1988.

ANALYSIS

A. Project Design and Lot Sizes

Tentative Tract Map 880 proposes the subdivision of one parcel that is approximately 10± acres into 46 lots.

B. Streets/Circulation

Patterson Avenue is a collector street and James Avenue is a residential street.

(Arterial streets provide for through traffic movement on a continuous route joining major traffic generators. Collector streets connect local streets to the arterial system).

C. Utility/Public Services

The private utility companies have been contacted for comments concerning Tract 880.

The entire subdivision will be processed and developed in compliance with all City ordinances and the Subdivision Map Act.

D. Improvements

The applicant is required to install all required improvements including street and utility improvements.

TENTATIVE TRACT FINDINGS

A. Consistency Findings:

If all of the proposed actions are approved, the proposed project would be consistent with the State Subdivision Map Act, General Plan and Subdivision Ordinance and Zoning Ordinance based on the following:

1. The tract map is being processed in accordance with the Subdivision Map Act and Corcoran Zoning Ordinance.
2. The proposed tentative tract is in compliance with the goals and objectives of the General Plan.

Evidence

Subdivision Map Act; General Plan, Zoning Ordinance; Proposed Tentative Tract Map.

C. Type of Development Finding:

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

1. The site is flat and is within the area that is defined as "not a part" according to the Federal Emergency Management Agency flood insurance rate map.
2. Similar size lots are located directly to the west of the subject property.
3. The proposed development will utilize City sewer and water.

Evidence

City sewer and water maps.

D. Environmental Finding:

That the design of the subdivision and/or the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat based on the following:

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

Evidence

Field Observation, CEQA Regulations; Corcoran General Plan and Program EIR.

F. Public Health Finding:

That the design of the subdivision or type of improvements are not likely to cause serious public health problems based on the following:

1. This application has been reviewed by the County Health Department, Fire Department, Building Department, and other involved departments. Any improvements or mitigation required for public health and safety have been applied to this application as conditions of approval.

Evidence:

Tentative Tract No. 880; Planning Commission Resolution Conditions of Approval.

G. Improvements & Access Finding:

That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed subdivision based on the following:

1. All off-site improvements such as the curb, gutter, sidewalk, drive approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design material and installation of said improvements meet or exceed standards adopted by the City of Corcoran.

2. The proposed subdivision lots abut existing public streets which will provide access.

3. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

Evidence

Tentative Tract Map No. 880; Conditions of Approval.

RECOMMENDATION OF PLANNING COMMISSION:

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

EXPIRATION OF MAPS AND EXTENSIONS:

The approval or conditional approval of a tentative map shall expire no later than twenty four (24) months from the date the map was approved or conditionally approved. However the map may be extended if the subdivider has complied with Subdivision Map Act Sections 66452.6(a) and (e).

CORCORAN CITY PLANNING COMMISSION
RESOLUTION 06-11
TENTATIVE TRACT MAP NO. 880

At a meeting of the Planning Commission of the City of Corcoran duly called and held on July 10, 2006, on motion of Commissioner Garcia, seconded by Commissioner Hanshew and duly carried, the following resolution was adopted:

WHEREAS, Tentative Tract Map No. 880, as filed by reviewed by the Planning Commission of the City of Corcoran, and

WHEREAS, the proposed project is generally located on the northeast corner of James Avenue and Patterson Avenue, and

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

WHEREAS, the initial environmental study determined that the proposed Tentative Subdivision Map will not have a significant impact on the environment, and

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

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

- (a) That the proposed map is consistent with the General Plan;
- (b) That the design or improvement of the proposed subdivision is consistent with the General Plan;
- (c) That the site is physically suitable for the type of development;
- (d) That the 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;
- (e) That the design of the tentative subdivision map and/or type of improvements are not likely to cause serious public health problems; and
- (f) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of July 10, 2006, and

THEREFORE, BE IT RESOLVED that Tentative Tract No. 880 be approved subject to the conditions listed in the Exhibits A, B, C, D, E and F, and that the recommendation for approval be forwarded to the City Council.

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

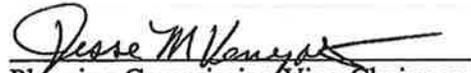
AYES: Commissioners: Garcia, Hanshew, Kessler, and Venegas

NOES: None

ABSTAIN: None

ABSENT: Commissioners: Cortez, Stiger, and Tristao

Adopted this 10th day of July 2006



Planning Commission Vice-Chairman



Community Development Director

EXHIBIT A
RESOLUTION 06-11 CONDITIONS
TENTATIVE SUBDIVISION TRACT NO. 880

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. This shall include, but not be limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form, but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project, or such earlier time set forth in the Corcoran Municipal Code.
3. That all 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 construction of the improvements be limited to day light hours.
6. That dust control measures be taken during the construction of improvements.
7. That the developer will provide a decorative block fence, approved by the Public Works Director, along Patterson Avenue.
8. That the developer provide at least one medium sized tree on each lot.
9. That the developer provide street trees and irrigation system, approved by the Public Works Director, on all interior streets and along Patterson Avenue and James Avenue.
10. That a landscape lighting district be formed for areas to be maintained in the public right-of-way.
11. The final subdivision map must be adjusted to meet frontage requirements for Lots 28, 29, 30, 37 and 38.

PUBLIC WORKS/ENGINEERING CONDITIONS

1. See Exhibit "B"

FIRE DEPARTMENT

1. See Exhibit "C"

BUILDING DEPARTMENT

1. See Exhibit "D"

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

1. See Exhibit "E"

PACIFIC GAS AND ELECTRIC COMPANY

1. See Exhibit "F"

ZONING

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

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, 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. 880
SUGAR PLUM VILLAGE OF CORCORAN

LOCATION: NE COR JAMES AVE & PATTERSON AVE

DEVELOPER: SUGAR PLUM HOMES (BRAD SWENSON)

DATE: JUNE 19, 2006

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)

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

CDS

Date

6/19/06

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>PATTERSON</u>	<u>30' (1/2)</u>	<u>3</u>	<u>6</u>	<u>1</u>
b)	<u>JAMES</u>	<u>56'</u>			<u>1</u>
c)	<u>"A", "B", "C"</u>	<u>56</u>			<u>3</u>
d)					
e)					
f)					
g)					

- ✓ 2. " Arterial Treatment: ALONG PATTERSON -
LANDSCAPING & WALL; TO BE MAINTAINED BY
A HOME OWNERS ASSOCIATION.

- ✓ 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.

THE EXISTING LINE IN PATTERSON MAY NOT BE
DEEP ENOUGH TO SERVE ENTIRE AREA,
THEREFORE, A LIFT STA MAY BE NEEDED.

- ✓ 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.

INCLUDING OFF-TRACT DISPOSAL SYSTEM.

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

- ✓ 7. REINQUIRE ACCESS RIGHTS TO PATTERSON
ALONG LOTS 1, 24, 25, 26, 27, 28 & 29.

- ✓ 8. CONSTRUCT MINIMUM 2/3 ST
ALONG JAMES AVE.

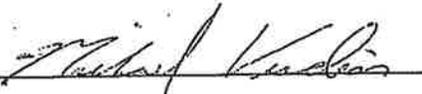
- ✓ 9. LOTS 28, 29, 30, 37 & 38 DO NOT HAVE
REQUIREMENT (11-8-7-B) FRONTAGE OF 40'
NOR REQUIRE 60' @ SETBACK

- ✓ 10. LOTS 16/20 & 19/23 CREATE REVERSE
CORNER LOT PROBLEMS W/ SIDE YARDS, REAR
YARDS & FRONT YARD CONFLICTS
(11-8-10-C-1).

Exhibit C
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 roads of an all-weather surface capable of supporting heavy fire apparatus shall be in place as soon as combustible construction materials begin to accumulate.
6. 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.
7. 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.
8. Fire department strongly recommends a secondary means of ingress and egress.

Michael Virden
Name



Assistant Chief / Fire Marshal
Title

June 8, 2006
Date

City of Corcoran
Tentative Subdivision Tract Map 880

CITY OF CORCORAN BUILDING DEPARTMENT MEMO

To: Jeri Grant, Community Development Director
From: Karl Miner, Building Official
Date: JUNE 5, 2006
RE: TENTATIVE SUBDIVISION TRACT MAP 880

Building permits must be obtained from the City Building Department for any structural, plumbing, electrical or mechanical work being done.

No building or structure shall be used or occupied, and no change in the existing occupancy classification shall be made until the building official has issued a Certificate of Occupancy.

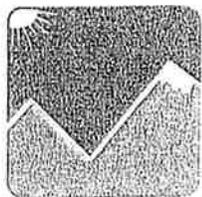
Detailed dimensioned plans be provided to the Building Department prior to obtaining construction permits.

Separate sewer laterals and water services be provided to each a) Business b) Unit c) Parcel d) Other.

Separate gas and electric services to each unit be provided.

Karl Miner

Building Official



San Joaquin Valley
Air Pollution Control District

June 13, 2006

Reference No. C200601265

Jeri Grant
City of Corcoran
Community Development
1033 Chittenden Ave.
Corcoran, CA 93212

Subject: TTM 880; Swenson; (APN 034-120-03)

Dear Ms. Grant:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and offers the following comments:

The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM₁₀ and PM_{2.5}). Preliminary analysis indicates that **this project alone would not generate significant air emissions**. However, the **increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley**. A concerted effort **should be made to reduce project-related emissions** 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 not enumerated below. To identify additional rules and regulation that apply to this project, or for further information, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446. Current District rules can be found at <http://www.valleyair.org/rules/1ruleslist.htm>.

Regulation VIII (Fugitive PM₁₀ Prohibitions) Rules 8011-8081 are designed to reduce PM₁₀ emissions (predominantly dust/dirt) by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and trackout, landfill operations, etc. The District's compliance assistance bulletin for construction sites can be found at <http://www.valleyair.org/busind/comply/PM10/Reg%20VIII%20CAB.pdf>.

If a residential project is 10.0 or more acres in area or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. Construction activities shall not commence until the District has approved the Dust Control Plan. A template of the District's Dust Control Plan is available at <http://www.valleyair.org/busind/comply/PM10/forms/DCP-Form%20-%202012-01-2005.doc>.

Rule 4102 (Nuisance) applies to any source operation that emits or may emit air contaminants or other materials. In the event that the project or construction of the project creates a public nuisance, it could be in violation and be subject to District enforcement action.

Rule 4601 (Architectural Coatings) limits volatile organic compounds from architectural coatings. This rule specifies architectural coatings storage, clean up and labeling requirements.

Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) If asphalt paving will be used, then paving operations of this project will be subject to Rule 4641. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and emulsified asphalt for paving and maintenance operations.

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 of Corcoran 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:

- As many energy conserving and emission reducing features as possible should be included in 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/>.
 - Energy efficient windows (double pane and/or Low-E), lighting, appliances, heating and cooling systems, and programmable thermostats. See <http://www.energystar.gov/>
 - Use Low and No-VOC coatings and paints. See South Coast's site for No-VOC Coatings at <http://www.aqmd.gov/prdas/brochures/paintguide.html>
 - 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/> and <http://eandc.lbl.gov/heatisland/>
 - Radiant heat barrier. See <http://www.eere.energy.gov/consumerinfo/refbriefs/bc7.html>
 - Shading mechanism for windows, and porch, patio and walkway overhangs
 - Utilize daylighting (natural lighting) systems such as skylights, light shelves, interior transom windows etc. See <http://www.advancedbuildings.org>
 - Electrical outlets around the exterior of the units to encourage use of electric landscape maintenance equipment
 - 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.consumerenergycenter.org/index.html>, <http://www.ciwm.ca.gov/GreenBuilding/>, <http://www.lgc.org>, and <http://www.sustainable.doe.gov/>.
- Large canopy trees should be carefully selected and located to protect the building(s) from energy consuming environmental conditions, and to shade 50% of paved areas within 15 years. Also, trees should be planted adjacent to all sidewalks thirty foot on center and at a ratio of one tree for each five parking spaces. Structural soil should be used under paved areas to improve tree growth. For information on Structural Soil see <http://www.hort.cornell.edu/uhi/outreach/csc/>. For information on Tree Selection see <http://www.ufe.org/>. For Urban Forestry see <http://www.coolcommunities.org>, <http://wcfre.ucdavis.edu> and http://www.lgc.org/bookstore/energy/downloads/sjv_tree_guidelines.pdf.
- Construction activity mitigation measures include:
 - Limit area subject to excavation, grading, and other construction activity at any one time
 - Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use
 - Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
 - 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, and "Spare the Air Days" declared by the District.
 - Implement activity management (e.g. rescheduling activities to reduce short-term impacts)
 - During the smog season (May through October), lengthen the construction period to minimize the number of vehicles and equipment operating at the same time.

- Off road trucks should be equipped with on-road engines when possible.
 - Minimize obstruction of traffic on adjacent roadways.
 - Require all diesel engines to be shut off when not in use on the premises to reduce idling emissions
 - Light Duty Cars and Trucks should be alternative fueled or hybrids.
- Construction equipment may be powered by diesel engines fueled by alternative diesel fuel blends or Ultra Low Sulfur Diesel (ULSD). The California Air Resources Board (CARB) has verified specific alternative diesel fuel blends for NOx and PM emission reduction. Only fuels that have been certified by CARB should be used. Information on biodiesel can be found on CARB's website at <http://www.arb.ca.gov/fuels/diesel/altdiesel/altdiesel.htm> and the EPA's website at <http://www.epa.gov/oms/models/biodsl.htm>. The applicant should also use CARB certified alternative fueled engines in construction equipment where practicable. Alternative fueled equipment may be powered by Compressed Natural Gas (CNG), Liquid Propane Gas (LPG), electric motors, or other CARB certified off-road technologies. To find engines certified by the CARB, see their certification website <http://www.arb.ca.gov/msprog/offroad/cert/cert.php>. For more information on any of the technologies listed above, please contact Mr. Chris Acree, Senior Air Quality Specialist, at (559) 230-5829.
 - Construction equipment may be used that meets the current off-road engine emission standard (as certified by the CARB), or be re-powered with an engine that meets this standard. Tier I, Tier II and Tier III engines have significantly less NOx and PM emissions compared to uncontrolled engines. To find engines certified by the CARB, 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. Rule 9510 requires construction exhaust emissions to be reduced by 20 percent for NOx and 45 percent for PM10 when compared to the statewide fleet average or to pay an in lieu mitigation fee. For more information on heavy-duty engines, please contact Mr. Thomas Astone, Air Quality Specialist, at (559) 230-5800.

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, Chris Kalashian, at (559) 230-5818 or Mr. Dave Mitchell, Planning Manager, at (559) 230-5807 and provide the reference number at the top of this letter.

Sincerely,



Chris J. Kalashian
Air Quality Specialist
Central Region

c: file

Exhibit F



**Pacific Gas and
Electric Company**

Corporate Real Estate
South Valley Land Services

650 "O" Street, Box 23
Fresno, CA 93760-0001

June 27, 2006

City of Corcoran
Community Development Director
1033 Chittenden Ave
Corcoran, CA 93212
Attn: Jeri Grant

Dear Ms. Jeri Grant,

We have reviewed Tentative Map No. 880.

PG&E requests that a Public Utility Easement (PUE) be incorporated within all access easement(s) as shown on said Parcel Map.

If PG&E has an existing pole line facility that serves the property and the existing pole line crosses proposed property lines (and is not covered by an existing easement), it is the property owner's responsibility to provide PG&E with adequate rights-of-way. PG&E is available to assist the property owner in making the determination if an easement will be necessary. The property owner or their agent may contact the undersigned for assistance.

PG&E has determine that our records show no gas or electric transmission lines 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 Parcel 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: October 19, 2020

Subject: **Re-organization: two-year term for Chairperson and Vice-Chairperson**

A. **General Information:**

The Planning Commission Chairperson and Vice Chairperson are voted and appointed each January by the Planning Commission. Current term for Planning Commission Chair and Vice Chair is one (1) year.

B. **Discussion:**

The Planning Commission meets twelve (12) times a year on the third Monday of every month. When the community and or staff have nothing to present to the Commission for review or approval, the meeting is cancelled. For the past several years, an average of three (3) meetings a year are cancelled. Staff has researched other communities throughout California regarding the length of terms for Planning Commission Chairperson and Vice-Chairperson. The results vary from a one-year term to a four-year term for appointment of four years or more. However, the majority of cities with a population of 25,000 and under, serve a two-year term as Chairperson and Vice-Chairperson.

C. **Recommendation:** Staff recommends that the Planning Commission consider changing current one (1) year term for Chairperson and Vice-Chairperson to a two (2) year term.