

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

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

**Tuesday, January 22, 2019
5:30 P.M.**

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

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.

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

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

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

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

ROLL CALL

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

INVOCATION

FLAG SALUTE

1. PUBLIC DISCUSSION

2. **CONSENT CALENDAR (VV)**

- 2-A. Approval of minutes of the meeting of the City Council on January 8, 2019.
- 2-B. Authorization to read ordinances and resolutions by title only.
- 2-C. Consider request of Veterans of Foreign Wars to hold a Carnival from March 22, 2019 through March 24, 2019 at the J.G. Boswell Park.

3. **APPROPRIATIONS (VV)**

Approval of Warrant Register dated January 22, 2019. *(Ruiz-Nuñez) (VV)*

4. **PRESENTATIONS**

- 4-A. Presentation by IGService on initial findings for the master fee study for the City of Corcoran.

5. **PUBLIC HEARINGS**

- 5-A. Public Hearing to obtain comments on the Mitigated Negative Declaration and consider approval of Zone Change for property located at the South East corner of Dairy Avenue and Orange Avenue (APN: 030-260-035) consistent with the appeal of Sardar Singh/Jang Bahadar Singh regarding Planning Commission's determination relating to Zone Change 18-01. *(Tromborg) (VV)*

- A. Open public hearing
- B. Staff report and presentation
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Council discussion
- G. By motion, approve/approve with changes/deny recommendation

6. **WRITTEN COMMUNICATIONS**

- 6-A. Email form PG&E Public Affairs Representative.

7. **STAFF REPORTS**

- 7-A. Consider approval for the purchase of an emergency bypass pump from Rockwell Engineering. *(Faulkner) (VV)*
- 7-B. Consider awarding the contract to DAYCO Construction Inc., for the construction of a metal building at the City Corporation Yard. *(Faulkner) (VV)*
- 7-C. Consider approval of the Engineer's Report regarding Public Facilities Maintenance District (PFMD) for Sierra Estates 2 Subdivision tract 925. *(Tromborg) (VV)*

7-D. Review the revenues and expenses for the period beginning July 1, 2018 through December 31, 2018. *(Ruiz-Nuñez)*

8. **MATTERS FOR MAYOR AND COUNCIL**

8-A. Information Items

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

8-C. Committee Reports

9. **CLOSED SESSION**

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

Number of potential cases: Two cases.

10. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran City Council meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on January 18, 2019.


Marlene Spain, City Clerk

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

Tuesday, January 8, 2019

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

ROLL CALL

Councilmembers present: Raymond Lerma, Patricia Nolen, Sidonio Palmerin, and Jerry Robertson

Councilmembers absent: Jeanette Zamora-Bragg

Staff present: Joseph Faulkner, Ken Jorgensen, Kindon Meik, Marlene Spain, Soledad Ruiz-Nuñez,

Press present: Tina Botill, "The Corcoran Journal"

INVOCATION Invocation was presented by Palmerin.

FLAG SALUTE The flag salute was led by Lerma.

1. **PUBLIC DISCUSSION** – None

2. **CONSENT CALENDAR**

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

AYES: Lerma, Nolen, Palmerin and Robertson

NOES:

ABSENT: Zamora-Bragg

3. **APPROPRIATIONS**

Following Council discussion a **motion** was made by Robertson and seconded by Lerma to approve the Warrant Register for December 27, 2018 and January 8, 2019. Motion carried by the following vote:

AYES: Lerma, Palmerin, Nolen and Robertson

NOES:

ABSENT: Zamora-Bragg

4. PRESENTATIONS

4-A. Item was tabled and will be presented at a future council meeting.

5. PUBLIC HEARINGS – None

6. WRITTEN COMUNICATIONS – None

7. STAFF REPORTS

7-A. Council members discussed the possibility of extending the application process for the vacant Planning Commission positions. However, Council decided to uphold the process and timeline that was initially stipulated. Following Council discussion a **motion** was made by Lerma and seconded by Palmerin to appoint Janet Watkins and Darita Felarca to the Corcoran Planning Commission. Motion carried as follows:

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

Following Council discussion a **motion** was made by Robertson and seconded by Lerma to approve the advertisement to fill the alternate vacancies for the Corcoran Planning Commission. Motion carried by the following vote:

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

8. MATTERS FOR MAYOR AND COUNCIL

8-A. Council received information items.

8-B. Staff received referral items.

8-C. Committee reports.

CLOSED SESSION

At 5:58 p.m. Council recessed to closed session pursuant to:

CLOSED SESSION

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

Number of potential cases: One case.

The regular meeting was reconvened at 6:34 p.m.

ADJOURNMENT 6:35 P.M.

Sid Palmerin, Mayor

Marlene Spain, City Clerk

APPROVED DATE: _____

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

CONSENT CALENDAR ITEM #: 2-C

MEMO

TO: Corcoran City Council

FROM: Joseph Faulkner, Public Works Director

DATE: January 15, 2019 **MEETING DATE:** January 22, 2019

SUBJECT: Consider request of VFW to hold a Carnival from March 22, 2019 through March 24, 2019 at the J. G. Boswell Park

Recommendation: (Voice Vote)

Move to approve request contingent upon the receipt of a Certificate of Insurance naming the City of Corcoran as an additional insured, the Carnival Deposit and fees, and a contract for security.

Discussion:

Staff received a request from Corcoran VFW Post 6358 to hold a carnival on March 22 through March 24, 2019 at the J.G. Boswell Park. An application for parks use was completed at the RAC and a copy forwarded to the City.

The VFW annually hosts a carnival. Staff works with the VFW and RAC (Recreation Association of Corcoran) staff to insure that all requirements are met. Those requirements are:

- Deposit of \$500.00
- Fees \$100.00/ per day of operation
- Certificate of Liability Insurance including Endorsements of the City of Corcoran, RAC, and Corcoran Community Foundation as additional insureds.
- Proof of security
- Current Business license by the Carnival company

In the past, Council has requested the additional stipulation that the fence opening onto Patterson Avenue be closed to limit foot traffic, we can request this again if Council prefers.

The carnival arrives and leaves one to two days before and after scheduled dates for set up and tear down.

Budget Impact:

None.

City Offices

#1

Accounts Payable

Blanket Voucher Approval Document



User: spineda
 Printed: 01/11/2019 - 12:19PM
 Warrant Request Date: 01/11/2019
 DAC Fund:

Batch: 00512.01.2019 - 01/22/19 Mnl Wrnt Rgstr FY

Line	Claimant	Voucher No.	Amount
1	Accela, Inc.	000067518	1,080.00
2	California Building Standards Comm	000067519	94.50
3	Caves & Associates	000067520	510.00
4	Corcoran Publishing Company	000067521	170.00
5	CUSD	000067522	6,437.67
6	Dept of Conservation	000067523	340.26
7	Galindo Farms Discing	000067524	130.00
8	Kings County Planning Agency	000067525	4,448.37
9	Kings County Treasurer	000067526	5,364.06
10	Reliable Status Towing	000067527	180.00
11	State Water Resources Control	000067528	55.00
Page Total:			\$18,809.86
Grand Total:			\$18,809.86

Accounts Payable

Voucher Approval List

User: spineda
 Printed: 01/11/2019 - 12:20PM
 Batch: 00512.01.2019 - 01/22/19 Mnl Wmnt Rgstr FY19



Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67518	1/11/2019	Accela, Inc.	DEC 2018 UTILITY ONLINE PAYMENT	105-437-300-200	540.00
67518	1/11/2019	Accela, Inc.	DEC 2018 UTILITY ONLINE PAYMENT	112-436-300-200	270.00
67518	1/11/2019	Accela, Inc.	DEC 2018 UTILITY ONLINE PAYMENT	120-435-300-200	162.00
67518	1/11/2019	Accela, Inc.	DEC 2018 UTILITY ONLINE PAYMENT	121-439-300-200	108.00
Warrant Total:					1,080.00
67519	1/11/2019	California Building Standards Comm	BLD STNDS ADMN SPCL RVL FUND: 2ND QTR 10/1/18-12/31/	104-000-202-013	94.50
Warrant Total:					94.50
67520	1/11/2019	Caves & Associates	NEGOTIATIONS JANUARY 2019	104-402-300-200	510.00
Warrant Total:					510.00
67521	1/11/2019	Corcoran Publishing Company	PHN RE CUP 18-03 AT&T WIRELESS TELECOM ON 2103 WHI	104-406-300-156	170.00
Warrant Total:					170.00
67522	1/11/2019	CUSD	DEVELOPER FEES 10/1/18-12/31/18	104-000-202-016	6,636.77
67522	1/11/2019	CUSD	CITY ADMIN FEE 3%	104-000-366-100	-199.10
Warrant Total:					6,437.67
67523	1/11/2019	Dept of Conservation	STRONG MOTION INST & MAP FEE 2ND QTR 18-19 10/1/18-1:	104-000-202-013	340.26
Warrant Total:					340.26
67524	1/11/2019	Galindo Farms Discing	MONTHLY LAWN MAINT. 24101 BELL & 1116 SHERMAN, CO	301-430-300-200	130.00
Warrant Total:					130.00
67525	1/11/2019	Kings County Planning Agency	COUNTY LOANS 10/01/18-12/31/18	190-470-365-099	1,129.89
67525	1/11/2019	Kings County Planning Agency	COUNTY LOANS 10/01/18-12/31/18	191-472-365-099	258.00
67525	1/11/2019	Kings County Planning Agency	COUNTY LOANS 10/01/18-12/31/18	193-474-365-099	483.80
67525	1/11/2019	Kings County Planning Agency	COUNTY LOANS 10/01/18-12/31/18	195-477-365-099	1,684.26
67525	1/11/2019	Kings County Planning Agency	COUNTY LOANS 10/01/18-12/31/18	196-478-365-099	1,030.00
67525	1/11/2019	Kings County Planning Agency	CITY SHARE 3%	301-430-366-100	-137.58

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67526	1/11/2019	Kings County Treasurer	BOND CHARGES 10/1/18-12/31/18	120-435-340-343	4,448.37
Warrant Total:					4,448.37
67527	1/11/2019	Reliable Status Towing	VEH TOW: 807 KEEGAN AVE, CORCORAN 93212	104-406-300-194	60.00
67527	1/11/2019	Reliable Status Towing	VEH TOW: 908 REGENCY AVE, CORCORAN 93212	104-406-300-194	60.00
67527	1/11/2019	Reliable Status Towing	VEH TOW: 1317 JEPSEN AVE, CORCORAN 93212	104-406-300-194	60.00
Warrant Total:					180.00
67528	1/11/2019	State Water Resources Control	TREATMENT CERT. D ARREDONDO	105-437-300-160	55.00
Warrant Total:					55.00

Accounts Payable

Blanket Voucher Approval Document



User: spineda
 Printed: 01/16/2019 - 2:46PM
 Warrant Request Date: 01/22/2019
 DAC Fund:

Batch: 00502.01.2019 - 01/22/19 Wrnt Rgstr FY19

Line	Claimant	Voucher No.	Amount
1	A & M Consulting Engineers	000067529	4,900.00
2	Accelerated Modular Concepts, Inc.	000067530	412,473.69
3	American Business Machines	000067531	81.61
4	Auto Zone, Inc.	000067532	135.13
5	Az Auto Parts	000067533	900.51
6	BankCard Center- Bank of the West Credit Cards	000067534	145.15
7	BC Laboratories, Inc	000067535	130.00
8	Best Deal Food Co Inc.	000067536	24.90
9	Bogie's Pump Systems	000067537	1,998.50
10	Business Card- Bank of America Credit Cards	000067538	8,386.82
11	California Boiler Inc.	000067539	1,831.65
12	California Cartridge Company	000067540	160.00
13	California Department of Tax & Fee Administration	000067541	851.00
14	California Department of Tax & Fee Administration	000067542	30.24
15	CalPERS	000000000	27.29
16	Central Valley Lawn Care	000067543	350.00
17	Central Valley Sweeping LLC	000067544	4,916.67
18	Chemical Waste Management Inc	000067545	403.00
19	Chevron & Texaco Card Svc	000067546	513.00
20	City of Corcoran	000067547	162.29
21	Contra Costa County Office of the Sheriff	000067548	644.00
22	Corcoran City Petty Cash	000067549	186.00
23	Corcoran Hardware	000067550	1,620.87
24	Corcoran Publishing Company	000067551	433.00
25	Dept of Justice	000067552	584.00
26	Dept of Motor Vehicles	000067553	45.00
27	Division of State Architect	000067554	1,299.60
28	Edlin Cardenas	000067555	59.00
29	Farley Law Firm	000067556	18,609.33
30	Felder Communications	000067557	779.50
31	Ferguson Enterprises, Inc	000067558	11,475.94
32	Frontier Communications	000067559	54.85
33	Frontier Communications	000067560	682.04
34	Frontier Communications	000067561	71.20
35	Frontier Communications	000067562	101.85
36	Frontier Communications	000067563	314.40
37	Frontier Communications	000067564	966.96
38	Frontier Communications	000067565	238.58
39	Gary V. Burrows Inc.	000067566	2,867.09
40	Granicus, Inc.	000067567	4,800.00
41	High Desert Wireless Broadband	000067568	17,757.17
42	Home Depot Credit Services	000067569	387.27
43	International Academy of Public Safety, Inc.	000067570	770.00
44	Jones Electric	000067571	353.00
45	JP Morgan Chase Bank NA	000000000	1,181.14
46	JP Morgan Chase Bank NA	000000000	3,895.39

Page Total: \$508,598.63

Line	Claimant	Voucher No.	Amount
47	JT2 Inc.	000067572	92,539.75
48	Kings County Area Public Transit	000067573	120.00
49	Kings County Clerk	000067574	39.50
50	Kings Waste & Recycling	000067575	9,317.30
51	L. N. Curtis & Sons	000067576	116.91
52	Lawrence Tractor	000067577	457.42
53	Maaco	000067578	2,716.58
54	Miguel Meneses	000067579	440.00
55	Office Depot	000067580	505.55
56	PG&E	000067582	112.13
57	PG&E	000067583	10.18
58	PG&E	000067584	9.53
59	PG&E	000067585	9.57
60	PG&E	000067586	48.55
61	PG&E	000067581	73,992.23
62	Pitney Bowes Inc	000067587	147.18
63	Pizza Factory	000067588	53.57
64	Price, Paige & Company	000067589	2,105.00
65	Prudential Overall Supply	000067590	547.70
66	Quad Knopf, Inc.	000067591	6,910.04
67	Quality Pool Service	000067592	11,202.39
68	Quinn Company	000067593	327.60
69	Ramiro Sanchez	000067594	60.00
70	San Joaquin Valley Chapter International Code Coun	000067595	75.00
71	Sawtelle & Rosprim Industrial	000067596	1,012.07
72	Sawtelle Rosprim Machine Shop	000067597	158.64
73	Serrano Construction & Remodel	000067598	1,600.00
74	Shell Fleet Plus	000067599	9,857.46
75	Signs By Cal	000067600	56.40
76	Simon & Hower, Inc.	000067601	1,500.00
77	SJVAPCD	000067602	551.00
78	State Water Res Control Board	000067604	2,286.00
79	State Water Res Control Board	000067605	14,470.00
80	State Water Res Control Board	000067603	16,347.00
81	Synergy Companies	000067606	6,427.08
82	Telstar Instruments	000067607	1,147.25
83	Terminix	000067608	46.00
84	TETER -Architects Engineers Connected	000067609	6,623.06
85	TF Tire & Service	000067610	151.67
86	The Gas Company	000067611	172.79
87	The Gas Company	000067612	220.48
88	The Gas Company	000067613	297.17
89	The Gas Company	000067614	924.64
90	The Gas Company	000067615	6.56
91	The Gas Company	000067616	444.84
92	The Gas Company	000067617	32.54
93	The Gas Company	000067618	59.27
94	The Gas Company	000067619	15.78
95	The Lawnmower Man	000067620	141.56
96	Trans Union LLC	000067621	20.00
97	TSA Consulting Group, Inc.	000067622	50.00
98	Tule Trash Company	000067623	118,112.60
99	Turnupseed Electric Svc Inc	000067624	302.82
100	UNIFIRST Corporation	000067625	443.82
101	unWired Broadband	000067626	199.95
102	US Bank Equipment Finance	000067627	246.17
103	Vanir Construction Management, Inc.	000067628	9,280.00

Page Total: \$395,068.30

Line	Claimant	Voucher No.	Amount
104	Verizon Wireless	000067630	210.65
105	Verizon Wireless	000067629	392.14
106	W3i Engineering	000067631	4,307.50
107	Waxie Sanitary Supply	000067632	63.72
108	Willdan Financial Services	000067633	5,012.00
			\$9,986.01
Page Total:			
			\$913,652.94
Grand Total:			

Accounts Payable

Voucher Approval List

User: spineda
 Printed: 01/16/2019 - 2:49PM
 Batch: 00502.01.2019 - 01/22/19 Wmt Rgstr FY19



Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67529	1/22/2019	A & M Consulting Engineers	PEDESTRIAN & VEH SAFETY: DEC MEDIAN: TURN LANES:	138-419-300-200	4,900.00
				Warrant Total:	4,900.00
67530	1/22/2019	Accelerated Modular Concepts, Inc.	NEW POLICE HQ PROJECT	315-421-300-200	412,473.69
				Warrant Total:	412,473.69
67531	1/22/2019	American Business Machines	STAPLE CARTRIDGE	104-432-300-210	81.61
				Warrant Total:	81.61
67532	1/22/2019	Auto Zone, Inc.	AIR FILTER: BRAKES: UNIT#146	104-412-300-260	67.57
67532	1/22/2019	Auto Zone, Inc.	AIR FILTER: BRAKES: UNIT#146	104-432-300-260	67.56
				Warrant Total:	135.13
67533	1/22/2019	Az Auto Parts	BUS 238: OIL FITLER	145-410-300-260	13.59
67533	1/22/2019	Az Auto Parts	BUS 169: LED MDL 35 OMNI VOLT	145-410-300-260	203.94
67533	1/22/2019	Az Auto Parts	BUS 169: 4IN CIR LED	145-410-300-260	78.33
67533	1/22/2019	Az Auto Parts	PARTS: PRESS	105-437-300-140	12.97
67533	1/22/2019	Az Auto Parts	PARTS: PRESS	105-437-300-140	18.22
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#146	104-412-300-260	3.52
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#146	104-432-300-260	3.52
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#148	109-434-300-260	4.57
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#190	105-437-300-140	167.04
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#205	120-435-300-260	26.56
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#193	104-431-300-260	8.08
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#147	105-437-300-260	9.31
67533	1/22/2019	Az Auto Parts	RETURN PARTS: UNIT#147	105-437-300-260	-9.31
67533	1/22/2019	Az Auto Parts	PARTS: UNIT#147	105-437-300-260	15.61
67533	1/22/2019	Az Auto Parts	FIN CHARGE	145-410-300-260	4.52
67533	1/22/2019	Az Auto Parts	FIN CHARGE	120-435-300-260	4.52
67533	1/22/2019	Az Auto Parts	PARTS: PRESS	105-437-300-140	12.97
67533	1/22/2019	Az Auto Parts	MAINT PARTS: UNIT#197	104-421-300-260	188.23

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67533	1/22/2019	Az Auto Parts	MAINT PARTS: UNIT#221	104-421-300-260	62.38
67533	1/22/2019	Az Auto Parts	MAINT PARTS: UNIT#224	104-421-300-260	53.13
67533	1/22/2019	Az Auto Parts	MAINT PARTS: UNIT#256	104-421-300-260	18.81
			Warrant Total:		900.51
67534	1/22/2019	BankCard Center- Bank of the West Credit Cards	DESANTIS HOLSTER/GUN HOLSTER	104-421-300-210	89.15
67534	1/22/2019	BankCard Center- Bank of the West Credit Cards	SHELL OIL/FUEL/CHIEF UNIT	104-421-300-250	29.00
67534	1/22/2019	BankCard Center- Bank of the West Credit Cards	LATE FEE*BANK OF THE WEST CC	104-421-300-299	27.00
			Warrant Total:		145.15
67535	1/22/2019	BC Laboratories, Inc	WELLS 1-4 : MONITORING & TESTING	105-437-300-200	130.00
			Warrant Total:		130.00
67536	1/22/2019	Best Deal Food Co Inc.	DEPT SUPPLIES	120-435-300-210	24.90
			Warrant Total:		24.90
67537	1/22/2019	Bogte's Pump Systems	WWTP: NON-POTABLE SYSTEM PUMP	120-435-300-140	1,998.50
			Warrant Total:		1,998.50
67538	1/22/2019	Business Card- Bank of America Credit Cards	TRUCK SUPPLEIS: TOOLS WTP	105-437-300-210	59.55
67538	1/22/2019	Business Card- Bank of America Credit Cards	TRUCK SUPPLEIS: TOOLS WWTP	120-435-300-210	59.55
67538	1/22/2019	Business Card- Bank of America Credit Cards	TRUCK SUPPLEIS: TOOLS STREETS	109-434-300-210	59.55
67538	1/22/2019	Business Card- Bank of America Credit Cards	TRUCK SUPPLEIS: TOOLS PARKS	104-412-300-210	59.55
67538	1/22/2019	Business Card- Bank of America Credit Cards	STAFF REC/SVC AWARDS	104-431-300-210	3.18
67538	1/22/2019	Business Card- Bank of America Credit Cards	FRESNO MTG: LUNCH X2	104-431-300-210	22.55
67538	1/22/2019	Business Card- Bank of America Credit Cards	DEPT SUPPLIES: STAFF RECOG.	104-431-300-210	45.53
67538	1/22/2019	Business Card- Bank of America Credit Cards	DEPT SUPPLIES: WORK ON LIFT STATION	104-431-300-210	16.13
67538	1/22/2019	Business Card- Bank of America Credit Cards	WTP: TRAINING- E BOYETT	105-437-300-270	50.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	WTP: TRAINING-D. ARREDONDO/ A CHAVEZ	105-437-300-270	2,600.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	STOVE & HOOD FOR 24434 6 1/4	301-430-300-200	739.51
67538	1/22/2019	Business Card- Bank of America Credit Cards	COSTLESS: SODA FOR STAFF APPRECIATION LUNCHEON	104-401-300-215	29.93
67538	1/22/2019	Business Card- Bank of America Credit Cards	ANNUAL MEMBERSHIP ICSC	104-406-300-170	50.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	EARTHLINK	104-401-300-157	34.95
67538	1/22/2019	Business Card- Bank of America Credit Cards	CSMFO HOTEL	104-405-300-270	-912.61
67538	1/22/2019	Business Card- Bank of America Credit Cards	LEAGUE OF CA CITIES FINANCE HOTEL	104-405-300-270	697.02
67538	1/22/2019	Business Card- Bank of America Credit Cards	WALMART SUPP FOR EMPL RECOG	104-401-300-215	54.12
67538	1/22/2019	Business Card- Bank of America Credit Cards	DOLLAR TREE SUPP FOR EMPL RECOG	104-401-300-215	19.31
67538	1/22/2019	Business Card- Bank of America Credit Cards	COSTCO SUPP FOR EMPL RECOG	104-401-300-215	217.74

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67538	1/22/2019	Business Card- Bank of America Credit Cards	PARTY CITY SUPP FOR EMPL RECOG	104-401-300-215	27.80
67538	1/22/2019	Business Card- Bank of America Credit Cards	SMART AND FINAL SUPP FOR EMPL RECOG	104-401-300-215	13.97
67538	1/22/2019	Business Card- Bank of America Credit Cards	ZAYTOONA FOOD FOR EMPL RECOG	104-401-300-215	170.91
67538	1/22/2019	Business Card- Bank of America Credit Cards	NAPOLES BAKERY FOR EMPL RECOG	104-401-300-215	24.68
67538	1/22/2019	Business Card- Bank of America Credit Cards	COSTCO SUPPLIES FOR EMPL RECOG	104-401-300-215	18.99
67538	1/22/2019	Business Card- Bank of America Credit Cards	INTERVIEW PANEL DISPATCH LUNCH	104-421-300-200	62.23
67538	1/22/2019	Business Card- Bank of America Credit Cards	INTERVIEW PANEL DISPATCH LUNCH	104-421-300-200	50.22
67538	1/22/2019	Business Card- Bank of America Credit Cards	SUPPLIES FOR OFFICER REVIEW: AMORE	104-421-300-200	14.35
67538	1/22/2019	Business Card- Bank of America Credit Cards	FUEL CITY PRIUS	104-421-300-200	23.37
67538	1/22/2019	Business Card- Bank of America Credit Cards	EMPLOYEE YEARS OF SERVICE PRIZES: RITE AID	104-401-300-215	805.95
67538	1/22/2019	Business Card- Bank of America Credit Cards	EMPLOYEE YEARS OF SERVICE PRIZES: RITE AID	104-401-300-215	225.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	EMPLOYEE YEARS OF SERVICE: LUNCHEON PRIZES: PIZZA	104-401-300-215	75.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	CPCA TRAINING: R CORTEZ	104-421-300-270	-600.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	LAKE NATOMA INN: TRAINING: G PADAMA	104-421-300-270	321.42
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	19.98
67538	1/22/2019	Business Card- Bank of America Credit Cards	SB FBI NAA/TRAINING/G CRAMER	104-421-300-270	495.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	24.89
67538	1/22/2019	Business Card- Bank of America Credit Cards	DOWNTOWN PET SUPPLY/AC LEASHES	104-421-300-203	97.59
67538	1/22/2019	Business Card- Bank of America Credit Cards	COST LESS GIFT CERTS FOR XMAS	331-425-300-210	500.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	VISUAL 6 GRAPHICS/NEW PD SIGN	104-421-300-210	104.16
67538	1/22/2019	Business Card- Bank of America Credit Cards	SQUARE DEAL/FUEL/PD VEHICLES	104-421-300-250	20.20
67538	1/22/2019	Business Card- Bank of America Credit Cards	COURTYARD/TRAINING/M RAPOZO	104-421-300-270	495.00
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON PRIME MEMBERSHIP	104-421-300-210	14.06
67538	1/22/2019	Business Card- Bank of America Credit Cards	EVIDENCE/EVIDENCE SUPPLIES	104-421-300-210	55.57
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	24.05
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	42.20
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	48.09
67538	1/22/2019	Business Card- Bank of America Credit Cards	NATIONAL PEN /PD PENS	104-421-300-210	311.79
67538	1/22/2019	Business Card- Bank of America Credit Cards	LAKE NATOMA INN/TRAINING/G PADAMA	104-421-300-270	321.42
67538	1/22/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	52.48
67538	1/22/2019	Business Card- Bank of America Credit Cards	ALASKA AIRLINES/TRAINING/G CRAMER	104-421-300-270	197.99
67538	1/22/2019	Business Card- Bank of America Credit Cards	ZERO9 SOLUTIONS/RADIO HOLSTERS	104-421-300-141	384.65
67538	1/22/2019	Business Card- Bank of America Credit Cards	SHELL/FUEL/CHIEF UNIT	104-421-300-250	38.25
Warrant Total:					8,386.82
67539	1/22/2019	California Boiler Inc.	WWTP: REPAIR MASTER CONTROL:LABOR	120-435-300-200	375.00
67539	1/22/2019	California Boiler Inc.	WWTP: REPAIR MASTER CONTROL	120-435-300-140	923.85
67539	1/22/2019	California Boiler Inc.	POOL: HEATER REPAIR: LABOR	104-411-300-200	300.00
67539	1/22/2019	California Boiler Inc.	POOL: HEATER REPAIR	104-411-300-140	232.80

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67540	1/22/2019	California Cartridge Company	5200 HP PRINTER -LASER LABOR	104-405-300-200	1,831.65
Warrant Total:					160.00
67542	1/22/2019	California Department of Tax & Fee Administration	DIESEL FUEL TAX OCT TO DEC 2018	145-410-300-250	30.24
67541	1/22/2019	California Department of Tax & Fee Administration	QUICKSERIES PUBLISHING INC. INV#100725-100936	104-421-300-210	67.00
67541	1/22/2019	California Department of Tax & Fee Administration	MS MARTIN ENTERPRISE INC. INV#1243	114-414-300-210	577.50
67541	1/22/2019	California Department of Tax & Fee Administration	CARROT TOP INV#41031	109-434-300-210	21.63
67541	1/22/2019	California Department of Tax & Fee Administration	CARROT TOP INV#41031	104-412-300-210	21.63
67541	1/22/2019	California Department of Tax & Fee Administration	ANCHOR SCIENTIFIC INV#235454	120-435-300-140	27.11
67541	1/22/2019	California Department of Tax & Fee Administration	CREATIVE FORMS & CONCEPTS INV#116769	104-405-300-155	136.13
Warrant Total:					881.24
0	1/22/2019	CalPERS	UNDERPAYMENT FOR 26904 PEPPA PLAN	104-421-200-122	27.29
Warrant Total:					27.29
67543	1/22/2019	Central Valley Lawn Care	LANDSCAPE SVC. PHEASANT RIDGE-DEC 2018	111-602-300-202	350.00
Warrant Total:					350.00
67544	1/22/2019	Central Valley Sweeping LLC	STREET SWEEPING: DEC 2018	112-438-300-200	1,638.89
67544	1/22/2019	Central Valley Sweeping LLC	STREET SWEEPING: DEC 2018	109-434-300-200	1,638.89
67544	1/22/2019	Central Valley Sweeping LLC	STREET SWEEPING: DEC 2018	121-439-300-200	1,638.89
Warrant Total:					4,916.67
67545	1/22/2019	Chemical Waste Management Inc	PROFILING FEE: WWTP	120-435-300-200	43.00
67545	1/22/2019	Chemical Waste Management Inc	BIN RENTAL	105-437-300-193	360.00
Warrant Total:					403.00
67546	1/22/2019	Chevron & Texaco Card Svc	FUEL: PD VEHICLES	104-421-300-250	513.00
Warrant Total:					513.00
67547	1/22/2019	City of Corcoran	ACCT#002166-002 2410 BELL AVE. SVC DEC 2018	301-430-300-316	8.99
67547	1/22/2019	City of Corcoran	ACCT002166-005 24434 6 1/4 AVE. SVC DEC 2018	301-430-300-316	153.30
Warrant Total:					162.29
67548	1/22/2019	Contra Costa County Office of the Sheriff	TRAINING/M RAPOZO	104-421-300-270	644.00

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67549	1/22/2019	Corcoran City Petty Cash	SLI SESSION PER DIEM 1/7-9/19	104-421-300-270	156.00
67549	1/22/2019	Corcoran City Petty Cash	PD VEHICLE CAR WASH	104-421-300-260	30.00
Warrant Total:					186.00
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	104-412-300-210	73.17
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	104-432-300-210	46.03
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	109-434-300-210	142.31
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	120-435-300-210	739.88
67550	1/22/2019	Corcoran Hardware	EQUIPT REPAIR	120-435-300-140	49.46
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	105-437-300-210	377.95
67550	1/22/2019	Corcoran Hardware	EQUIPT REPAIR	105-437-300-140	136.90
67550	1/22/2019	Corcoran Hardware	DEPT SUPPLIES	121-439-300-210	55.17
Warrant Total:					1,620.87
67551	1/22/2019	Corcoran Publishing Company	CITY TRANSIT AD DEC 13TH	145-410-300-156	283.00
67551	1/22/2019	Corcoran Publishing Company	PHN RE ZONE CHANGE APPEAL	104-406-300-156	150.00
Warrant Total:					433.00
67552	1/22/2019	Dept of Justice	LIVE SCAN FEE FOR DEC 2018	104-421-300-148	584.00
Warrant Total:					584.00
67553	1/22/2019	Dept of Motor Vehicles	COMMERCIAL LIC RENEWAL: R ADAMS	104-433-300-160	45.00
Warrant Total:					45.00
67554	1/22/2019	Division of State Architect	4TH QTR OCT TO DEC 2018	104-000-323-009	1,299.60
Warrant Total:					1,299.60
67555	1/22/2019	Edlin Cardenas	REIMB FOR LIVE SCAN FEE PROCESSING EFFOR.	104-421-300-200	59.00
Warrant Total:					59.00
67556	1/22/2019	Farley Law Firm	LEGAL EXPENSES FOR DEC 2018	104-403-300-200	18,450.97
67556	1/22/2019	Farley Law Firm	EXPENSE FOR 817 HALL AVE.	104-403-300-200	158.36
Warrant Total:					18,609.33
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	145-410-300-141	51.50
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	104-412-300-141	34.00

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	104-421-300-141	490.00
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	104-431-300-141	42.50
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	109-434-300-141	51.00
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	120-435-300-141	34.00
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	105-437-300-141	59.50
67557	1/22/2019	Felder Communications	RADIO MAINT & REPAIR	121-439-300-141	17.00
Warrant Total:					779.50
67558	1/22/2019	Ferguson Enterprises, Inc	BALL CURB, HYDRANT CAPS	105-437-300-210	276.38
67558	1/22/2019	Ferguson Enterprises, Inc	LIDS	105-437-300-210	1,187.88
67558	1/22/2019	Ferguson Enterprises, Inc	PORTABLE VALVE EXERCISER: HONDA ENGINE	105-437-300-210	8,714.29
67558	1/22/2019	Ferguson Enterprises, Inc	GASKET PIPE	105-437-300-210	608.97
67558	1/22/2019	Ferguson Enterprises, Inc	METER BOX	105-437-300-210	688.42
Warrant Total:					11,475.94
67559	1/22/2019	Frontier Communications	ACCT#2091481538030198-5	136-415-300-220	54.85
67560	1/22/2019	Frontier Communications	ACCT#55999251511202085	104-421-300-220	682.04
67561	1/22/2019	Frontier Communications	ACCT#55999286801122995	104-432-320-220	71.20
67562	1/22/2019	Frontier Communications	ACCT#5599921408091098-5	104-432-300-220	101.85
67563	1/22/2019	Frontier Communications	ACCT#5599922430604085	104-432-300-220	314.40
67564	1/22/2019	Frontier Communications	ACCT#55999221510101675	104-432-300-220	966.96
67565	1/22/2019	Frontier Communications	ACCT#55999241850629065	105-437-300-220	238.58
Warrant Total:					2,429.88
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	104-421-300-250	1,261.00
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	104-433-300-250	253.89
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	109-434-300-250	380.26
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	112-438-300-250	251.16
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	120-435-300-250	601.77
67566	1/22/2019	Gary V. Burrows Inc.	DEC 2018 STATEMENT	105-437-300-250	119.01
Warrant Total:					2,867.09
67567	1/22/2019	Granicus, Inc.	INVOICE JAN 2019-DEC 31, 2019	104-401-300-157	4,800.00
Warrant Total:					4,800.00
67568	1/22/2019	High Desert Wireless Broadband	MONTHLY CONTRACT FOR DEC 2018	104-432-300-201	6,010.00
67568	1/22/2019	High Desert Wireless Broadband	CESAR CHAVEZ PARK CAMERAS	138-419-300-200	4,887.86
67568	1/22/2019	High Desert Wireless Broadband	FR. WYATT PARK CAMERAS	138-419-300-200	5,171.78

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67568	1/22/2019	High Desert Wireless Broadband	LIGHT BAR INSTALL PD UNIT	104-421-300-260	1,687.53
				Warrant Total:	17,757.17
67569	1/22/2019	Home Depot Credit Services	LED LIGHT/TAPE	104-432-300-210	49.81
67569	1/22/2019	Home Depot Credit Services	PRUNER, POST HOLE, DIGGER	109-434-300-210	50.33
67569	1/22/2019	Home Depot Credit Services	MASONRY MOTAR/TAPE	109-434-300-210	39.20
67569	1/22/2019	Home Depot Credit Services	LIGHTING	104-432-300-210	106.93
67569	1/22/2019	Home Depot Credit Services	RATCHET/TWISTED POLY	109-434-300-210	35.37
67569	1/22/2019	Home Depot Credit Services	LIGHTING	104-432-300-210	105.63
				Warrant Total:	387.27
67570	1/22/2019	International Academy of Public Safety, Inc.	TRAINING/M ALLRED	104-421-300-270	385.00
67570	1/22/2019	International Academy of Public Safety, Inc.	TRAINING/R AGUIRRE	104-421-300-270	385.00
				Warrant Total:	770.00
67571	1/22/2019	Jones Electric	POOL: INSTALL NEW WIRING FOR PUMP	104-411-300-200	225.00
67571	1/22/2019	Jones Electric	POOL: INSTALL NEW WIRING FOR PUMP	104-411-300-140	128.00
				Warrant Total:	353.00
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC/PD ACCT#934487740-CC CHASE DEC 2018 STATEM	104-421-300-220	1,181.14
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC/PD ACCT#934487740-CC CHASE NOV 2018 STATEM	104-421-300-220	1,201.16
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC ACCT#8155500400041872-CC CHASE NOV 2018 STA	104-432-300-220	291.08
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC ACCT#8155500400177130-CC CHASE NOV 2018 STA	120-435-300-220	66.40
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC ACCT#8155500400041872-CC CHASE NOV 2018 STA	104-432-300-220	1,177.07
0	1/22/2019	JP Morgan Chase Bank NA	PHN SVC ACCT#8155500400041872-CC CHASE NOV 2018 STA	120-435-300-220	1,159.68
				Warrant Total:	5,076.53
67572	1/22/2019	JT2 Inc.	STA 14-RECON OF COSTS	120-435-500-530	92,539.75
				Warrant Total:	92,539.75
67573	1/22/2019	Kings County Area Public Transit	KART: DAY PASSES	145-410-300-293	120.00
				Warrant Total:	120.00
67574	1/22/2019	Kings County Clerk	FULL RECON 1004 WIGDAL	301-430-300-200	8.00
67574	1/22/2019	Kings County Clerk	FULL RECON 1004 WIGDAL	301-430-300-200	8.00
67574	1/22/2019	Kings County Clerk	FULL RECON 2330 BELL	301-430-300-200	8.00
67574	1/22/2019	Kings County Clerk	TERM OF TITLE CLOUD	104-406-300-200	8.00
67574	1/22/2019	Kings County Clerk	IMAGE	104-406-300-200	7.50

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
				Warrant Total:	39.50
67575	1/22/2019	Kings Waste & Recycling	GREEN WASTE: 199.01 UNITS/TONS	112-436-300-192	8,391.20
67575	1/22/2019	Kings Waste & Recycling	BLUE CANS: 69.48 UNITS/TONS	112-436-300-192	781.65
67575	1/22/2019	Kings Waste & Recycling	MISC COMMODITY : 67.35 UNITS/TONS	112-436-300-192	144.45
				Warrant Total:	9,317.30
67576	1/22/2019	L. N. Curtis & Sons	VEST GEAR/J HARRIS	114-414-300-210	116.91
				Warrant Total:	116.91
67577	1/22/2019	Lawrence Tractor	EQUIPT PARTS	104-412-300-140	47.96
67577	1/22/2019	Lawrence Tractor	EQUIPT REPAIR: LABOR	104-412-300-200	162.27
67577	1/22/2019	Lawrence Tractor	EQUIPT REPAIR	104-412-300-140	246.47
67577	1/22/2019	Lawrence Tractor	FIN CHARGE	104-412-300-200	0.72
				Warrant Total:	457.42
67578	1/22/2019	Maaco	PAINT JOB/UNIT 217	104-421-300-260	2,716.58
				Warrant Total:	2,716.58
67579	1/22/2019	Miguel Meneses	LANDSCAPE MAINT: 6 1/2 & ORANGE	111-601-300-202	120.00
67579	1/22/2019	Miguel Meneses	YARD SVC: SUNRISE VILLA	111-601-300-202	200.00
67579	1/22/2019	Miguel Meneses	YARD SVC: 6 1/2 & ORANGE	111-601-300-202	120.00
				Warrant Total:	440.00
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	145-410-300-210	179.42
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	145-410-300-210	20.02
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	145-410-300-210	18.09
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-406-300-210	11.36
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-406-300-210	36.38
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-432-300-210	39.64
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-421-300-150	108.78
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-421-300-150	-34.63
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-421-300-150	69.26
67580	1/22/2019	Office Depot	OFFICE SUPPLIES	104-421-300-150	57.23
				Warrant Total:	505.55
67581	1/22/2019	PG&E	ACCT#99497000756-9	145-410-300-240	646.42
67581	1/22/2019	PG&E	ACCT#99497000756-9	104-411-300-240	1,166.11

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67581	1/22/2019	PG&E	ACCT#99497000756-9	104-412-300-240	702.97
67581	1/22/2019	PG&E	ACCT#99497000756-9	104-432-300-240	5,165.56
67581	1/22/2019	PG&E	ACCT#99497000756-9	104-432-320-240	154.57
67581	1/22/2019	PG&E	ACCT#99497000756-9	109-434-300-240	537.47
67581	1/22/2019	PG&E	ACCT#99497000756-9	120-435-300-240	13,580.91
67581	1/22/2019	PG&E	ACCT#99497000756-9	121-439-300-240	788.21
67581	1/22/2019	PG&E	ACCT#99497000756-9	105-437-300-240	51,240.15
67581	1/22/2019	PG&E	ACCT#99497000756-9	111-601-300-240	9.86
67582	1/22/2019	PG&E	ACCT#02640094583	120-435-300-240	112.13
67583	1/22/2019	PG&E	ACCT#86707342837	301-430-300-316	10.18
67585	1/22/2019	PG&E	ACCT#94172356415	301-430-300-316	9.57
67586	1/22/2019	PG&E	ACCT#2777783766-0	105-437-300-240	48.55
67584	1/22/2019	PG&E	ACCT#84659647279	301-430-300-316	9.53
				Warrant Total:	74,182.19
67587	1/22/2019	Pinney Bowes Inc	ACCT#80009008952264 PD POSTAGE BY METER	104-432-300-152	147.18
				Warrant Total:	147.18
67588	1/22/2019	Pizza Factory	INMATE MEALS12/31/18 STATEMENT	104-421-300-148	53.57
				Warrant Total:	53.57
67589	1/22/2019	Price, Paige & Company	CONSULTING SVCS	109-434-300-200	2,105.00
				Warrant Total:	2,105.00
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	145-410-300-200	67.14
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	136-415-300-200	44.26
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	267.40
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	58.08
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	120-435-300-200	55.41
67590	1/22/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	105-437-300-200	55.41
				Warrant Total:	547.70
67591	1/22/2019	Quad Knopf, Inc.	CORCORAN POLICE DEPT PROJECT	315-421-300-200	708.39
67591	1/22/2019	Quad Knopf, Inc.	HIGH SPEED RAIL: PLAN REVIEW	104-431-300-200	230.15
67591	1/22/2019	Quad Knopf, Inc.	SPR: 18-03 OREILLYGEN ENGINEERING	104-406-300-200	258.84
67591	1/22/2019	Quad Knopf, Inc.	SPR: 18-02 SUPERWAY LLD INFO T 857	104-406-300-200	169.92
67591	1/22/2019	Quad Knopf, Inc.	CONST OBSVR T 925 10/28 11/24	104-406-300-200	2,858.31
67591	1/22/2019	Quad Knopf, Inc.	REV FINAL MAP (2) TRACT 925	104-406-300-200	1,103.49

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67591	1/22/2019	Quad Knopf, Inc.	CONST OBSVR 925 11/25 12/29	104-406-300-200	475.20
67591	1/22/2019	Quad Knopf, Inc.	REV FINAL MAP (2) TRACT 925	104-406-300-200	464.40
67591	1/22/2019	Quad Knopf, Inc.	SPR 18-02 SUPERWAY	104-406-300-200	192.24
67591	1/22/2019	Quad Knopf, Inc.	SPR 18-02 OREILLY	104-406-300-200	192.24
67591	1/22/2019	Quad Knopf, Inc.	ENG. CGS PC	104-406-300-200	94.86
67591	1/22/2019	Quad Knopf, Inc.	FINAL MAP REVIEW SEQUOIA 2	104-406-300-200	162.00
Warrant Total:					6,910.04
67592	1/22/2019	Quality Pool Service	PARKS/RAC --POOL--CONCRETE & TILE	138-419-300-200	8,000.00
67592	1/22/2019	Quality Pool Service	-POOL--CONCRETE & TILE IMPROVEMENTS	104-411-300-140	300.00
67592	1/22/2019	Quality Pool Service	PARKS/REC -POOL-CONCRETE & TILE	138-419-300-200	2,000.00
67592	1/22/2019	Quality Pool Service	POOL-CONCRETE & TILE IMPROVEMENTS	104-411-300-140	52.39
67592	1/22/2019	Quality Pool Service	POOL: MONTHLY SVC	104-411-300-200	850.00
Warrant Total:					11,202.39
67593	1/22/2019	Quinn Company	DIAGNOSTIC TESTING: ELEC CART UNIT#236	104-402-300-140	327.60
Warrant Total:					327.60
67594	1/22/2019	Ramiro Sanchez	LETTERING: UNIT#201	104-433-300-260	60.00
Warrant Total:					60.00
67595	1/22/2019	San Joaquin Valley Chapter International Code Cour	ICC MEMBERSHIP -LOCAL	104-406-300-170	75.00
Warrant Total:					75.00
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	109-434-300-210	71.85
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	41.10
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	28.87
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	105-437-300-210	14.93
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	57.46
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	78.32
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	251.45
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	79.11
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	68.57
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	105-437-300-210	32.68
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	105-437-300-210	6.93
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	86.60
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	120-435-300-210	118.41
67596	1/22/2019	Sawtelle & Rosprim Industrial	DEPT SUPPLIES	105-437-300-210	75.79

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67597	1/22/2019	Sawtelle Rosprim Machine Shop	MANHOLE COVER	120-435-300-210	158.64
				Warrant Total:	1,012.07
67598	1/22/2019	Serrano Construction & Remodel	LABOR & MATERIALS FOR FENCE ADDRESS 24434 6 1/4	301-430-300-200	1,600.00
				Warrant Total:	1,600.00
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	104-406-300-250	131.38
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	145-410-300-250	2,904.71
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	104-412-300-250	556.45
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	104-421-300-250	3,397.47
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	104-431-300-250	159.43
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	109-434-300-250	208.90
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	120-435-300-250	789.14
67599	1/22/2019	Shell Fleet Plus	FUEL STATEMENT DEC 2018	105-437-300-250	1,709.98
				Warrant Total:	9,857.46
67600	1/22/2019	Signs By Cal	REFUND -BLDG FEE PROJ WAS WITHDRAWN: 924 WHITLEY	104-000-323-011	56.40
				Warrant Total:	56.40
67601	1/22/2019	Simon & Hower, Inc.	APPRAISAL REPORT INDUSTRIAL LOT CORCORAN BUSINE	311-408-300-200	1,500.00
				Warrant Total:	1,500.00
67602	1/22/2019	SIVAFCD	2019/20 PERMIT FEES: FACILITY ID#C7069	105-437-300-160	551.00
				Warrant Total:	551.00
67603	1/22/2019	State Water Res Control Board	FACILITY ID-5D160102001-WWT PLANT	120-435-300-160	16,347.00
67604	1/22/2019	State Water Res Control Board	FACILITY ID-5SSO11222-STORM DRAIN SYSTEM.	120-435-300-160	2,286.00
67605	1/22/2019	State Water Res Control Board	WATER SYSTEM FEES: 7/1/18-6/30/19 COMM WTR SYSTEM-1	105-437-300-160	14,470.00
				Warrant Total:	33,103.00
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	680.62
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	742.50
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	1,633.51
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	680.62
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	1,020.93
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	585.34

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	544.50
67606	1/22/2019	Synergy Companies	HVAC UNITS MAINT: PG&E REBATE PROGRAM.	104-432-300-200	539.06
				Warrant Total:	6,427.08
67607	1/22/2019	Telstar Instruments	WWTP: CALIBRATIONS	120-435-300-200	992.00
67607	1/22/2019	Telstar Instruments	WWTP: CALIBRATIONS	120-435-300-140	155.25
				Warrant Total:	1,147.25
67608	1/22/2019	Terminix	PEST CONTROL 2410 BELL JAN 2019 SVC	301-430-300-316	46.00
				Warrant Total:	46.00
67609	1/22/2019	TETER -Architects Engineers Connected	NEW POLICE DEPT HEADQUATERS.	315-421-300-200	6,623.06
				Warrant Total:	6,623.06
67610	1/22/2019	TF Tire & Service	VEH MAINT UNIT#197	104-421-300-260	151.67
				Warrant Total:	151.67
67611	1/22/2019	The Gas Company	ACCT#00888349024	145-410-300-242	172.79
67612	1/22/2019	The Gas Company	ACCT#05463252576	104-432-300-242	220.48
67613	1/22/2019	The Gas Company	ACCT#11971525008	104-432-300-242	297.17
67614	1/22/2019	The Gas Company	ACCT#06301527005	120-435-300-242	924.64
67615	1/22/2019	The Gas Company	ACCT#17449291883	301-430-300-316	6.56
67616	1/22/2019	The Gas Company	ACCT#00891595001	104-432-300-242	444.84
67617	1/22/2019	The Gas Company	ACCT#20001594009	104-432-300-242	32.54
67618	1/22/2019	The Gas Company	ACCT#06981596833	104-432-320-242	59.27
67619	1/22/2019	The Gas Company	ACCT#12602978541	104-432-300-242	15.78
				Warrant Total:	2,174.07
67620	1/22/2019	The Lawnmower Man	CASE OIL	104-412-300-140	141.56
				Warrant Total:	141.56
67621	1/22/2019	Trans Union LLC	PROF SVC/BACKGROUND MONTHLY SVC FEE	104-421-300-200	20.00
				Warrant Total:	20.00
67622	1/22/2019	TSA Consulting Group, Inc.	DEC 2018 SVCS FEE FOR 401 A PLAN ADMIN	104-405-300-200	50.00
				Warrant Total:	50.00
67623	1/22/2019	Tule Trash Company	CONTRACT	112-436-300-200	128,096.58

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67623	1/22/2019	Tule Trash Company	FRANCHISE FEE7.5%	104-000-316-024	-11,580.57
67623	1/22/2019	Tule Trash Company	FRANCHISE FEE/ROLL OFF/DEC2018	112-436-316-023	-1,236.39
67623	1/22/2019	Tule Trash Company	PULL FEES	112-436-300-200	755.96
67623	1/22/2019	Tule Trash Company	DUMP FEES 535294, 535281, 536805	112-436-300-192	444.15
67623	1/22/2019	Tule Trash Company	PULL FEES	112-436-300-200	742.80
67623	1/22/2019	Tule Trash Company	DUMP FEES 533674, 536553, 534672	112-436-300-192	620.10
67623	1/22/2019	Tule Trash Company	EQUIPT CHARGE	112-436-300-200	130.00
67623	1/22/2019	Tule Trash Company	EQUIPT CHARGE	112-436-300-200	139.97
			Warrant Total:		118,112.60
67624	1/22/2019	Turnupseed Electric Svc Inc	SERVICE ON BOOSTERS PUMP @ WTP	105-437-300-200	302.82
			Warrant Total:		302.82
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X2	104-433-200-125	44.38
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X1	104-412-200-125	22.19
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X3	109-434-200-125	66.57
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X6	105-437-200-125	133.14
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X4	120-435-200-125	88.77
67625	1/22/2019	UNIFIRST Corporation	UNIFORMS; COSTS X4	145-410-200-125	88.77
			Warrant Total:		443.82
67626	1/22/2019	unWired Broadband	INTERNET SVC: WTP	105-437-300-220	199.95
			Warrant Total:		199.95
67627	1/22/2019	US Bank Equipment Finance	PW COPIER LEASE	109-434-300-180	246.17
			Warrant Total:		246.17
67628	1/22/2019	Vanir Construction Management, Inc.	NEW POLICE HQ CONST. MGNT.	315-421-300-200	9,280.00
			Warrant Total:		9,280.00
67630	1/22/2019	Verizon Wireless	DATA SVC: NOV 27-DEC 26 2018 --ACCT#642052930-0001	104-421-300-221	210.65
67629	1/22/2019	Verizon Wireless	CELL PHONE SVC	145-410-300-220	107.76
67629	1/22/2019	Verizon Wireless	WIRELESS AIR CARDS	145-410-300-220	38.01
67629	1/22/2019	Verizon Wireless	ON CALL CELL PHN SVC	105-437-300-220	6.05
67629	1/22/2019	Verizon Wireless	WIRELESS AIRCARD	105-437-300-220	38.01
67629	1/22/2019	Verizon Wireless	CELL PHN SVC-R RODRIGUEZ	104-432-300-220	6.97
67629	1/22/2019	Verizon Wireless	CELL PHN SVC-J FAULKNER	105-437-300-220	2.84
67629	1/22/2019	Verizon Wireless	WIRELESS AIR CARD	105-437-300-220	38.01

Voucher No.	Warrant Date	Vendor	Description	Account Number	Amount
67629	1/22/2019	Verizon Wireless	COM DEV/INSPECT PHONE	104-406-300-220	78.47
67629	1/22/2019	Verizon Wireless	COM DEV/ AIR CARD	104-406-300-220	76.02
Warrant Total:					602.79
67631	1/22/2019	W3i Engineering	SLUDGE MNGT PLAN: WWTP	120-435-300-200	4,307.50
Warrant Total:					4,307.50
67632	1/22/2019	Waxie Sanitary Supply	JANTORIAL SUPPLIES	104-432-300-210	63.72
Warrant Total:					63.72
67633	1/22/2019	Willdan Financial Services	FIRE SVC FEASIBILITY ANALYSIS DEC 2018	104-422-300-208	5,012.00
Warrant Total:					5,012.00

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**PRESENTATION
ITEM #: 4-A**

MEMORANDUM

TO: City Council

FROM: Kindon Meik, City Manager

DATE: January 17, 2019

MEETING DATE: January 22, 2019

SUBJECT: Presentation by IGService on initial findings for the master fee study for the City of Corcoran.

Recommendation:

Review initial findings of the master fee study and provide direction to IGService to complete final draft of the report.

Discussion:

In October 2016, the City Council reviewed the principles of cost recovery in relation to rates charged for City services and use of public facilities. As part of that discussion, it was understood that to the extent that a service is not paying for itself, it is being subsidized by taxes and other general fund revenues.

Subsequently in July 2017, the City Council authorized IGService to conduct a master fee study.

In recent months, Dan Bergmann with IGService has carried out a thorough review of all City fees. The presentation will provide an overview of Mr. Bergmann's findings.

Budget Impact:

None

Attachments:

None

City of

CORCORAN

A MUNICIPAL CORPORATION

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**PUBLIC HEARING
ITEM #: 5-A**

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Approval of Mitigated Negative Declaration and Zone Change for property located at the South East corner of Dairy Avenue and Orange Avenue (APN: 030-260-035) consistent with the appeal of Sardar Singh/Jang Bahadar Singh regarding Planning Commission's determination relating to Zone Change 18-01.

DATE: January 15, 2019

MEETING DATE: January 22, 2019

RECOMMENDATION: (Voice Vote)

1. Approve Mitigated Negative Declaration and
2. Consider approval of Zone Change for property located at the South East corner of Dairy Avenue and Orange Avenue (APN: 030-260-035) consistent with the appeal of Sardar Singh/Jang Bahadar Singh regarding Planning Commission's regarding Zone Change 18-01.

DISCUSSION:

On September 17, 2018, at a regularly scheduled meeting of the Planning Commission, Mr. Sardar Singh proposed to the Planning Commission a zone change and general plan amendment regarding his property, (6.51 Acres) located at the South East corner of Dairy Avenue and Orange Avenue (see attached photos and maps). The property is currently zoned Single Family Residential (R1-6). Mr. Singh's request to the Planning Commission was to rezone the property to Neighborhood Commercial (CN) for the options regarding future development in conjunction with development of single family homes. Mr. Singh also owns the 9.48 parcel directly to the east. The Planning Commission then heard comments from citizens that were located within a 300 foot radius of the proposed zone change parcel. However, because some property owners may not have received notification of the proposed zone change, the Planning Commission chose to continue the public hearing to November 19, 2018 and directed staff to re-notify residents and property owners.

At the regularly scheduled meeting on November 19, 2018 the Planning Commission was presented a staff report and a Mitigated Negative Declaration regarding the proposed zone change. After hearing public comments from concerned citizens that were against the proposed zone change, the Commission voted 4 to 2 to deny the zone change.

SURROUNDING ZONING AND USES

	<u>USE</u>	<u>Zoning</u>
Subject:	405 Dairy Avenue	R-16
North:	Single Family	R-16
South:	Single Family	R-16
East:	Single Family	R-16
West:	Neighborhood Commercial/ Single Family Residential	CN / R-16

COMPLIANCE WITH CEQA

The project is not exempt from CEQA requirements. An Initial Study Mitigated Negative Declaration was performed.

ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS

The following findings are proposed:

- (A) The project is not exempt under CEQA
- (B) That the project required an Initial Study Negative Declaration to determine the environmental impacts and their effect on the environment.
- (C) 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 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, and any adverse effects upon adjoining or other properties has been addressed in the environmental study. In making this determination, the Council shall consider the Initial study Mitigated Negative Declaration. Determination of future location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property should be determined at such time as a project for development has been proposed;

(F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned developments approved by 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 for the public hearing and shall post notices. 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 approval of a Zone change, General plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

BUDGET IMPACT: This project will not have a negative impact on the budget

ATTACHMENTS:

- Resolution No. 2955
- Kings County Assessment Information and Map
- Aerial views of neighborhood commercial zones in other cities that follow the current zoning practice for walkability and complying with the requirements for the reduction of greenhouse gas emissions from SB 375
- Minutes from the September and November 2018 Planning Commission meetings
- Memorandum regarding appeal to the decision of the Planning Commission and Public Hearing Notice published in Corcoran Journal
- Written testimony
- Initial Study and Mitigated Negative Declaration Report prepared by QK

RESOLUTION NO. 2955

A RESOLUTION OF THE CORCORAN CITY COUNCIL REGARDING THE ZONE CHANGE FOR APN 030-260-035 FROM RESIDENTIAL R1-6 TO NEIGHBORHOOD COMMERCIAL (GENERAL PLAN AMENDMENT 18-01)

Whereas, Sardar Singh and Jang Bahadar Singh, submitted an application to the City to rezone APN 030-260-035 from Residential R1-6 to Neighborhood Commercial (CN); and

Whereas, the Planning Commission at its regularly scheduled meeting on November 19, 2018 voted 4-2 to deny the zone change; and

Whereas, Sardar Singh and Jang Bahadar Singh have appealed the decision made by the Planning Commission and hereby request that the City Council consider the zone change and general plan amendment; and

Whereas, the City Council considered the Mitigated Negative Declaration on January 22, 2019

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

- (A) The zone of the property is (R1-6) 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 have adverse effect upon adjoining or other properties. In making this determination, the Council 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;
- (G) The City Council hereby directs staff to change the zoning of APN 030-260-035 from Residential R1-6 to Neighborhood Commercial (CN) and proceed with the corresponding amendment to the General Plan

PASSED, APPROVED, AND ADOPTED by the Corcoran City Council at a regular meeting this 22nd day of January 2019, by the following vote:

AYES: Members:

NOES: Members:

ABSENT: Members:

ABSTAIN: Members:

APPROVED:

Sidonio "Sid" Palmerin, Mayor

ATTEST:

Marlene Spain, City Clerk



Assessment Information



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

Main Menu

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number 030-260-035-000

Assessment Type **FEE PARCEL**

Active

Description **405 DAIRY AVE COR**

[Legal Description](#)

Comments **CONVERTED FROM FIL095 - 12/19/84**

Assessed To **SINGH, JANG B 50%**

[Current Owners](#)

**1400 DAIRY AVE
CORCORAN CA 93212**

Acres **6.51** **NORMAL OWNERSHIP**

Zoning R16

Tax Rate Area **001-066**

Documents **Current 2015R1415744 10/29/2014**

Created 1976R1061463 //

Situs **405 DAIRY AVE CORCORAN**

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

[Top](#)



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 IT IS NOT TO BE CONSIDERED AS PORTION OF
 LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
 PURPOSES OF ZONING OR SUBDIVISION LAW
 DECEMBER 2014

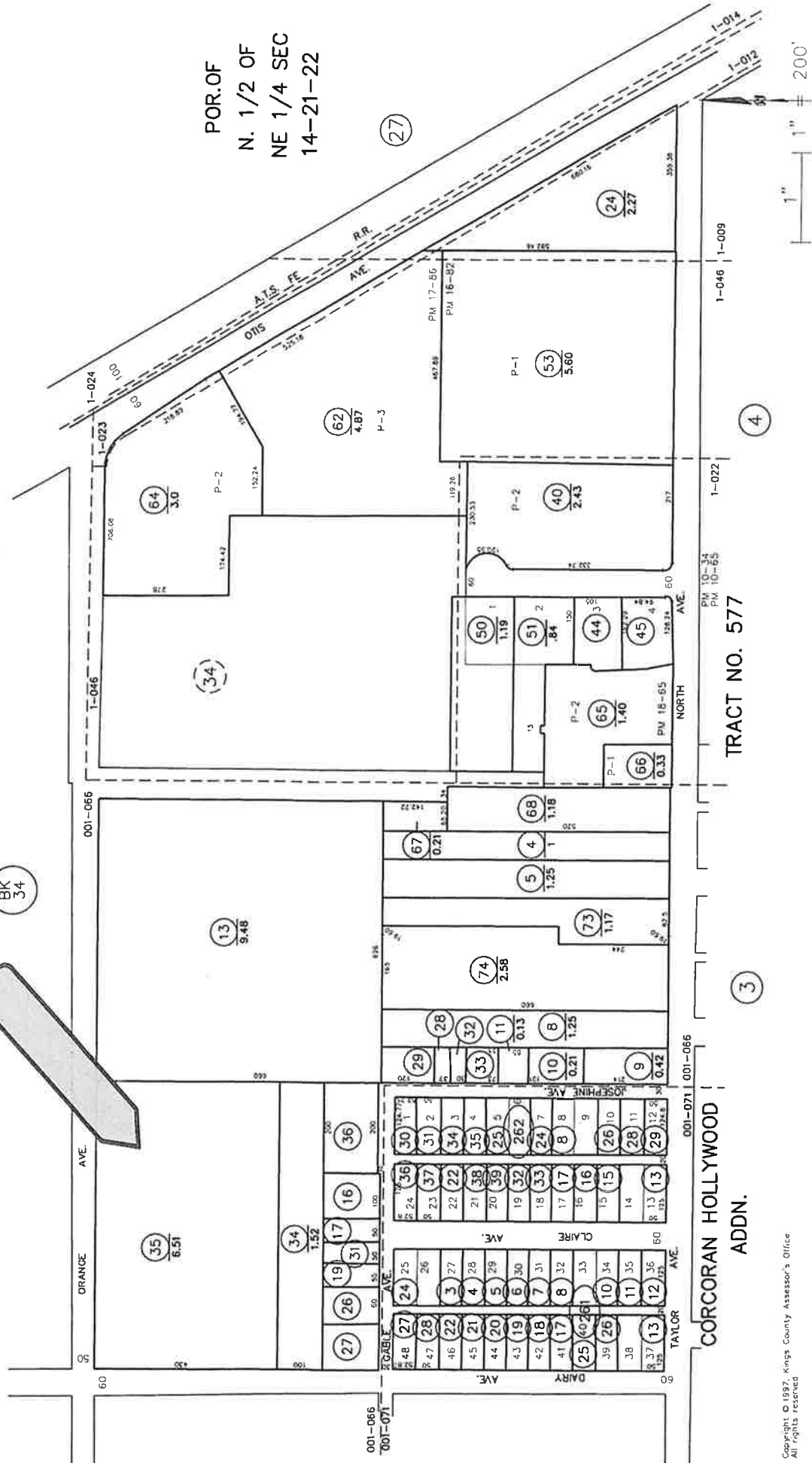
KINGS COUNTY ASSESSOR'S MAP

N. 1/2 OF NW. 1/4 SEC. 14-21-22

30-26

BK
34

POR. OF
 N. 1/2 OF
 NE 1/4 SEC
 14-21-22



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Example of Neighborhood Commercial Zoning

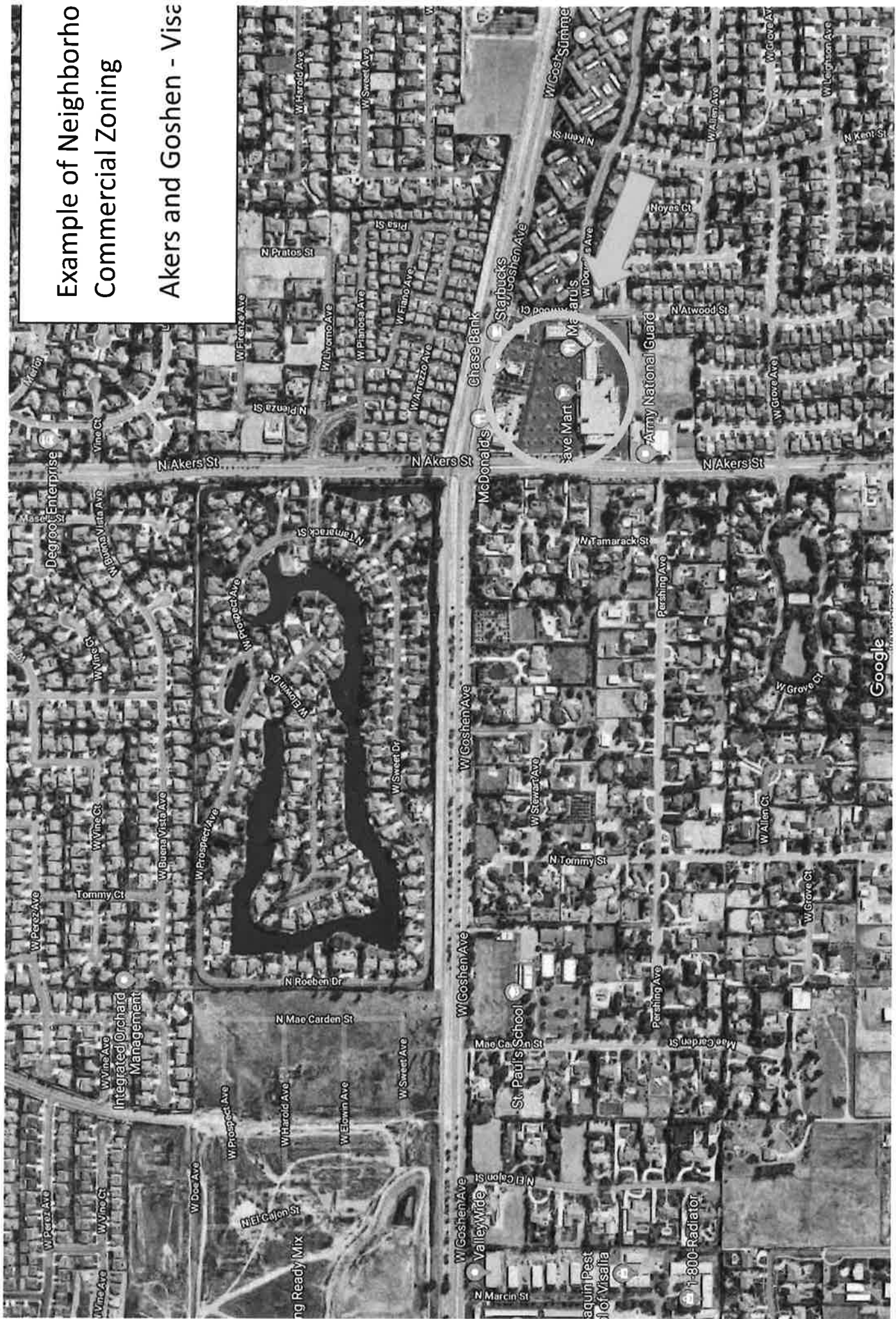
10th and Fargo - Hanford



Example of Neighborhood Commercial Zoning Bardsley and S. Mooney



Example of Neighborhood Commercial Zoning Akers and Goshen - Vis



Degroff Enterprise

W Perez Ave

Integrated Orchard Management

W Doe Ave

ng Ready Mix

N Mae Carden St

N Roeben Dr

N Tamarack St

N Akers St

N Marcin St

ValleyWide

St. Paul's School

W Goshen Ave

W Goshen Ave

McDonald's

Chase Bank

Starbucks

Save Mart

W Goshen Summe

Equin Pest

of Misalia

1-800-Radiator

Pershing Ave

N Tommy St

W Stewart Ave

N Tamarack St

Pershing Ave

N Akers St

Army National Guard

N Kent St

W Grove Ave

W Leighton Ave

Google

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 17, 2018**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:32 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney, Kassner, Tristao and Van Velson

Commissioners absent: Jarvis and Watkins

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led Bega.

A quorum was declared in the presence of five (5) Commissioners.

1. **PUBLIC DISCUSSION** – None

2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Kassner and seconded by DeVaney to approve the minutes of the regular meeting on July 16, 2018. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner and Van Velson

NOES:

ABSTAIN: Tristao

ABSENT: Jarvis and Watkins

At this point, Tromborg, introduced, Mr. Larry Ronk as the new Building Inspector/Code Enforcement Officer. Mr. Ronk is a certified Building Inspector and recently passed the PC 832 Arrest training.

3. **RE-ORGANIZATION** – None

4. PUBLIC HEARING

4.1 Public Hearing to consider Zone Change from Single Family Residential (R-1-6) to Neighborhood Commercial (CN) of the property located at 405 Orange Avenue, Corcoran, CA 93212 with APN 030-260-035, submitted by Sardar Singh., was declared open at 5:36 p.m. Tromborg requested for a continuance of a public hearing until November 2018 meeting to notify and give more time for the residents (within the 300 ft. radius of the proposed project site) to send in their comments.

Following Commission discussion, a **motion** was made by Tristao and seconded by Van Velson to approve the continuance of a public hearing until November 2018 meeting. Motion carried by the following vote

AYES: Bega, DeVaney, Kassner, Tristao and Van Velson

NOES:

ABSTAIN:

ABSENT: Tristao and Watkins

4.2 Public Hearing to consider Zone Text Change pertaining to crematorium was declared open at 5:39 p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 5:50 p.m.

Kevin Lanteigne, resident of 2200 Airington Circle, Corcoran, CA 93212 and a proponent of crematorium, addressed the commission. He mentioned that the proposed crematorium will comply with all State and City regulations and licenses/permit.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Tristao to approve Resolution 18-06 regarding Zone Text Change pertaining to Crematorium. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Tristao and Van Velson

NOES:

ABSTAIN:

ABSENT: Jarvis and Watkins

4.3 Public Hearing to consider Zone Text Change pertaining to Transitional Housing was declared open at 5:50 p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 6:01 p.m.

Suzanne Duarte, resident of 1315 Patterson Avenue, Corcoran, CA 93212 informed the Commission of her plan to put up an assisted living home instead of transitional housing. The proposed project would be located at the First Missionary Baptist Church.

Following Commission discussion, a **motion** was made by Tristao and seconded by Van Velson to approve Resolution 18-07 regarding Zone Text Change pertaining to Transitional Housing under Administrative Review and Approval. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Tristao and Van Velson

NOES:

ABSTAIN:

ABSENT: Jarvis and Watkins

4.4 Public Hearing to consider Zone Text Change pertaining to Hemp was declared open at 6:09 p.m. Tromborg presented the staff report and recommended for the Planning Commission to bring back the matter to the City Council. Having no oral and written testimony received, the public hearing was closed at 6:15 p.m.

Following Commission discussion, a **motion** was made by Tristao and seconded by DeVaney to forward the item to the City Council for further review and discussion pending the Farm Bill. Motion carried by the following vote

AYES: Bega, DeVaney, Kassner, Tristao and Van Velson

NOES:

ABSTAIN:

ABSENT: Jarvis and Watkins

5. **STAFF REPORTS** - None

6. **MATTERS FOR COMMISSION** - None

6.1. The commission received information on the on-going research being done by the staff regarding fence requirements from other cities. Report will be provided in the next meeting.

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 6:20 p.m., the meeting was adjourned to the next regular meeting on Monday, October 15, 2018 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, November 19, 2018**

The regular session of the Corcoran Planning Commission was called to order by Vice Chairperson, Shea DeVaney, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:32 P.M.

ROLL CALL

Commissioners present: DeVaney, Jarvis, Kassner, Van Velson and Watkins
Bega (arrived at 5:37 pm and continue presiding the meeting)

Commissioners absent: Tristao

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Also present: Steve Brandt, Quad Knopf

FLAG SALUTE The flag salute was led DeVaney.

A quorum was declared in the presence of six (6) out of seven (7) Commissioners.

1. PUBLIC DISCUSSION – None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Watkins and seconded by DeVaney to approve the minutes of the regular meeting on October 15, 2018. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner, Van Velson and Watkins

NOES:

ABSTAIN:

ABSENT: Tristao

3. RE-ORGANIZATION – None

4. PUBLIC HEARING

4.1 Continuance of a Public Hearing to consider Zone Change 18-01 filed by Sardar Singh/Jang Bahadar Singh regarding zone change for property located at the Southeast corner of Dairy and Orange Avenues with APN 030-260-035, was declared open at 5:32 p.m. Tromborg presented the staff report. Written and oral testimonies were received.

Ms. Terrel DeVaney, a resident of 2222 Orange Avenue, Corcoran, CA 93212, addressed the Commissioners in behalf of the property owner, Mr. Sardar Singh. She mentioned that Mr. Singh has been in Corcoran for several years doing legitimate businesses.

Mr. Judson Mygatt of 1805 Gable Avenue, Ms. Barbara Gomez, resident of 2000 Charles Avenue, Ms. Irene Medina of 1714 Orange Avenue and Mr. Jesse Bonilla of 2000 Gable Avenue in Corcoran, CA 93212, addressed the Commissioners and expressed their opposition on the proposed zone change from residential to neighborhood commercial zone for the following reasons: it will create more traffic on Dairy and Orange Avenues considering the schools on Dairy Avenue; it will increase problem in terms of noise, loitering and littering; security and safety reasons, etc. It was also mentioned that development and improvements of Corcoran can be done by utilizing empty business spaces and lots along Whitley Avenue. Additionally, they mentioned about the lack of notification to people within the 300 ft. radius.

Having no other oral testimony, the public hearing was closed at 5:54 p.m.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Jarvis to disapproved Resolution No. 18-05, Zone Change 18-01 filed by Sardar Singh/Jang Bahadar Singh regarding zone change for property located at the Southeast corner of Dairy and Orange Avenues with APN 030-260-035. Motion carried by the following vote

Roll call vote was made by the Planning Commission secretary.

AYES: DeVaney, Jarvis, Van Velson and Watkins

NOES: Bega and Kassner

ABSTAIN:

ABSENT: Tristao

5. STAFF REPORTS - None

5.1 Following Commission discussion, a **motion** was made by Van Velson and

seconded by Kassner to approve the extension of Tentative Subdivision Map Tract 880, North of Patterson and East of James Avenues with APN 034-120-003. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner, Van Velson and Watkins

NOES:

ABSTAIN:

ABSENT: Tristao

5.2 Tromborg presented the draft Regional Active Transportation Plan. The Kings County Association of Governments requested the Commissioners to send in their comments on or before December 3, 2018. Tromborg added, the primary objective of the project is to identify high priority projects that will make walking and biking throughout Kings County safer and more convenient.

5.3 Following Commissioners discussion, the Commission agreed to keep and continue to implement the zoning code regulations regarding use of sea train as a storage unit. Sea train is prohibited in residential zoning districts. Temporary use of commercial storage containers requires a Conditional Use Permit.

5.4 Tromborg explained the process of a Site Plan Review (SPR). The SPR is required for all new commercial construction and new business that are planning a use change with a tenant improvement. He added that if an objection is filed by the proponent, the Community Development Department will notify all agencies affected by the objection and a Site Plan Review meeting will be scheduled to present and discuss the issues. This process would include two (2) member of the Planning Commission. If there is no objection received and findings are accepted by the proponent, the project will move forward.

5.5 Considering the many fences that were built against the standard fence heights, the Community Development Director in consultation with the City legal counsel will come up with a process of zone exemptions request. Tromborg mentioned that this process will be used for code violations where the citizen was unaware of the violation. A fee will be set by the City Council and the request for exemptions will be heard by the Planning Commission on an individual basis.

6. MATTERS FOR COMMISSION - None

6.1. The Commission received information on approved planning projects for the last five months and Kings County Economic and Workforce Data (September 2018)

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

6.3 Committee Reports – None

7. ADJOURNMENT

At 7:45 p.m., the meeting was adjourned to the next regular meeting on Monday, December 17, 2018 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

MEMORANDUM

TO:

- City Manager
- Finance Director
- Community Development Director
- PG&E
- Property Owner
- City Attorney
- Police Chief
- Public Works Director
- City Engineer
- Kings County Environmental Health
- Fire Marshall

- Kings County Planning Office
- Corcoran Irrigation District
- The Gas Company
- Applicant Engineer
- 300 Ft Radius
- Verizon
- Kings County Appraisal Department
- SRR Tachi Tribe
- Postmaster
- Corcoran Unified School
- SJVAPCD

DATE: December 7, 2018

FROM: Kevin J. Tromborg: Community Development Director

SUBJECT: **Request appeal regarding the decision of the Planning Commission.**
Zone Change and General Plan Amendment 18-01, to rezone 6 acres at the south east corner of Dairy Avenue and Orange Avenue from Residential (R-16) to Neighborhood Commercial (CN) APN 030-260-035

Based on the Zoning Code of the City of Corcoran, if the property owner or applicant is not satisfied with the action of the Planning Commission, the applicant may, within fifteen (15) 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 Planning Commission, on their regularly scheduled meeting on November 19, 2018, disapproved the application. The final vote was 4 nays 2 ayes. The City received an appeal from the applicant for the above-mentioned project for reconsideration.

The City Council will schedule a Public Hearing on January 22, 2019 to discuss the appeal.

PLEASE SUBMIT YOUR COMMENTS ON OR BEFORE JANUARY 11, 2019, IN ORDER TO BE CONSIDERED DURING THIS REVIEW PROCESS.

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 191

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Corcoran City Council will conduct a public hearing on Tuesday, January 22, 2019 at 5:30 p.m. at the City Council Chambers, 1015 Chittenden Avenue, to consider the appeal of the property owner regarding the decision of the Planning Commission to deny the Zone Change and General Plan Amendment of six (6) acres at the Southeast corner of Dairy and Orange Avenues (APN 030-260-035) from Residential (R-1-6_ to Neighborhood Commercial (CN).

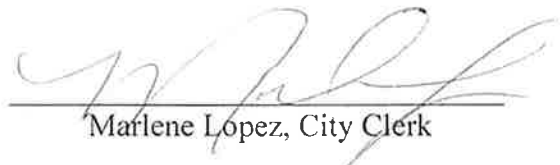
The purpose of the public hearing is to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City Clerk or the Community Development Director, 832 Whitley Avenue, Corcoran, CA 93212 or you may call telephone (559) 992-2151 ext. 232 prior to 5:00 p.m. on Tuesday, January 22, 2019. In addition, information may be obtained by contacting the Community Development Department from 8:00 a.m. to 5:00 p.m. on weekdays.

If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please call City Clerk (559) 992-2151 ext. 235 to arrange for those accommodations to be made.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the city council regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city council at, or prior to, the public hearings.

At the time and place noted above, all persons interested in the above matter may appear and be heard.

Dated: December 11, 2018



Marlene Lopez, City Clerk

Publish: January 2, 2019, "The Corcoran Journal"

CITY OFFICES:

832 Chittenden Avenue * Corcoran, CA 93212 * Phone 559-992-2151 * www.cityofcorcoran.com

Affidavit of Publication

STATE OF CALIFORNIA,

COUNTY OF KINGS--SS

Robert A. Atilano....., being first duly sworn, Depos and says that at all times hereinafter mentioned, he was a citizen of the United States, over the AGE of eighteen years, and a resident of said county, and was at and during all said times the principal clerk to the printer and the publisher of THE CORCORAN JOURNAL, a newspaper of general circulation, printed and published weekly in the City of Corcoran in said County of Kings, State of California; adjudicated as such by order Number 11739 of the Superior Court of the State of California in and for the County of Kings on January 28, 1952; that said THE CORCORAN JOURNAL is and was at all times herein mentioned a newspaper of general circulation as that term is defined by section 6000 of the Government Code, and, as provided by said section, is published for the dissemination of local and telegraphic news and intelligence of general character, having a bonafide subscription list of paid subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction or any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper had been established, printed and published in the City of Corcoran, in said County and State, at regular intervals, for more than one year preceding the first publication of the notice herein mentioned; that the

CITY OF CORCORAN
Public Hearing: Appeal of Zone Change

Of which the annexed is a printed copy, was printed and published in said newspaper at least 1 week(s), as follows, and the date of first publication was

January 3, 2019



PUBLIC NOTICE

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Corcoran City Council will conduct a public hearing on Tuesday, January 22, 2019 at 5:30 p.m. at the City Council Chambers, 1015 Chittenden Avenue, to consider the appeal of the property owner regarding the decision of the Planning Commission to deny the Zone Change and General Plan Amendment of six (6) acres at the Southeast corner of Dairy and Orange Avenues (APN 030-260-035) from Residential (R-1-6_ to Neighborhood Commercial (CN).

The purpose of the public hearing is to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City Clerk or the Community Development Director, 832 Whitley Avenue, Corcoran, CA 93212 or you may call telephone (559) 992-2151 ext. 232 prior to 5:00 p.m. on Tuesday, January 22, 2019. In addition, information may be obtained by contacting the Community Development Department from 8:00 a.m. to 5:00 p.m. on weekdays.

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At the time and place noted above, all persons interested in the above matter may appear and be heard.

Dated: December 11, 2018

Marlene Lopez, City Clerk

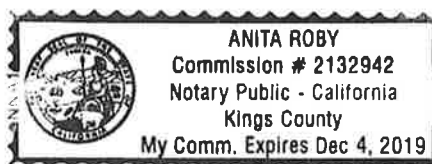
Publish: January 3, 2019, "The Corcoran Journal"

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

State of California
County of Kings,

Subscribed and sworn to (or affirmed) before me on this 4 day of January, 2019, by Robert A. Atilano, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature: *Anita Roby, Notary*

January 7, 2019

Mr. Kevin Tromborg
Community Development Director
City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212

Dear Mr. Tromborg:

I am replying to your announcement dated December 7th, 2018 of the Council's plan to discuss an appeal of the Council's decision to deny an earlier request for rezoning 6 acres located at the corner of Orange and Dairy Avenue. I am requesting an opportunity to comment at the meeting on January 22nd.

I oppose approval of a zone change or any kind of city action that would permit any kind of development other than entirely residential on the aforementioned property. My objections are based on some of the following facts of the situation as I understand them.

The property in question is bordered on all four sides by privately held residential homes. I am not in favor of a mixed usage neighborhood which meets no present need.

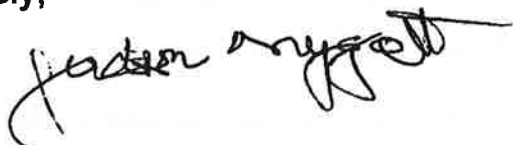
- a. Opening this property to commercial development would adversely affect residential housing values on the bordering areas of North, Orange, and Dairy Avenues.
- b. Have a negative traffic impact on already burdened residential streets which border the property,
- c. Meet no current or foreseen commercial needs. Corcoran has ample commercial services to meet its need.. See attached list for details.
- d. My assumption is that any one of several possible north-south residential streets which currently terminate on North

Avenue would probably be opened as through streets to Orange Ave. in order to facilitate the additional traffic that would result on Dairy Avenue. This would expose students of Corcoran's grade school and middle school located on North Ave. to the dangers of excessive traffic and possibly require the additional expense of traffic lights, cross walks and school crossing guards to protect them.

- e. Any monetary advantage to the City of Corcoran from fees and taxes of the new businesses situated on the property under consideration could be more than matched or possibly surpassed by residential development.
- f. Have a negative impact on small businesses already established in Corcoran and offering competitive services.

It is my hope that you will reconsider the application for a zone change and deny approval.

Sincerely,

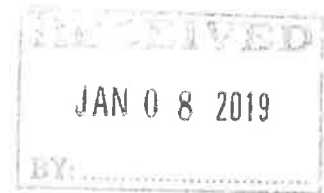


Judson Mygatt

20 year resident of Corcoran and neighbor to the lot being considered for re-zoning.

Attachment:: List of selected Corcoran businesses that might already be offering services competitive with the services proposed as a result of the zone change.

January 5, 2019



Planning Commission
City of Corcoran
832 Whitley Ave
Corcoran, CA 93212

Re: Opposition of Zone Change and General Plan Amendment 18-01, to rezone 6 acres at the south east corner of Dairy and Orange Avenues from Residential (R-16) to Neighborhood Commercial (CN) APN 030-260-035

Dear City of Corcoran Planning Commission,

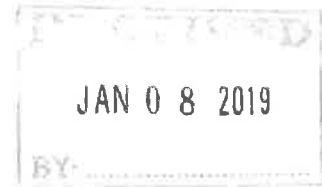
As a property owner/resident within the 300 ft radius of the proposed zone change of APN 030-260-035, I am writing this letter to express my strong opposition of this zone change. I see no value to be gained by the City of Corcoran or the residents in changing this neighborhood zoning. In fact, by living in my residence for the past 32+ years, I can only see this zone change create an overload of traffic and chaos at the intersection of Orange and Dairy Avenues as well as making the intersections of Orange, Otis, and Santa Fe Avenues even more chaotic and dangerous than they already are. By the way, have you seen the mess that happens when Santa Fe Railroad decides to park one of its trains on the tracks blocking the intersection of Santa Fe, Orange and Otis Avenues? Don't even get me started on the decline in property value the proposed zone change would create for my residence and property as well as the other residents/property owners in this area. There are currently two mini marts within a few blocks of this intersection, one of which has gas pumps. I cannot see another such business being profitable at this location without one of those already present long term businesses being put out of business. It just makes no sense to rezone this residential area to neighborhood commercial and will only cause more traffic, noise, and a decline in property value for the current residents in this area.

Sincerely,

Two handwritten signatures in black ink. The first signature is "Susan Walker" and the second is "Billy D. Walker".

Susan Walker property owner/resident
Billy D. Walker resident
331 6th (N. Dairy) Ave.
Corcoran, CA 93212

January 8, 2019



City of Corcoran

Kevin J Tromborg

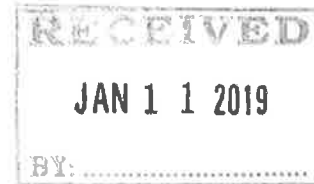
Community Development Director

Re: Zone change at southeast corner of Dairy and Orange Avenues

I am opposed to the proposed zone change from Residential to Neighborhood Commercial. I have owned and lived at 2001 Charles St since 1975. This is across the street from the vacant lots. I have seen an increase in litter, speeding and noise. I find clothes; beer cans; cigarette butts; fast food and abandoned shopping carts on my property. I feel this will get worse if the property is changed to commercial. Also, this will negatively affect my property values.

Sincerely,


Esther Holquin



January 11, 2019

To Whom it May Concern:

I would like to submit a comment for consideration regarding the appeal request for Zone Change and General Plan Amendment 18-01, to rezone 6 acres at the south east corner of Dairy Ave and Orange Ave from Residential to Neighborhood Commercial (APN 030-260-035).

As the resident owners at 2009 Gable Ave, my husband and I live quite close to the zone in question. We (and many of our neighbors) are parents of young children, and were attracted to this neighborhood in particular because it is a longstanding residential area. Corcoran is purported to be a "great place to raise a family", but if zone changes such as this are approved, that claim will be eroded until it is no longer true.

My husband and I would rather not see that happen. We grew up in this town, choose to live here, and would like to see it develop commercially, but not in this manner. We kindly request that the Planning Commission protect our residential areas and decline this appeal.

Thank you,

A handwritten signature in cursive script that reads "Alexis Eagle".

Alexis Eagle
Resident Owner
2009 Gable Ave
Corcoran, CA 93212
559-563-2453

January 10, 2019

Kevin J. Tromberg, Community Development Director

Re: Appeal of Zone Change and General Plan Amendment 18-01

Mr. Tromberg:

I am writing a letter once again to state my objections to the Zone Change and General Plan Amendment 18-01. I am also including an attached petition signed by the surrounding community with their signature of objection. For the record I reside at 2000 Charles Street across from the corner of Dairy and Orange and have been in my home for 46 years.

I believe the proposal to change the zoning in our area from residential to neighborhood commercial will have a negative impact. My understanding from the Planning Commission meeting on November 19, 2018 is that the owner asking for the change did not have any current plans to build but wanted the option to do so or sell the property as neighborhood commercial which is more lucrative for him. That is like writing someone a blank check and the amount is unknown. Perhaps he has already had offers from buyers who want it re-zoned and have building plans which are unknown. What is known is that he purchased the property knowing full well it was residential. It was furthermore understood that once the City changes the zoning to neighborhood commercial that several options for types of building would be granted. Some of the types mentioned were stores, mini-marts, gas station, motels and the like. All of which would not be beneficial to our neighborhood and unnecessary. We wish to remain a residential neighborhood.

In addition, having a commercial area in this part of Corcoran would only take away from the downtown area and other established businesses. We do not have an influx of new people and I have not heard anyone complain about the lack of availability of stores, gas stations, motels and the like. I have not seen any long lines. Furthermore there are already two stores, one with a gas station, within a few blocks of Orange and Dairy Avenues. I understand a new store/gas station is going in on Bainum and Dairy so there seems to be a number of locations already.

Over the last few months as I have walked my community speaking with people there has been a resounding "NO" and genuine concern over making the corner of Orange and Dairy neighborhood commercial. One of the biggest concerns is safety and traffic. My neighbors who live on Orange Avenue already have issues with traffic, especially those who

live on the south side of Orange Avenue west of Dairy Avenue. Their mailboxes are on the north side of Orange Avenue and they have to cross in traffic to retrieve their mail. This is a very dangerous situation. Many people on both ends of Orange Avenue have a hard time getting in and out of their driveways or street parked cars due to traffic. There is also a lot of speeding on Orange Avenue and there are no safe places to walk along the street. Commercializing the property on the corner will increase traffic and add to making the area more unsafe. I generally take a walk each morning crossing at Orange Avenue. It is a dangerous corner and people speed, talk on cell phones and blow the stop sign. No matter what happens in the future with the corner property those issues need to be addressed by the Corcoran Police Department, City and Post Office. The fact remains however that Orange Avenue is not a wide enough street to have cars turning in and out of businesses and all of this in front of peoples homes. I think everyone in my area agrees that we choose to live here because it was away from town and businesses.

Another issue to consider is if the City rezones the 6 acres to neighborhood commercial then what would happen with the rest of the vacant land that flows to the east? Would this then also become commercial? I don't believe that there would be an interest in building or buying homes next to this changed 6 acre parcel.

During the late 1980's Corcoran residents were encouraged by the possibility of growing with the addition of a prison. While the prison industry has provided the opportunity of jobs most employees of the now 2 prisons do not live in Corcoran. Also most of the local school district teachers and administrators do not live in Corcoran. The corner of Dairy and Orange could benefit from nice moderately priced homes and perhaps attract more people to live here and stop commuting. I have heard suggestions of not only homes, but a small park, tree lined walking paths or town homes to enhance and beautify the area. We also need to build up our downtown area instead of letting it decline. Corcoran is not that large to start sprawling out every few blocks. There are plenty of properties in and around Corcoran that are already commercial and for sale. There is prime property for sale out along Highway 43 that would be ideal for mini-marts, gas stations, motels etc. Building out in that area would also improve the entrance to Corcoran. A few years ago the City put in a business park on the north end of Dairy Ave. which is still vacant and tumble weeds grow along the sidewalks. That too could be utilized.

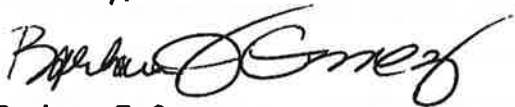
Lastly but really foremost to me and my family is the value of my home. My homes value will decline if the nearby property becomes neighborhood commercial. As I stated earlier I have lived on the corner of Charles and Dairy for 46 years. I have lived in Corcoran for 48 years and my husband has been here his whole life. We have invested in Corcoran, raised children in Corcoran, worked in Corcoran and served in Corcoran. We are now retired on a fixed income and don't wish to move. We have spent years improving our home

and keeping up our property to be enjoyed in our later years. We are devastated to think about the possibility of having a business such as a motel, apartments, gas stations, mini-mart and the like across the street. We know this will bring more traffic, noise, pollution, bright lights, signage, loitering, trash and a potential for crime. We already often pick up trash and sweep up broken beer and liquor bottles on our corner. All this will be an intrusion in our lives and cause the neighborhood to decline and home values to drop.

I sincerely encourage the Corcoran City Council to take into account the statements I have made, the signatures of all those who are against the re-zoning and to uphold the decision already made by the Corcoran Planning Commission to deny the re-zone. I also want to make note of how the notices to homeowners concerning the re-zone was lacking and if a couple of my neighbors had not been at the first meeting in September, this re-zone possibly would have passed with only a few people aware. There was no mailed noticing of the September meeting. That makes me suspicious of how the City operates. The noticing of this issue has now improved but not without all the complaints. That should not have happened. In addition this issue also impacts people in a far greater area than 300ft from the property as stated in the notice.

Thank you for your consideration.

Sincerely,



Barbara J. Gomez

2000 Charles St

992-4992

We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
BENNY R. GOMEZ	2000 CHARLES ST.	559-992-4992	<i>Benny R. Gomez</i>	10-6-18
Judith Schaefer	2005 Charles St.	559-974-1224	<i>Judith Schaefer</i>	10-6-18
Rodolfo Hernandez	2008 Charles St.	559-362-6464	<i>Rodolfo Hernandez</i>	10-6-18
Bill Koepke	2013 Charles St	559-976-4925	<i>Bill Koepke</i>	10-6-18
Jay M. Donald	1930 Orange Ave	559-362-3193	<i>Jay M. Donald</i>	10-6-18
ADRIANA TOPETE	1726 Orange Ave	559-303-4538	<i>Adriana Topete</i>	10-6-18
Irene Medina	1714 Orange Ave	559-799-4430	<i>Irene Medina</i>	10-6-18
Angel Berrial	1710 Orange ave	510-260-3859	<i>Angel Berrial</i>	10-7-18
David Tapach	1900 Orange		<i>David Tapach</i>	10-7-18
Esther Holandi	2001 Charles Ave	559-992-1037	<i>Esther Holandi</i>	10-7-18
DAVID ESCARONA	1800 Orange Ave	559-708-7024	<i>David Escarona</i>	10-7-18
VIRGINIA B. TORRES	1904 Gable Ave.	559-362-5065	<i>Virginia B. Torres</i>	10-7-18
Alejandra Cabrera	1830 Gable Ave	559-992-9817	<i>Alejandra Cabrera</i>	10-7-18
Epidonio	Guzan 1806 Gable	559-381-8505	<i>Epidonio</i>	10-7-18
Andryggant	1805 Gable Ave	559-810-9404	<i>Andryggant</i>	10-7-18
Paul Gural	1916 GABLE	559-707-4178	<i>Paul Gural</i>	10/7/18
Ester Martinez	1913 Gable Ave.	559-992-3919	<i>Ester Martinez</i>	10/7/18
Alejandro Barbosa	2004 Gable Ave	559-992-8291	<i>Alejandro Barbosa</i>	10/7/18
Luisa Barbosa	2017 Gable	559-762-8283	<i>Luisa Barbosa</i>	10/7/18
Maya Sepulveda	2014 GABLE AVE	951-321-9842	<i>Maya Sepulveda</i>	10-7-18
Victor Garcia	2025 Gable Ave	559-331-2990	<i>Victor Garcia</i>	10-7-18
Lori Galdana	2021 Gable Avenue	559-816-3846	<i>Lori Galdana</i>	10-7-18
Josaphin Gonzalez	2017 Gable Ave	559-340-9403	<i>Josaphin Gonzalez</i>	10-7-18

We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
Rosario Matarin	209 Chicanos St	762 7379	<i>Rosario Matarin</i>	10-8-2018
Stan Jones	401 Dairy Ave.	559 719-8461	<i>Stan Jones</i>	10-8-18
Edie Carrillo	2101 Chicanos Ave.	582-2416	<i>Edie Carrillo</i>	10/18/18
Susan Walker	331 6th Ave	559-992-4977	<i>Susan Walker</i>	10-8-2018
Frene Zavala	2017 Orange Ave 559	381-3803	<i>Frene Zavala</i>	10/08/2018
Wynne Rumbin	1908 Orange Ave 591	756-0949	<i>Wynne Rumbin</i>	10/10/2018
Pamela S. Davis	2102 Gable Avenue	(559)992-2884	<i>Pamela S. Davis</i>	10/10/2018
Richard King	2024 Gable Ave.	559 992-4307	<i>Richard King</i>	1-6-19
Kathleen L. Brown	2020 Gable Ave	559 992 5810	<i>Kathleen L. Brown</i>	1-6-19
Jose T. Rueda	2013 Gable Ave.	559-572 7764	<i>Jose T. Rueda</i>	1-6-19
Rene Munoz	2008 Gable Ave	559-300-4757	<i>Rene Munoz</i>	1-6-19
Ricardo Hernandez	2217 Orange Ave	559-762-7299	<i>Ricardo Hernandez</i>	1-6-19
Maricela Hernandez	2217 Orange Ave	559-762-7299	<i>Maricela Hernandez</i>	1-6-19
Robynk. Tjane	2201 Orange Ave	559-362-2619	<i>Robynk. Tjane</i>	1-6-19
KATHY L. TURNER	2025 ORANGE AVE	559-994-7466	<i>Kathy L. Turner</i>	1-7-19
Don Dewey	2101 Orange Ave	559-422-0018	<i>Don Dewey</i>	1-8-19
Carri Larkin	2000 Vernal Ave.	559-331-5223	<i>Carri Larkin</i>	1/8/19
Lisbet Alvarez	132 Sierra Ave.	559-362-4432	<i>Lisbet Alvarez</i>	1/11/19

We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
ROSSIE WILKINSON	209 Orange St	762 7379	[Signature]	10-8-2018
Stan Jones	401 Dairy Ave.	559 719-8461	[Signature]	10-8-18
Chloe Carrillo	2101 Charles Ave.	582-2416	[Signature]	10/08/18
Susan Walker	331 6th Ave	559-992-4977	[Signature]	10-8-2018
Frene Zuffa	2017 Orange Ave	381-3803	[Signature]	10/08/2018
Allysa Runkin	1908 Orange Ave	559 756-0949	[Signature]	10/10/2018
Pamela S. Davis	2102 Gable Avenue	(559)992-2884	[Signature]	10/10/2018
Richard King	2024 Gable Ave.	559 992-2302	[Signature]	1-6-19
Kathleen L. Biber	2020 Gable Ave	559-992-5810	[Signature]	1-6-19
Jose T Kvalcora	2013 Gable Ave.	559-572-7764	[Signature]	1-6-19
Rene Munoz	2008 Gable Ave	559-300-4767	[Signature]	1-6-19
Ricardo Hernandez	2217 Orange Ave	559-762-7199	[Signature]	1-6-19
Maricela Hernandez	2217 Orange Ave	559-762-7299	[Signature]	1-6-19
Bibiana Trane	2201 Orange Ave	559-362-2619	[Signature]	1-6-19
Dann Eagle	2009 Gable Ave	559-464-5885	[Signature]	1-6-19
Alexis Eagle	2009 Gable Ave	559-563-2453	[Signature]	1-10-19
MONICA ESCOBAR	2005 Gable Ave	559 992-6371	[Signature]	1-10-19
BEAN GARCIA	2106 Gable Ave	209 620-6095	[Signature]	1-10-19
Ami Gharib	2110 Gable Ave		[Signature]	
M.A. Glenn	2201 Gable Ave.	559-362-2610	[Signature]	1-10-19
Russ Williams	2114 Gable Ave	559 992 2909	[Signature]	1-10-19
Seannyn Remora	915 Hall Ave	559 762-7556	[Signature]	1-10-19
Cathy Greaney	2221 Gable Ave	559-756-8054	[Signature]	1-10-19

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 First 14 names

We the undersigned are submitting our objection to the Zoning change and General Plan amendment of 405 Dairy Avenue (APN: 030-260-035). On the whole we object to commercialization of the property on the southeast corner of Dairy and Orange Ave. We wish to remain a residential area without the intrusion of business and all the traffic, noise, pollution, lighting, trash, crime etc that comes with it.

Printed Name of Property Owner	Address	Telephone Number	Signature of Property Owner	Date
Marisol Gomez	406 Patton	589-5672	Marisol Gomez	1-11-19
Dolores Leon	400 Halsey	362-1161	Dolores Leon	01-11-19
Rosario Hane	411 Halsey	362-6415	Rosario Hane	01-11-19
Drin Parga	416 Halsey	302-7007	Drin Parga	01-11-19
ANDRE G. HEMANO	2415 LeMay Ct.	364-6084	Andres G. Hemano	1-11-19
J.S. PRUITT	2410 Concoran	762-7017	J.S. Pruitt	1-11-19
Wanda Payitt	2410 MacArthur	762-7017	Wanda Payitt	1-11-19
VINCENT VIGIL	2425 MacARTHUR	992-8479	Vincent Vigil	1/11/19
Manuel Rongovig	1894 Estes Ave	302-0043	Manuel Rongovig	1/11/19
PAUL E. QUINTERILLA	440 PATTON AVE	362-8754	Paul Quintanilla	1-11-19

PN024

**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

**CITY OF CORCORAN
SINGH GENERAL PLAN
AMENDMENT AND ZONE CHANGE**

AUGUST 2018



INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CITY OF CORCORAN

Prepared for:



City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212
Contact Person: Kevin Tromborg
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August 2018

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MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Corcoran (City) reviewed the Project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

Singh General Plan Amendment and Zone Change

Project Location

The Project site is located at the southeast corner of Orange Avenue and Dairy Avenue (APN 030-260-035-000) within the city of Corcoran.

Project Description

A request by Sardar Singh for approval of both a General Plan amendment and Zone change for a two and a half (2.5) acre portion of a six and a half (6.5) acre parcel. The current General Plan land use designation of the property is Low Density Residential. The site is currently zoned Single Family Residential – 6,000 sq. ft. (R-1-6). The project proposes to change the General Plan land use designation to Neighborhood Commercial and the zoning designation to Neighborhood Commercial (CN).

Mailing Address and Phone Number of Contact Person

Sardar Singh
1400 Dairy Avenue
Corcoran, CA 93212
(559) 212-5371

Findings

As Lead Agency, the City finds that the Project will not have a significant effect on the environment. The Initial Study (IS) (see *Section 3 - Environmental Checklist*) identified one or more potentially significant effects on the environment, but revisions to the Project have been made before the release of this Mitigated Negative Declaration (MND) or mitigation measures would be implemented that reduce all potentially significant impacts to less than significant levels. The City further finds that there is no substantial evidence that this Project would have a significant effect on the environment.

Mitigation Measures Included In the Project to Avoid Potentially Significant Effects

MM BIO-1: Prior to construction and throughout construction activities, the following measures shall be implemented:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities, or any Project activity likely to impact the San Joaquin kit fox or American badger. Exclusion zones shall be placed in accordance with U.S. Fish and Wildlife Service (USFWS) Recommendations using the following:

Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS. Replacement dens shall be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for five consecutive nights).

2. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.
3. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
4. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is

subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.

5. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
6. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
7. Use of anti-coagulant rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
8. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative shall be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
9. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in special status species and specifically San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

In addition, all other special status species that may occur on the Project site will be included in the employee education program. The program will include the wildlife's legal protections, and avoidance and minimization measures contained in the final CEQA document for the Project.

10. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
11. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
12. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
13. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions, or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

MM-BIO-2: A pre-construction survey shall be conducted for the western burrowing owl within 14 days of the start of construction. This survey may be conducted in conjunction with other preconstruction surveys. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW staff report on burrowing owl mitigation (CDFG 2012). If occupied burrowing owl burrows are observed outside of the breeding season (September 1 through January 31) and within 250 feet of proposed construction activities, a no-disturbance buffer of 500 feet shall be implemented and fencing shall be installed to prohibit construction with the "Environmentally Sensitive Area" (ESA). Alternatively, if the area cannot be avoided, a passive relocation effort may be instituted in accordance with the guidelines established by the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). During the breeding season (February 1 through August 31), a 500-foot (minimum) buffer zone shall be maintained unless a qualified biologist verifies through noninvasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If necessary,

passive relocation may be conducted to remove burrowing owls from the Project site, but only after approval has been obtained from the California Department of Fish and Wildlife. Passive relocation would only be conducted by a qualified biologist.

MM BIO-3: If initial grading activities are planned during the nesting season for Swainson's hawk, a preconstruction survey shall be conducted by a qualified biologist to evaluate the site and a 0.5-mile buffer for active Swainson's hawk nests. If potential Swainson's hawk nests or nesting substrates are located within 0.5 mile of the Project sites, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. Monitoring will be conducted according to the protocol outlined in the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Technical Advisory Committee 2000). The protocol recommends that ten visits be made to each nest or nesting site: one during January 1-March 20 to identify potential nest sites, three during March 20-April 5, three during April 5-April 20, and three during June 10-July 30. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to Project-related ground disturbance activities. During the nesting period, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

MM BIO-4: If initial grading activities are planned during the nesting season (February 15th to August 31st) for migratory birds and raptors that may nest on or near the Project site, the preconstruction survey shall be conducted by a qualified biologist to evaluate the site and an adequate buffer for active nests of migratory birds and raptors. If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can cease.

MM CUL-1 – Stop Work in the Event of Unanticipated Discoveries: In the event that cultural resources, paleontological resources or unique geologic features are discovered during construction, operations shall stop within 100 feet of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and

data recovery, among other options. Any previously undiscovered resources found during construction within the Project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist. Prior to any ground disturbance, the applicant shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut Tribe ("Tribe") regarding cultural resources and burial treatment and protection ("Plan"), which shall be in a form acceptable to the Tribe.

MM-CUL 2 – Disposition of Cultural Resources: Upon coordination with the City of Corcoran, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded long-term preservation. Documentation for the work shall be provided in accordance with applicable cultural resource laws and guidelines.

MM CUL-3: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources. If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

MM CUL-4: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

MM HYD-1: Prior to ground-disturbing activities, the project developer shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best

management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

SECTION 1 - INTRODUCTION

1.1 - Overview

A request by Sardar Singh for approval of both a General Plan amendment and Zone change for a two and a half (2.5) acre portion of a six and a half (6.5) acre parcel. The area would be changed from Single Family Residential (R-1-6) to Neighborhood Commercial (NC).

1.2 - CEQA Requirements

The City of Corcoran is the Lead Agency for this Project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less than significant levels. The content of a MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Appendix A – Mitigation Monitoring and Reporting Program*).

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an MND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of project environmental impacts.

- A finding of “no impact” is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered “less than significant” if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered “less than significant with mitigation incorporated” if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the proponent.
- An impact is considered “potentially significant” if the analysis concludes that it could have a substantial adverse effect on the environment.

1.4 - Document Organization and Contents

The content and format of this IS/MND is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and provides data on the site’s location.
- *Section 3 – Environmental Checklist:* This chapter contains the evaluation of 18 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed Project would have an impact. One of four findings are made which include: no impact, less than significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – List of Preparers:* This section identifies the individuals who prepared the IS/MND.
- *Section 5 – References:* This chapter contains a full list of references that were used in the preparation of this IS/MND.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The Project is a General Plan amendment and Zone change for an area of two and a half (2.5) acres. The parcel is six and a half (6.5) acres in size. The project would change the land use designation and zoning of the western two-and-a-half (2.5) acre portion of the parcel. The Zone change would change the two-and-a-half-acre site from Single Family Residential (R-1-6) to Neighborhood Commercial (CN).

2.2 - Project Location

The site consists of one parcel (APN 030-260-035-000) located at the southeast corner of Orange Avenue and Dairy Avenue. The parcel is located within the existing City limits. The site is in Section 14, Township 21 South, Range 22 East, Mount Diablo Base and Meridian (MDB&M), and within the Corcoran United States Geological Survey (USGS). The parcel is six and a half (6.5) acres in size, and the applicant would like to only use the western portion of the lot, totaling two and half acres. Henceforth, 'project site' or 'site' refer to the western portion of the parcel, totaling two and a half (2.5) acres.

Figure 2-2 and Figure 2-3 provide a regional vicinity and location map of the Project site, respectively.

2.3 - Surrounding Land Uses

The adjacent land uses to the north, south, and west have been developed with single family residences. The land abutting the eastern line is vacant. Existing land uses and development surrounding the site are depicted on Figure 2-4.

2.4 - Proposed Project

The proposed Project is a General Plan amendment and Zone change for a two and a half (2.5) acre project site (Figure 2-1). The site is currently undeveloped. The site's General Plan land use designation is Low Density Residential, and the zoning designation is Single Family Residential – 6,000 sq. ft. (R-1-6). The proposed General Plan land use designation is Neighborhood Commercial, and the proposed zoning designation is Neighborhood Commercial (CN).



 **Figure 2-1**
Proposed Project Site

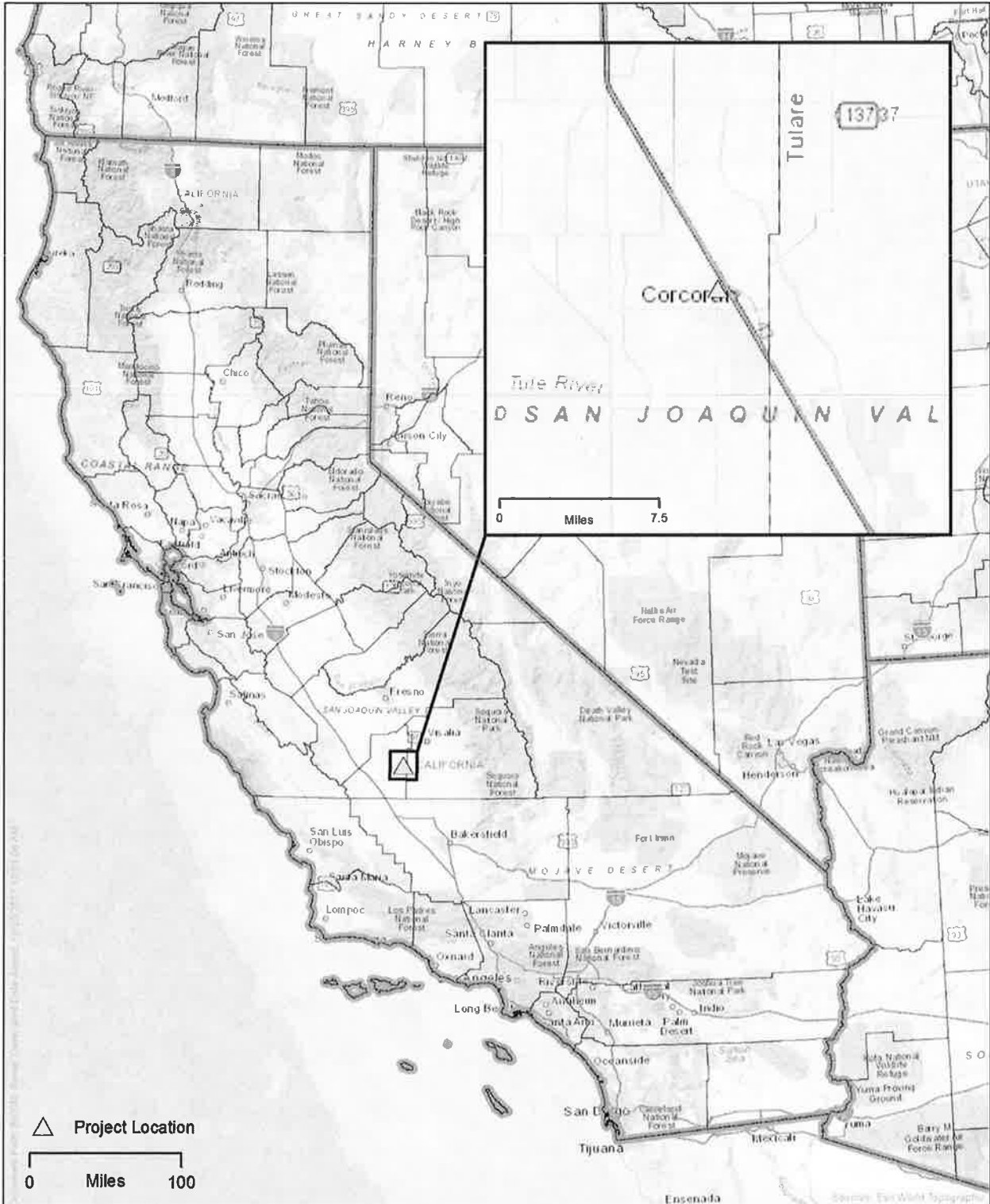


Figure 2-2
Regional Location

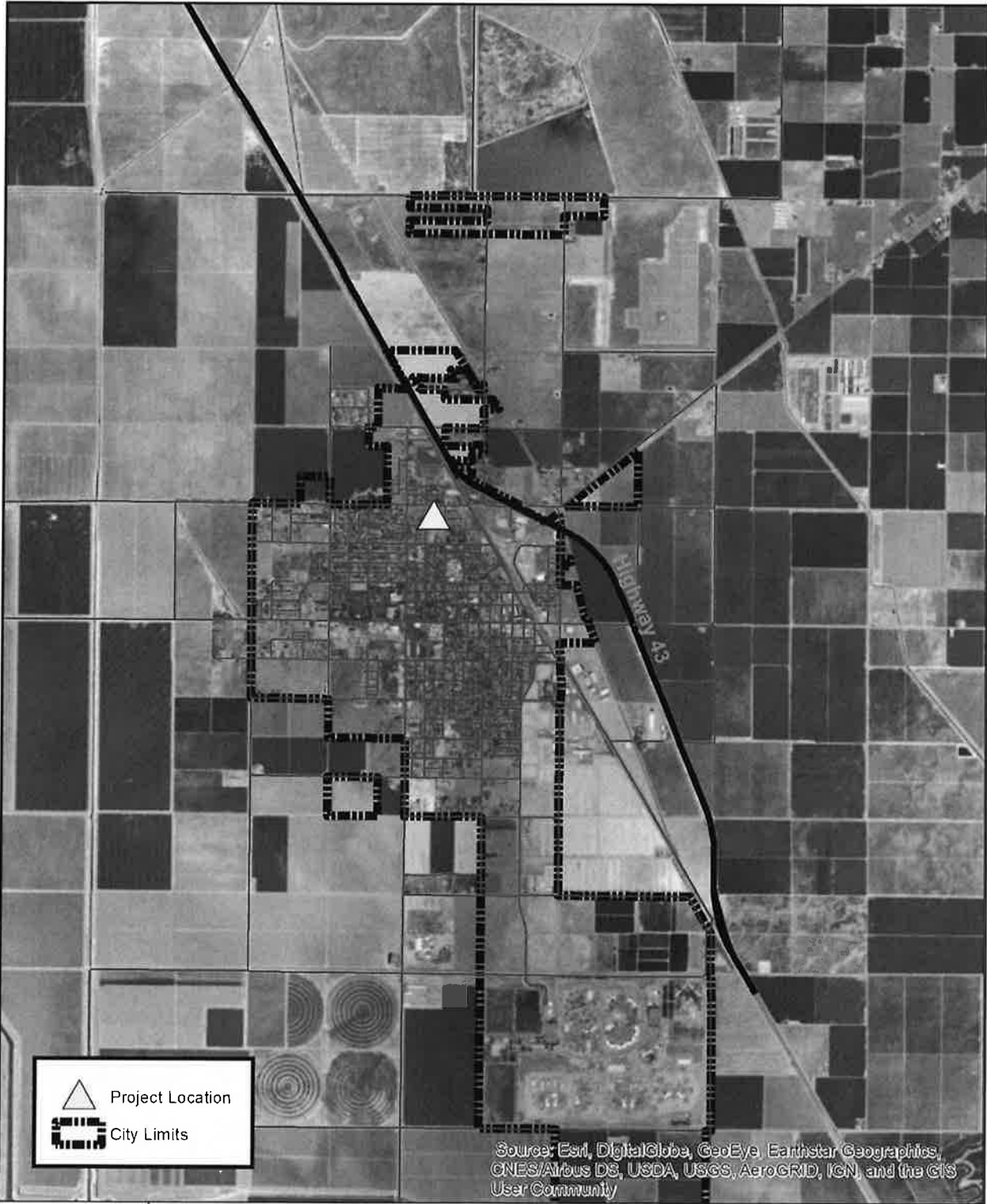
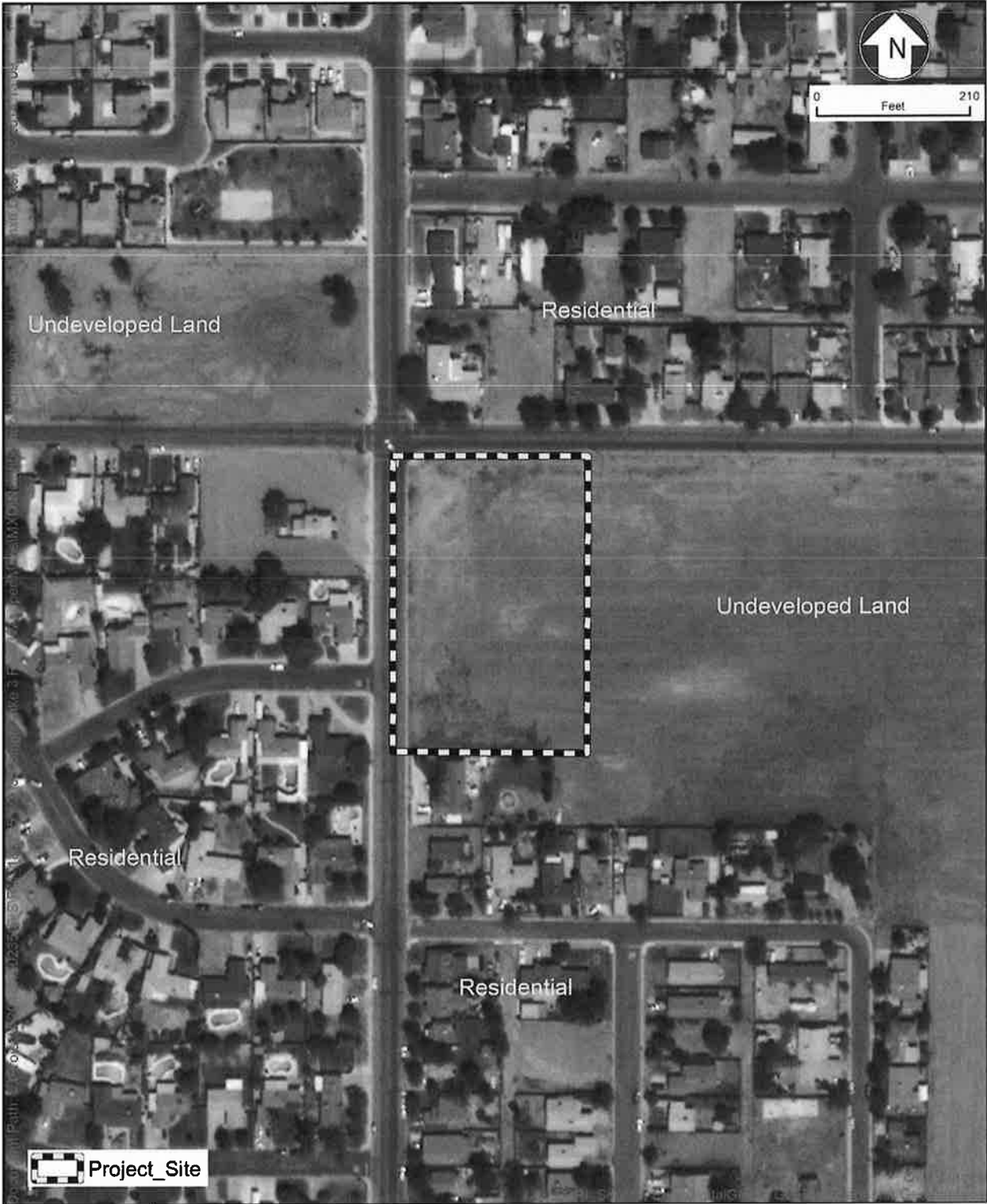


Figure 2-3
Project Location in City



**Figure 2-4
Neighborhood Location and Land Uses**

SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Singh General Plan Amendment/Zone Change

2. Lead Agency Name and Address:

City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212

3. Contact Person and Phone Number:

Kevin Tromborg
(559) 992-2151 ext. 232 or 225

4. Project Location:

The Project site is located at the southeast corner of Orange Avenue and Dairy Avenue

5. Project Sponsor's Name and Address:

Sardar Singh/Jang Bahadur Sing
1400 Dairy Avenue
Corcoran, CA 93212

6. General Plan Designation:

Low Density

7. Zoning:

R-1-6 Single Family Residential – 6,000 Sq. Ft. Minimum Site Area

8. Description of Project:

See Section 2.4 – Proposed Project.

9. Surrounding Land Uses and Setting:

See Section 2.3 – Surrounding Land Uses and Figure 2-4.

10. Other Public Agencies Approval Required:

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Letters were sent to the tribe on June 1, 2018, informing them of the Project. No response was received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

3.2 - Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest 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 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"/> Findings of Significance |

3.3 - Determination

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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT 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.

Date

3.4 - Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there

are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.4.1 - AESTHETICS				
Would the project:				
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 that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.1a – Would the Project have a substantial adverse effect on a scenic vista?

As seen in Figure 2-1, the Project site is located on vacant, undeveloped land surrounded by housing development on three sides. The Project site is located at the southeast corner of Orange Avenue and Dairy Avenue, within existing City limits. The project location is not deemed as a scenic vista, nor is it located near a scenic vista.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1b– Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no listed State scenic highways within Kings County; therefore, the site would not damage scenic resources within a state scenic highway (Caltrans, 2017).

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1c – Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed development is consistent with the existing character and urban uses of the surrounding area. There would be no substantial degradation to the existing visual character or quality of the site and its surroundings.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1d – Would the Project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The proposed development would comply with all the lighting standards established in the City's Zoning Ordinance. Sections 11-19-3 and 11-20-2 state applications for use permit and site plan review shall include hooding devices to prevent lighting spillover onto neighboring parcels. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

The Project impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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 nonagricultural 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

Impacts #3.4.2a, #3.4.2b, #3.4.2c, #3.4.2d, and #3.4.2e – Would the Project 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 nonagricultural use; conflict with existing zoning for agricultural use or a Williamson Act Contract; 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)); result in the loss of forest land or conversion of forest land to non-forest use; or 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?

There will not be any conversion of farmland, nor conflict with any existing zoning for agricultural use or forest land, or Williamson Act contracts. The proposed Project site is classified as “urban or built-up land” by the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP). The site is not developed but is surrounded by urban development on three sides and is within the city limits.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.3 - 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:

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 checked="" type="checkbox"/>	<input 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

The proposed Project is located within the San Joaquin Valley Air Basin (SJVAB). The proposed Project consists of a General Plan Amendment and Zoning Change from single-family residential to neighborhood commercial. The Project applicant would be responsible to coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to ensure compliance with Indirect Source Review Rule 9510 if it exceeds the commercial threshold of 2,000 sq. ft. Additionally, the construction and operation of the proposed Project would be subject to SJVAPCD's Regulation VIII (Fugitive PM10 Prohibitions).

Thresholds of Significance

The SJVAPCD has established thresholds of significance for construction impacts, Project operations, and cumulative impacts. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) contains significance criteria for evaluating operational-phase emissions from direct and indirect sources associated with a Project. Indirect sources include motor vehicle traffic associated with the proposed Project and do not include

stationary sources covered under permit with the SJVAPCD. For this evaluation, the proposed Project would be considered to have a significant effect on the environment if it would exceed the following thresholds (Table 3.4.3-1):

**Table 3.4.3-1
SJVAPCD Pollutant Thresholds of Significance**

Pollutant	SJVAPCD Threshold of Significance
PM2.5	15 tons/year
PM10	15 tons/year
ROG	10 tons/year
NOX	10 tons/year

Source: SJVAPCD, GAMAQI 2015

Impact #3.4.3a – Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The SJVAB is designated nonattainment of state and Federal health-based air quality standards for ozone and PM2.5. The SJVAB is designated nonattainment of state PM10. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including

- 2016 Ozone Plan;
- 2007 PM10 Maintenance Plan; and
- 2016 Moderate Area Plan for the 2012 PM2.5 Standard.

The SJVAPCD's AQAPs account for projections of vehicle miles traveled (VMT) provided by the Council of Governments (COG) in the SJVAB and identify strategies to bring regional emissions into compliance with federal and State air quality standards. It is assumed that the existing and future pollutant emissions computed in the AQAPs were based on land uses from area general plans that were prepared prior to the AQAP's adoption. Because population growth and VMT projections are the basis of the AQAPs' strategies, a project would conflict with the plans if it results in more growth or VMT than the plans' projections. The proposed Project would result in a general plan land use and zoning change from single-family residential to neighborhood commercial. This development could potentially result in new vehicle trips per day in the area with only temporary vehicle trips during the construction period. The thresholds of significance used for determination of emission significance are shown in Table 3.4.3-1

CONSTRUCTION

The proposed Project proposes a general plan amendment and zone change for 2.5 acres from single-family residential to neighborhood commercial. Based on an average lot coverage of twenty-five percent, the project site could see retail and commercial

development of approximately 27,225 square feet. The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3.4.3-2 shows generated emissions from neighborhood commercial uses such as stand-alone discount retail, pharmacy with a drive-thru, and strip mall retail.

**Table 3.4.3-2
Unmitigated Construction Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.03	15	NO
PM10	0.04	15	NO
ROG	0.25	10	NO
NOX	0.57	10	NO

Source: Appendix B

As seen in Table 3.4.3-2, emissions from the Project are well below the SJVAPCD's thresholds.

OPERATION

The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3.4.3-3 shows generated unmitigated emissions from the Project operation.

**Table 3.4.3-3
Unmitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.30	15	NO
PM10	1.05	15	NO
ROG	0.77	10	NO
NOX	8.72	10	YES

Source: Appendix B

As seen in Table 3.4.3-3, all emissions from the Project are below the SJVAPCD's thresholds.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

The Project impacts would be *less than significant*.

Impact #3.4.3b – Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

There are two pollutants of concern for this impact: CO and localized PM10. The proposed Project would not result in localized CO hotspots or PM10 impacts as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

LOCALIZED PM10

Localized PM10 would be generated by future Project construction activities, which would include earth-disturbing activities. The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during construction. Compliance with this regulation would reduce the potential for significant localized PM10 impacts to less than significant levels.

CO HOTSPOT

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

Construction of a future Project would result in minor-temporary increases in traffic for the surrounding road network during the construction period and an increase in daily trips during the operation. The increase in trips would not substantially lower the LOS. Therefore, the Project would not generate, or substantially contribute to, additional traffic that would exceed State or federal CO standards.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

The Project impacts would be *less than significant*.

Impact #3.4.3c – Would the Project 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)?

The nonattainment pollutants for the SJVAPCD are ozone, PM10 and PM2.5. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM10, and PM2.5. As discussed above, the thresholds of significance used for determination of emission significance are shown in Table 3.4.3-1

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

The Project impacts would be *less than significant*.

Impact #3.4.3d – Would the Project expose sensitive receptors to substantial pollutant concentrations?

The proposed Project is consistent with the surrounding urban land uses and would not create or expose sensitive receptors to substantial pollutant concentrations or emissions (Figure 2-4).

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.3e – Would the Project create objectionable odors affecting a substantial number of people?

According to the 2015 SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), analysis of potential odor impacts should be conducted for the following two situations:

- Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate; and
- Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

The proposed Project does not meet any of these two criteria.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.4 - BIOLOGICAL RESOURCES

Would the project:

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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

The analysis presented in this section is based on a biological reconnaissance survey conducted by QK for the proposed Project on July 12, 2018. This section focuses on the impacts of the Project on biological resources such as sensitive plant or wildlife species or

their habitat, riparian habitat, aquatic resources, and interference with wildlife movement corridors in the vicinity of the Project. Additional concerns focus on consistency of the Project with adopted plans, policies and regulations regarding wildlife, habitat conservation planning, local wildlife preservation plans and policies, and federal or State waters. Literature reviews, database searches, and a reconnaissance-level survey were conducted to evaluate potential impacts of the Project to sensitive biological resources. A species table listing special status species known to be in the area and the probability for them to occur on the site is included in Appendix C.

Methodology

Literature reviews and database searches were conducted to determine if the Project site has historically been occupied by special-status species. The California Natural Diversity Database (CNDDDB) (CNDDDB 2018), California Native Plants Society (CNPS) database (CNPS 2018), U.S. Fish and Wildlife Service (USFWS) Threatened and Endangered Species List (USFWS 2018a), and USFWS Critical Habitat database (USFWS 2018b) were reviewed to identify State and federal special-status species that have been historically documented within two 7.5-minute U.S. Geological Survey (USGS) quadrangles (Corcoran), which encompasses the Project site, and the 8 surrounding quadrangles: Guernsey, Waukena, Paige, Taylor Weir, Alpaugh, Hacienda Ranch NE, Hacienda Ranch NW, and El Rico Ranch. The CNDDDB provides element-specific spatial information on individual documented occurrences of special-status species and sensitive natural vegetation communities. The CNPS database provides similar information specific to plant species that are deemed sensitive by the California Native Plant Society, but at a much lower spatial resolution than information provided by the CNDDDB. The USFWS query generates a list of federally-protected species known to potentially occur within individual USGS quadrangles. Wildlife species designated as “Fully Protected” by California Fish and Game Code Sections 5050 (Fully Protected reptiles and amphibians), 3511 (Fully Protected birds), 5515 (Fully Protected Fish), and 4700 (Fully Protected mammals) are added to the list.

Additional databases that were accessed included the USFWS National Wetlands Inventory (NWI) Map (NWI 2018), the USGS topographical maps, National Hydrography Dataset (NHD) (NHD 2018), Federal Emergency Management Agency (FEMA) 100-year floodplain database (FEMA 2018), the Recovery Plan for Upland Species of the San Joaquin Valley (USGWS 1998), and Essential Connectivity Habitat Areas for wildlife corridors (Spencer 2010).

A reconnaissance-level survey was conducted on the Project site and within a 300-foot survey buffer surrounding all sides of the site (Figure 3.4.4-1). The survey primarily consisted of completing pedestrian transects throughout the surveyed area to map habitats, complete a species inventory, and evaluate the potential for special-status species to occur. The pedestrian transects were walked at approximately 50-foot intervals, which provided a 100 percent visual coverage of the surveyed area. General tasks completed during the field examination included:

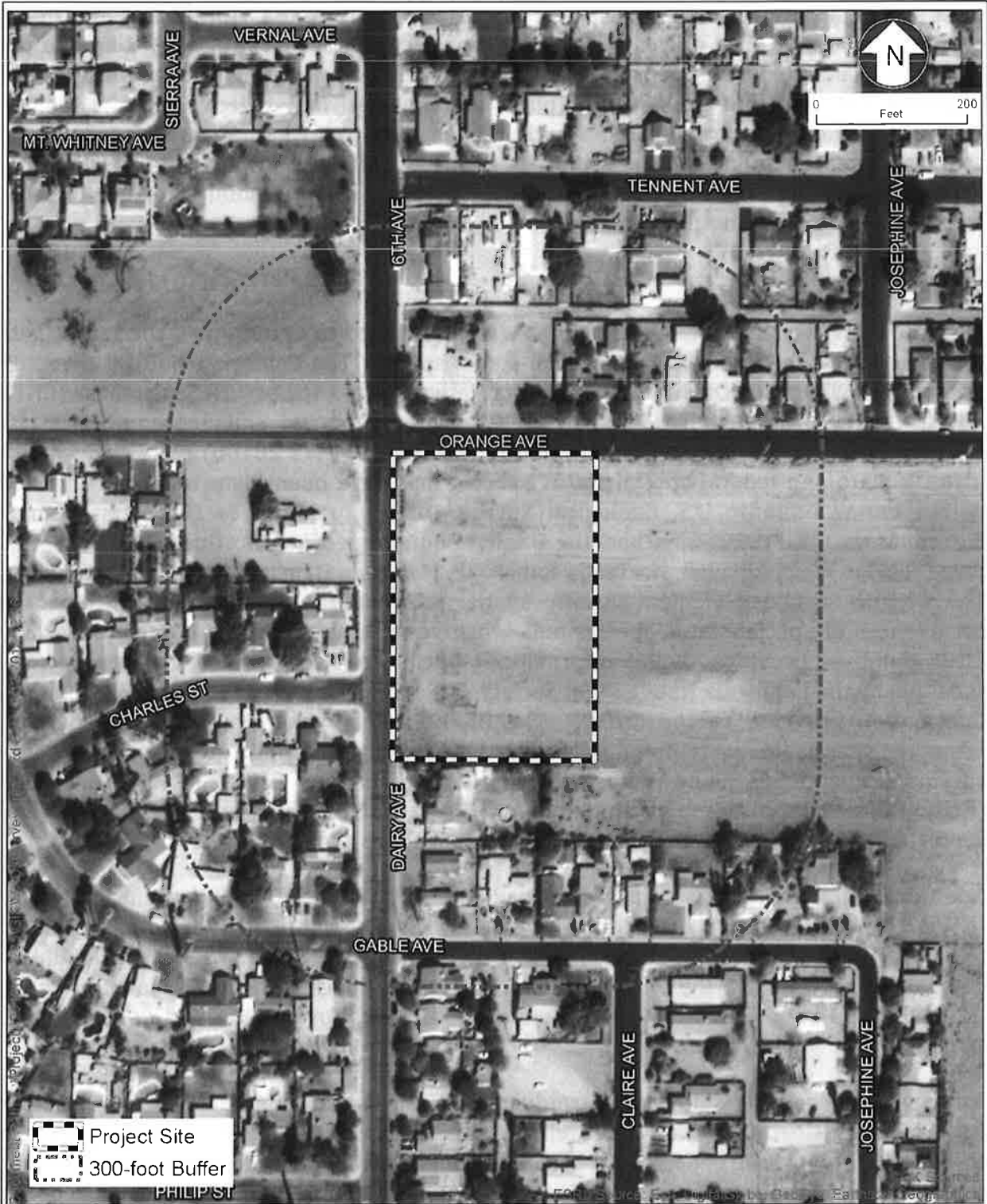


Figure 3.4.4-1
Project Site and Survey Buffer

- Characterizing vegetation associations and habitat conditions present within the Project site;
- Inventorying plant and wildlife species on and near the Project site;
- Assessing the potential for special-status species to occur or near the Project site; and
- Identifying and delineating Waters of the U.S. and/or State waters within the Project site.

Potential impacts on biological resources were determined by analyzing the change(s) to the existing setting and associated disturbances that would be anticipated from the Project, and relating those changes in conditions to effects on biological resources. Potential impacts that were assessed for sensitive biological resources of concern are described and discussed below:

- Each potentially affected special-status species, considered individually, and breeding and/or foraging migratory birds;
- Each potentially affected riparian habitat or other sensitive natural community;
- Each potentially affected federal or State water or wetland;
- Each potentially affected wildlife corridor, migratory fish habitat, or native wildlife nursery;
- Each potentially affected local policy or ordinance in regard to biological resources; and
- Each potentially affected adopted habitat conservation plan, natural community conservation plan, or other approved habitat conservation plan.

These are the results of the evaluation and findings for 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 Wildlife or U.S. Fish and Wildlife Service.

Results of Database Search

The database searches listed historical occurrences of 12 special-status plant species and two sensitive natural communities within the 9 USGS quadrangles queried (Appendix C). Four of these plant species are federally listed, and the remaining eight were not federally or State-listed but were ranked as 1B species by the CNPS. The two sensitive natural communities were Northern Claypan Vernal Pool and Valley Sacaton Grassland. No special-status plant or sensitive natural community records occurred on the Project site.

There were 5 special-status plant species with historical CNDDDB records that occurred within 10 miles of the Project site (Figure 3.4.4-2). Several CNDDDB records of special-status species occurred near the Project, including records for Earlimart orache (*Atriplex cordulata* var. *erecticaulis*) and subtle orache (*Atriplex subtilis*), which occurred approximately 2.1 miles north-northwest of the Project (see Figure 3.4.4-2). One record for California alkali grass (*Puccinellia simplex*) population occurred 4.7 miles southeast of the Project site (see Figure 3.4.4-2).

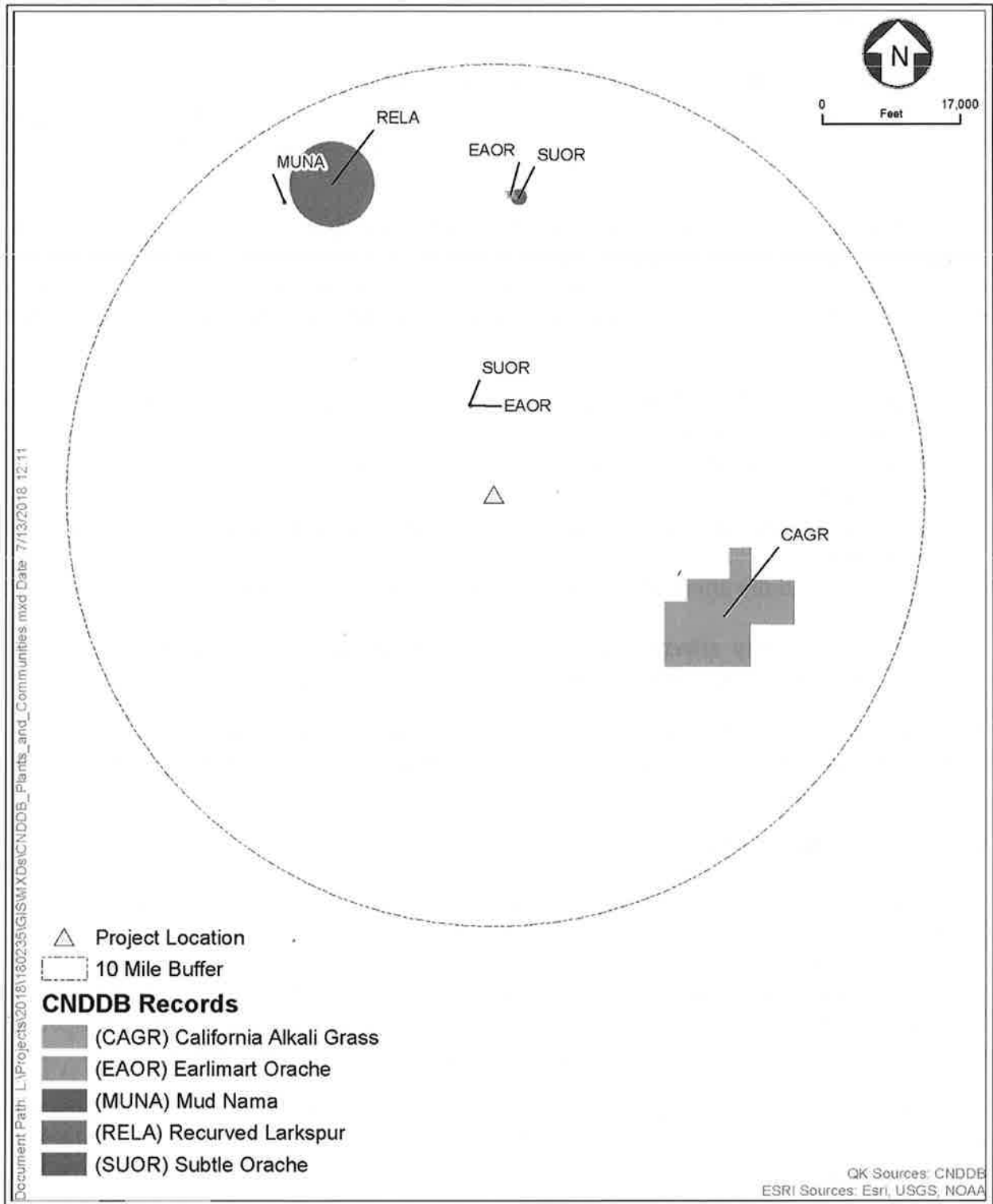


Figure 3.4.4-2
CNDDB Sensitive Natural Communities and
Special-Status Plant Species

The database searches listed historical occurrences of 23 special-status wildlife species within the 9 USGS quadrangles queried. Thirteen of these wildlife species are federally- and State- listed species, ten are federally-listed, four are State-listed, and three are California species of special concern. The remaining eight species have no special status but are tracked by the CNDDDB and included in the list of 23 special-status wildlife species (Appendix C).

There were 11 special-status wildlife species with historical CNDDDB records that occurred within 10 miles of the Project (Figures 3.4.4-3 and 3.4.4-4). Five of these wildlife species are federally- and State listed species, four are federally-listed, four are State-listed, and three are California species of special concern (see Figures 3.4.4-3 and 3.4.4-4). One record (EONDX 68793) of the hoary bat (*Lasiurus cinereus*) overlapped the Project (see Figure 3.4.4-3; CNDDDB 2018). That record is from 1982 (CNDDDB 2018) and the coordinates provided had a very low level of accuracy, and this record was mapped with a one-mile radius that overlaps the Project site. Several additional CNDDDB records of special-status species occurred near the Project, including records for Swainson's hawk (*Buteo swainsoni*), located 0.7 miles west of the site, and San Joaquin kit fox (*Vulpes macrotis mutica*), located approximately 0.7 miles southeast of the site (see Figure 3.4.4-3).

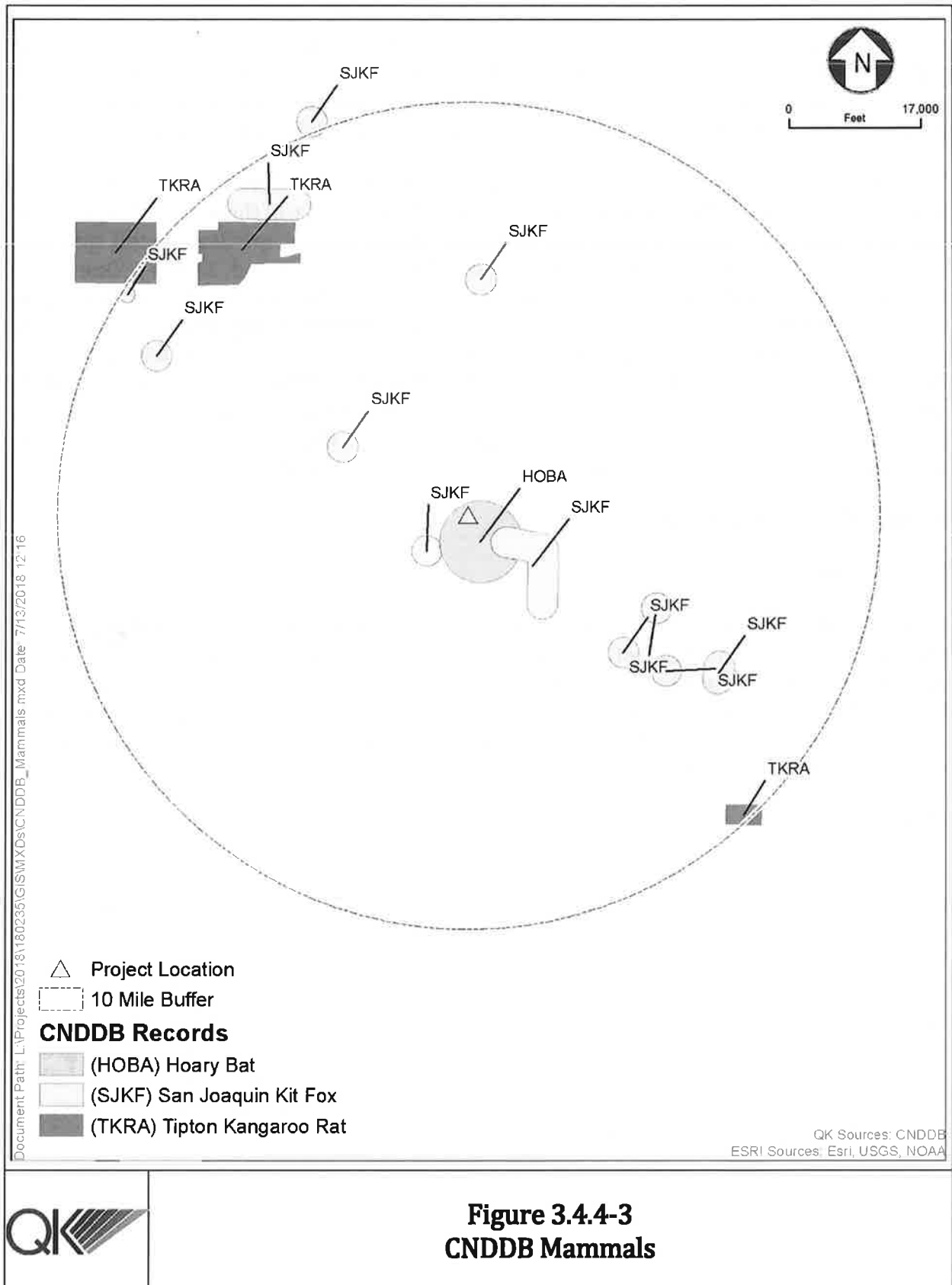
Results of Field Examination

PLANT COMMUNITIES

No natural plant communities occurred on the Project site. An uneven distribution of ruderal vegetation occurs in portions of the Project site. The dominant plant species included wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), saltgrass (*Distichlis spicata*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), and London rocket (*Sisymbrium irio*) (Table 3.4.4-1). Other non-dominant plant species on and adjacent to the Project site were also observed during the field examination (Table 3.4.4-1).

WILDLIFE COMMUNITIES

Avian species identified during the field examination include the California scrub jay (*Aphelocoma californica*), turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), white-crowned sparrow (*Zonotrichia leucophrys*), and rock pigeon (*Columba livia*). No other birds and no mammals or amphibians were identified during the field examination. The western fence lizard (*Sceloporus occidentalis*) was the only reptile observed on the Project site. No potential raptor nests were identified, and no natural nesting substrate occurs on the Project site. Telephone poles along the project site and the ground could provide nesting substrate for rock pigeons or ground nesting species. Nesting habitat occurs adjacent to the Project site in trees that occur in the residential area north, west, and south of the Project (see Figure 3.4.4-1).



**Figure 3.4.4-3
CNDDDB Mammals**

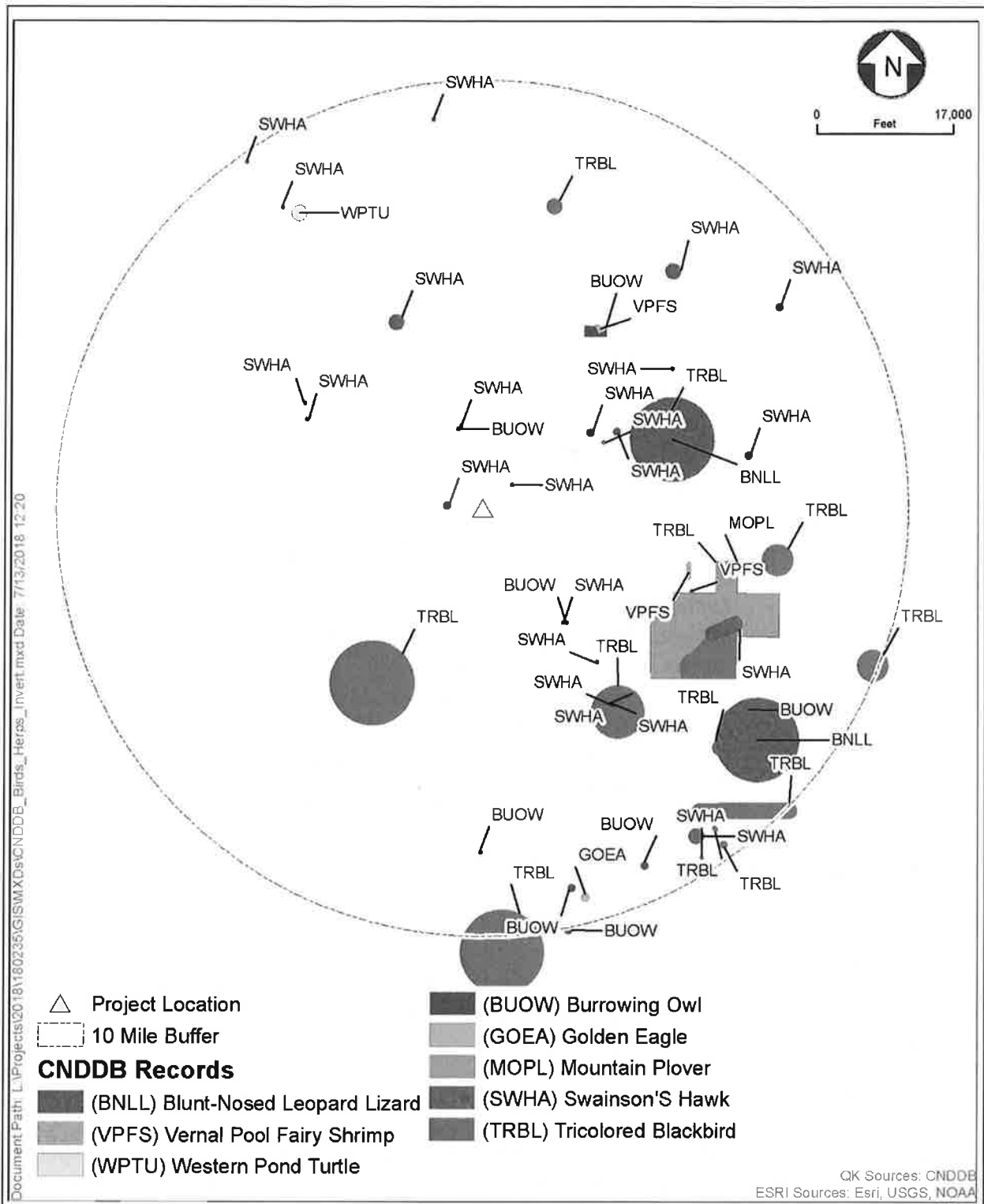


Figure 3.4.4-4
CNDDDB Special-Status Avian, Reptile, Amphibian, and Invertebrates Species

**Table 3.4.4-1
Plant Species Observed on and near the Singh General Plan Amendment and Zone Change,
Corcoran, California**

<i>Scientific Name</i>	<i>Common Name</i>
<i>Amaranthus sp.</i>	pigweed
<i>Amsinckia sp.</i>	fiddleneck
<i>Artemesia sp.</i>	sage
<i>Avena fatua</i>	wild oat
<i>Brassica sp.</i>	mustard
<i>Bromus diandrus</i>	ripgut brome
<i>Centromadia pungens</i>	maritime spikeweed
<i>Chenopodium album</i>	lamb's quarters
<i>Croton setiger</i>	turkey mullein
<i>Cynodon dactylon</i>	Bermuda grass
<i>Datura wrightii</i>	jimson weed
<i>Distichlis spicata</i>	saltgrass
<i>Eucalyptus sp.</i>	eucalyptus
<i>Helianthus annuus</i>	common sunflower
<i>Lactuca serriola</i>	prickly lettuce
<i>Malvella leprosa</i>	alkali mallow
<i>Morus sp.</i>	mulberry
<i>Salsola tragus</i>	Russian thistle
<i>Schoenoplectus acutus</i>	hardstem bulrush
<i>Sisymbrium irio</i>	London rocket
<i>Tribulus terrestris</i>	puncture vine

Potential Impacts to Species

PLANT SPECIES

No habitat occurs on the Project site that could support any special-status plant species. The Project site landscape is primarily composed of heavily disked soil with a few patches of ruderal vegetation.

WILDLIFE SPECIES

The habitat that is present on and near the Project site could potentially support one special-status wildlife species; the San Joaquin kit fox (*Vulpes macrotis mutica*). This species was not observed on or near the Project and no diagnostic signs (e.g., scat, tracks, dens, prey remains) of this species were observed. The San Joaquin kit fox could potentially forage on the Project site as a transient.

Two special-status avian species could potentially nest or forage near the Project site, primarily. The Swainson’s hawk and wester burrowing owl (*Athene cunicularia*) could potentially nest and/or forage adjacent to the Project site. The Swainson’s hawk and burrowing owl could fly over the Project site and/or perch on structures adjacent to the site. No special-status species were observed on or near the Project site. The site is not suitable for nesting of these species because of the lack of trees, a necessary component for nesting Swainson’s hawk, and because of the high level of disturbance, which would preclude the presence of dens that the western burrowing owl would use as nests.

CRITICAL HABITAT

No USFWS-designated Critical Habitat units occur on the Project site. Critical Habitat for the vernal pool fairy shrimp (*Branchinecta lynchi*) occurs approximately 5 miles to the southeast of the Project (Figure 3.4.4-5). The project will not impact designated Critical Habitat.

MITIGATION MEASURE(S)

MM BIO-1: Prior to construction and throughout construction activities, the following measures shall be implemented:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities, or any Project activity likely to impact the San Joaquin kit fox or American badger. Exclusion zones shall be placed in accordance with U.S. Fish and Wildlife Service (USFWS) Recommendations using the following:

Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS. Replacement dens shall be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for five consecutive nights).

2. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time

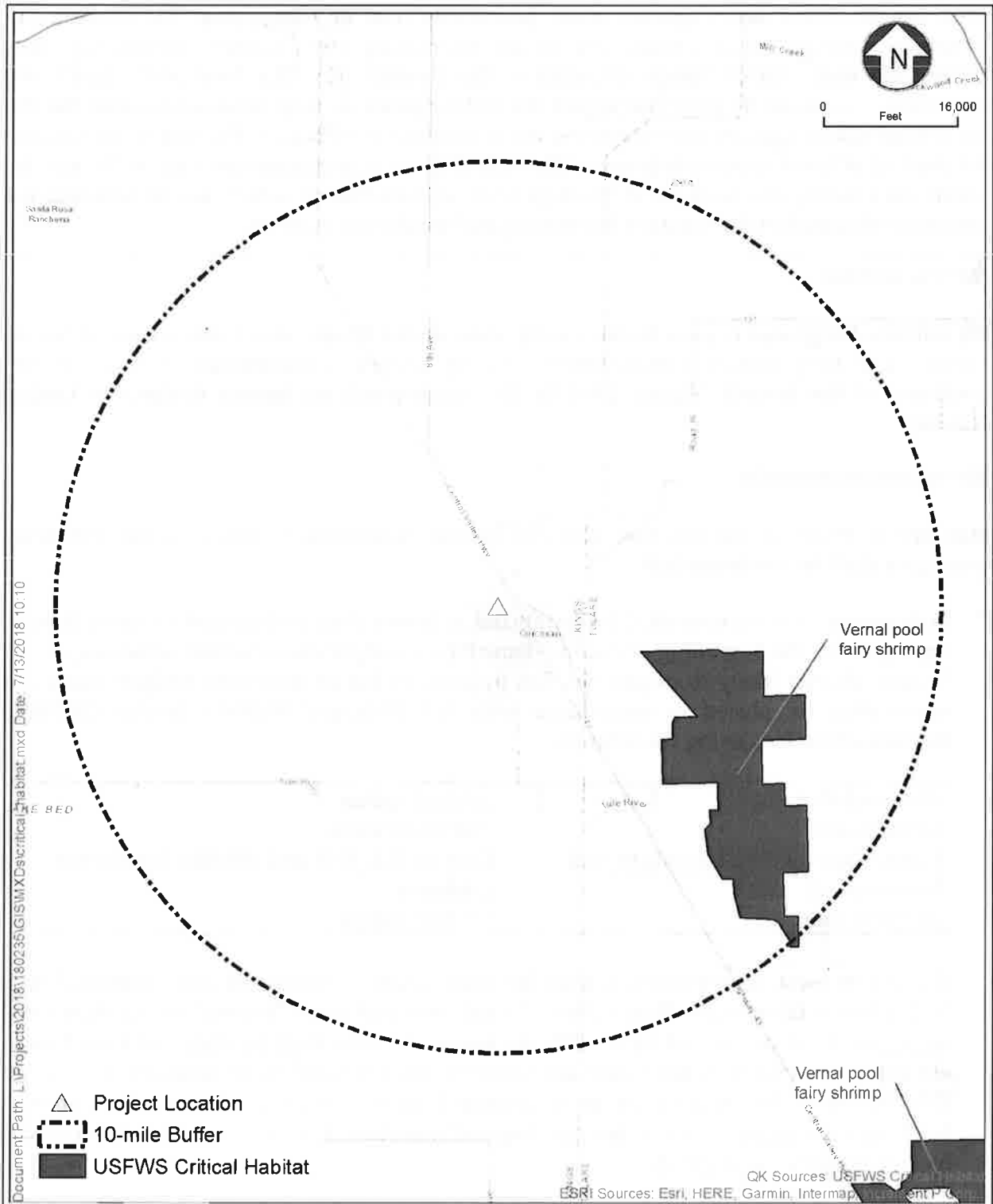


Figure 3.4.4-5
USFWS Critical habitat

construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.

3. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
4. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
5. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
6. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
7. Use of anti-coagulant rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
8. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative shall be identified during the employee education program and their name and telephone number shall be provided to the USFWS.

9. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in special status species and specifically San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

In addition, all other special status species that may occur on the Project site will be included in the employee education program. The program will include the wildlife's legal protections, and avoidance and minimization measures contained in the final CEQA document for the Project.

10. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
11. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
12. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
13. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

MM-BIO-2: A pre-construction survey shall be conducted for the western burrowing owl within 14 days of the start of construction. This survey may be conducted in conjunction with other preconstruction surveys. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW staff report on burrowing owl mitigation (CDFG 2012). If occupied burrowing owl burrows are observed outside of the breeding season (September 1 through January 31) and within 250 feet of proposed construction activities, a no-disturbance buffer of 500 feet shall be implemented and fencing shall be installed to prohibit construction with the "Environmentally Sensitive Area" (ESA). Alternatively, if the area cannot be avoided, a passive relocation effort may be instituted in accordance with the guidelines established by the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). During the breeding season (February 1 through August 31), a 500-foot (minimum) buffer zone shall be maintained unless a qualified biologist verifies through noninvasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If necessary, passive relocation may be conducted to remove burrowing owls from the Project site, but only after approval has been obtained from the California Department of Fish and Wildlife. Passive relocation would only be conducted by a qualified biologist.

MM BIO-3: If initial grading activities are planned during the nesting season for Swainson's hawk, a preconstruction survey shall be conducted by a qualified biologist to evaluate the site and a 0.5-mile buffer for active Swainson's hawk nests. If potential Swainson's hawk nests or nesting substrates are located within 0.5 mile of the Project sites, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. Monitoring will be conducted according to the protocol outlined in the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Technical Advisory Committee 2000). The protocol recommends that ten visits be made to each nest or nesting site: one during January 1-March 20 to identify potential nest sites, three during March 20-April 5, three during April 5-April 20, and three during June 10-July 30. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to Project-related ground disturbance activities. During the nesting period, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

MM BIO-4: If initial grading activities are planned during the nesting season (February 15th to August 31st) for migratory birds and raptors that may nest on or near the Project site, the preconstruction survey shall be conducted by a qualified biologist to evaluate the site and an adequate buffer for active nests of migratory birds and raptors. If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors

of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can cease.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.4b – Would the Project 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 Wildlife or U.S. Fish and Wildlife Service?

Riparian habitats are defined as vegetative communities that are influenced by a river or stream, specifically the land area that encompasses the water channel and its current or potential floodplain. No riparian habitat occurs on or near the Project site. No sensitive natural communities occurred on or near the Project site. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There will be *no impacts*.

Impact #3.4.4c – Would the Project 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?

No NWI water features or blue-line drainages (as found on USGS topographic maps and in the NHD) occurred on the Project site (Figure 3.4.4-6). No waters of the U.S., including wetlands, or waters of the State were observed on the Project site. Therefore, the Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA).

No water features will be impacted by the Project.

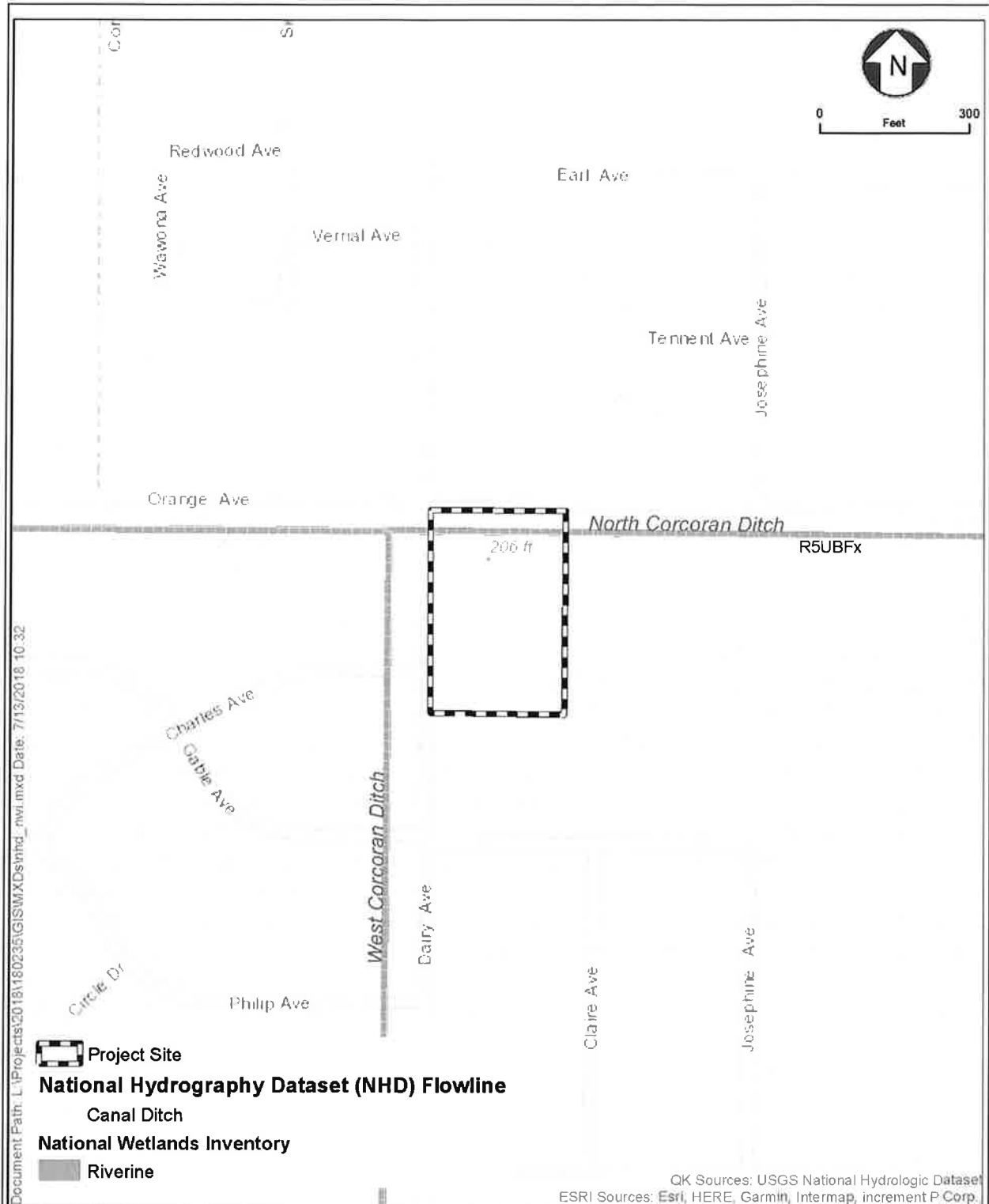


Figure 3.4.4-6
National Wetland Inventory and National Hydrography Dataset

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There will be *no impacts*.

Impact #3.4.4d – Would the Project 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?

Wildlife movement corridors are routes that provide shelter and sufficient food supplies to support regular movements of wildlife species. A movement corridor is a continuous geographic extent of habitat that either spatially or functionally links ecosystems across fragmented or otherwise inhospitable landscapes. Faunal movement may include seasonal or migration movement, life cycle links, species dispersal, re-colonization of an area, and movement in response to external pressures. Movement corridors typically include riparian habitats, ridgelines, and ravines, as well as other contiguous expanses of natural habitats. Movement corridors may be functional on regional, sub-regional, or local scales.

The proposed Project site and surrounding area does not occur within a known migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (US Fish and Wildlife Service, 2000) or in habitat identified by the Essential Habitat Connectivity Project (Spencer, W.D., et al, 2010). The survey conducted for the Project did not provide evidence of a wildlife nursery being present on the Project site, and there is no aquatic habitat on the site to support fish species. However, the nearby riparian habitat and Ash Slough may serve as a temporary stopover site for migrating birds or as local migration routes for amphibians. Construction activities will not occur in riparian habitat or in Ash Slough, and only indirect, temporary effects would potentially occur to migrating birds or amphibians. The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter wildlife movement corridors, core areas, or Essential Habitat Connectivity areas either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities. The Project will not adversely affect fisheries resources. Implementation of Mitigation Measures MM BIO-1 through MM BIO-3 would ensure impacts to biological resources would be less than significant.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM BIO-1 through MM BIO-3.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.4e – Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project site is located within the City of Corcoran boundaries and must comply with provisions contained in the City of Corcoran 2005-2025 General Plan. The General Plan includes two implementation measures within the Open Space and Recreation Element Policies and Standards. Measure 5.6 addresses the promotion of biological diversity and the use of plant species compatible with the bio-region and landscaping, open areas, and other areas as appropriate. Measure 5.10 calls for the identification of greenbelt areas on lands outside of the City in order to maximize farmland, open space, and wildlife habitat preservation in the Land Use Element. Property owners and Kings County will be encouraged to retain such land in agricultural and/or open space uses, with natural or manmade features to transition from urban to non-urban uses. Measure 5.23 states to create and protect open space for the preservation of natural resources (City of Corcoran 2014). The Project would not conflict with any local policies or ordinances protecting biological resources. The impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.4f – Would the Project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

There are no adopted habitat conservation plans or natural community conservation plans that would apply to this Project. The Project site is not located within the boundaries of any adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan or any other local, regional, or State conservation plan. Therefore, implementation of the proposed Project would have no conflicts related to an adopted habitat conservation plan or natural community conservation plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.5 - CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.5a – Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

There are no identified historical resources within the vicinity of the Project site. According to the Corcoran 2025 General Plan, Corcoran does not have any buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. The Project would have no impact on registered historic resources.

However, there is still a possibility that historical materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy these previously unidentified and potentially significant cultural resources within the Project area, including historical resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact under CEQA. Implementation of Mitigation Measures MM CUL-1 and MM CUL-2 would reduce potential impacts to less than a significant level.

MITIGATION MEASURE(S)

MM CUL-1 – Stop Work in the Event of Unanticipated Discoveries: In the event that cultural resources, paleontological resources or unique geologic features are discovered during construction, operations shall stop within 100 feet of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the

discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. Any previously undiscovered resources found during construction within the Project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist. Prior to any ground disturbance, the applicant shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut Tribe ("Tribe") regarding cultural resources and burial treatment and protection ("Plan"), which shall be in a form acceptable to the Tribe.

MM-CUL 2 – Disposition of Cultural Resources: Upon coordination with the City of Corcoran, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded long-term preservation. Documentation for the work shall be provided in accordance with applicable cultural resource laws and guidelines.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5b – Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Although considered unlikely since there is no indication of any archaeological resources on or in the vicinity of the Project site, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered archaeological resources. This is considered a potentially significant impact. Mitigation is proposed requiring implementation of standard inadvertent discovery procedures to reduce potential impacts to previously undiscovered subsurface historic and archaeological resources.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM CUL-1 and MM CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5c – Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

There are no unique geological features or known fossil-bearing sediments in the vicinity of the project site. It is unlikely that any ground disturbance activities would be of a depth to uncover paleontological resources. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered

during subsurface construction activities. Therefore, this would be a potentially significant impact. Mitigation is proposed requiring standard inadvertent discovery procedures to be implemented to reduce this impact to a level of less than significant.

MITIGATION MEASURE(S)

MM CUL-3: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources. If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.5d – Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Human remains including known cemeteries are not known to exist within the Project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure MM CUL-4 has been included in the unlikely event that the human remains are found during ground-disturbing activities. Impacts would be less than significant with implementation of mitigation.

MITIGATION MEASURE(S)

MM CUL-4: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with

Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.6 - GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 checked="" type="checkbox"/>	<input 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 offsite 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 in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.6a(i-iv), #3.4.6b, #3.4.6c, and #3.4.6d – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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; expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction; or expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides; result in substantial soil erosion or the loss of topsoil; 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse; or 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?

There are no known active seismic faults in Kings County or within its immediate vicinity. Per the Department of Conservation Landslide Map, the City of Corcoran does not contain any areas that are prone to landslides (Department of Conservation, 2017). As shown in Figure 3.4.6-1, the site contains urban soil.

Impacts from soil erosion would be minimal as it most likely occurs on sloped areas and the project site is relatively flat and the site soils contain zero to one percent slopes. Per Table 15 of the Kings County Soil Survey, the site soil has a low shrink-swell potential; therefore, the site does not contain expansive soils (United States Department of Agriculture, 1986). Any development proposed on site will be required to comply with City building code requirements and Corcoran's General Plan policies, and their cited regulations that mitigate seismic hazards and soils-related structural concerns for permitted development.

The Project site is not located on an unstable geologic unit or soil nor on expansive soil.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *no impact and less than significant*.

Impact #3.4.6e – Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

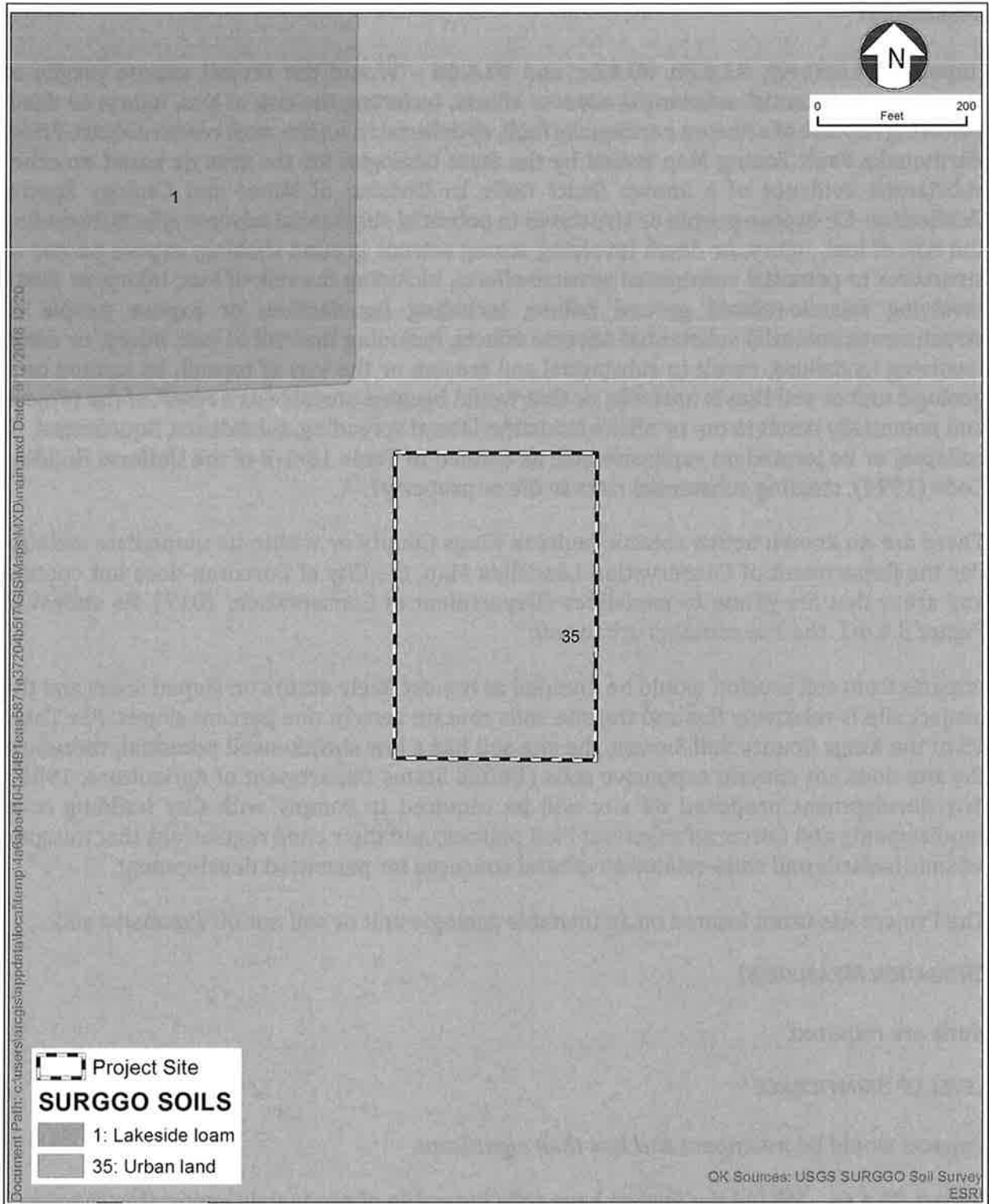


Figure 3.4.6-1
Project Site Soil Map

The proposed Project does not include the development of septic tanks or alternative wastewater disposal systems as the Project would hook up to the City's existing sewer system.

MITIGATION MEASURES

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.7 - GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 any 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

Impact #3.4.7a and #3.4.7b – Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Greenhouse gas (GHG) significance thresholds are based on the 2014 Kings County Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. From a qualitative analysis, the proposed Project is expected to have a less than significant impact.

MITIGATION MEASURES

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

3.4.8 - 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 checked="" type="checkbox"/>	<input 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 involve handling 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 that 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

Impacts #3.4.8a, #3.4.8b, and #3.4.8c – Would the Project Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; 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; or Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed project includes a general plan amendment and zone change for 2.5 acres from single-family residential to neighborhood commercial. The transport, use, and storage of hazardous materials would be required to comply with all applicable state and federal regulations, such as requirements that spills would be cleaned up immediately and all waste and spill control materials would be properly disposed of at approved disposal facilities. Compliance with CCR Title 23, Chapter 16 would also be required for maintenance and monitoring of the USTs for potential leaks. Mitigation Measure MM HYD-1 in *Section 3.4.9 - Hydrology and Water Quality* requires the preparation of a Stormwater Pollution Prevention Program (SWPPP), which includes a list of Best Management Practices (BMPs) to be implemented on the site both during and after construction to minimize potential impacts from accidental spills. With compliance of the SWPPP as well as all local, State, and Federal regulations regarding hazardous materials, impacts associated with the use or accidental spill of hazardous materials would be less than significant.

John C Fremont Elementary School is located approximately 0.24-mile southwest of the proposed Project site. Given the proximity and the intervening uses there is a very limited potential for the project to affect John C Fremont Elementary School. The proposed Project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing school.

MITIGATION MEASURES

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.8d – Would the Project be located on a site that 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?

Per the Cortese List, there are no hazardous waste and substances sites in the vicinity of the Project site (Cal EPA, 2017). Additionally, the State Water Resources Control Board GeoTracker compiles a list of Leaking Underground Storage Tank (LUST) Sites. There are no LUST Cleanup Sites within the vicinity of the Project site (California Water Resources Board,

2017). The proposed Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

MITIGATION MEASURES

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impacts #3.4.8e and #3.4.8f – Would the Project 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; or 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?

There is one private airstrip and no public airports within the vicinity of the project area. The project will not result in a safety hazard for people residing or working in the project area.

MITIGATION MEASURES

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.8g – Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Kings County published an Emergency Operations Plan in 2015 which provides guidance to the City staff in the event of an extraordinary emergency situation associated with natural disaster and technological incidents (Kings County Emergency Operations Plan, 2015). The proposed Project would not interfere with the City's adopted emergency response plan; therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.8g – Would the Project 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?

The proposed project is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA). The Project site is not within a wildland area nor is there any wildlands within the vicinity of the Project site. The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.9 - HYDROLOGY AND WATER QUALITY

Would the project:

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 that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 that would result in substantial erosion or siltation on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 that would result in flooding on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 that 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. | Contribute to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response

Impacts #3.4.9a and #3.4.9f – Would the Project violate any water quality standards or waste discharge requirements; or otherwise substantially degrade water quality?

Project construction would cause ground disturbance that could result in soil erosion or siltation and subsequent water quality degradation offsite, which is a potentially significant impact. Construction-related activities would also involve the use of materials such as vehicle fuels, lubricating fluids, solvents, and other materials that could result in polluted runoff, which is also a potentially significant impact. However, the potential consequences of any spill or release of these types of materials are generally small due to the localized, short-term nature of such releases because of construction. The volume of any spills would likely be relatively small because the volume in any single vehicle or container would generally be anticipated to be less than 50 gallons.

As required by the State Water Resources Control Board’s (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) for stormwater discharges associated with construction and land disturbance activities, the City must develop and implement a SWPPP that specifies BMPs to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving offsite. The City is required to comply with the Construction General Permit because Project-related construction activities result in soil disturbances of at least 1 one acre of total land area. Mitigation Measure MM HYD-1 below requires the preparation and implementation of a SWPPP to comply with the Construction General Permit requirements.

With implementation of Mitigation Measures MM HYD-1, the Project would not violate any water quality standards or waste discharge requirements (WDRs) during the construction period, and impacts would be less than significant.

Project operation would not violate any water quality standards or WDRs because it: 1) does not result in point-source pollution (e.g., outfall pipe) discharges into surface waters that require WDRs and 2) would be developed in compliance with the General Permit for the Discharge of Stormwater from Small MS4s (No. 2013-0001-DWQ) in which the City is one of the permittees. Operators of MS4s¹, like the City, serve urbanized areas with populations

¹ MS4s are defined as a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains): 1) designed or

fewer than 100,000. To comply with the MS4 General Permit, the Project would have to comply with City design standards to maximize the reduction of pollutant loading in runoff to the maximum extent practicable. The City Building Department would review grading and site plans to ensure compliance before approving such plans. The site plan review process ensures that operations of the Project would not violate water quality standards outlined in the MS4 General Permit, and operational impacts would be less than significant.

MITIGATION MEASURE(S)

MM HYD-1: Prior to ground-disturbing activities, the project developer shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.9b – Would the Project 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 that would not support existing land uses or planned uses for which permits have been granted)?

The City of Corcoran currently utilizes local groundwater wells within the Tulare Lake Subbasin as its sole source of supply. Water for construction and operation would come from the City of Corcoran's existing water system. Per the City's Urban Water Management Plan, the City's existing wells can provide up to approximately 20 million gallons per day (MDG) of 7,300 MD per year, which is higher than their existing or projected demands (City of Corcoran, 2015). The proposed Project would make a minor contribution to the City's

used for collecting and/or conveying storm water; 2) which is not a combined sewer; and 3) which is not part or a Publicly Owned Treatment Works.

current demand and would comply with the City's water conservation measures and regulations. Since the proposed Project would have minimal impacts on the City's water supply, impacts would be less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impacts #3.4.9c, #3.4.9d, and #3.4.9e – Would the Project 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 that would result in substantial erosion or siltation on site or off site; 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 that would result in flooding on site or off site; or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The Project site is relatively flat and Project grading would be minimal and consist of mostly grubbing the site to remove vegetation. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP (MM HYD-1). The Project would include development of impervious surfaces; however, the proposed development would include reconstruction of the site's curb and gutter and would connect to the City's stormwater system, which would mitigate surface runoff. Therefore, the Project would not 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 that would result in substantial erosion or siltation on- or offsite. Impacts would be less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impacts #3.4.9g and #3.4.9h – Would the Project 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; or place within a 100-year flood hazard area structures that would impede or redirect flood flows?

As shown in Figure 3.4.9-1, the Project is not located within a FEMA 100-year floodplain. The Project would not 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. The Project would not place, within a 100-year flood hazard area, structures that would impede or redirect flood flows. There would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9i – Would the Project 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?

According to the Kings County 2035 General Plan, the Terminus, Success, and Pine Flat Dams, plus improvements made to other flood control facilities in the Kings County area, have significantly reduced local natural flood hazards. The City of Corcoran is not located within the Pine Flat Dam inundation area. Therefore, there would be no impacts related to dam failure.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9j – Would the Project contribute to inundation by seiche, tsunami, or mudflow?

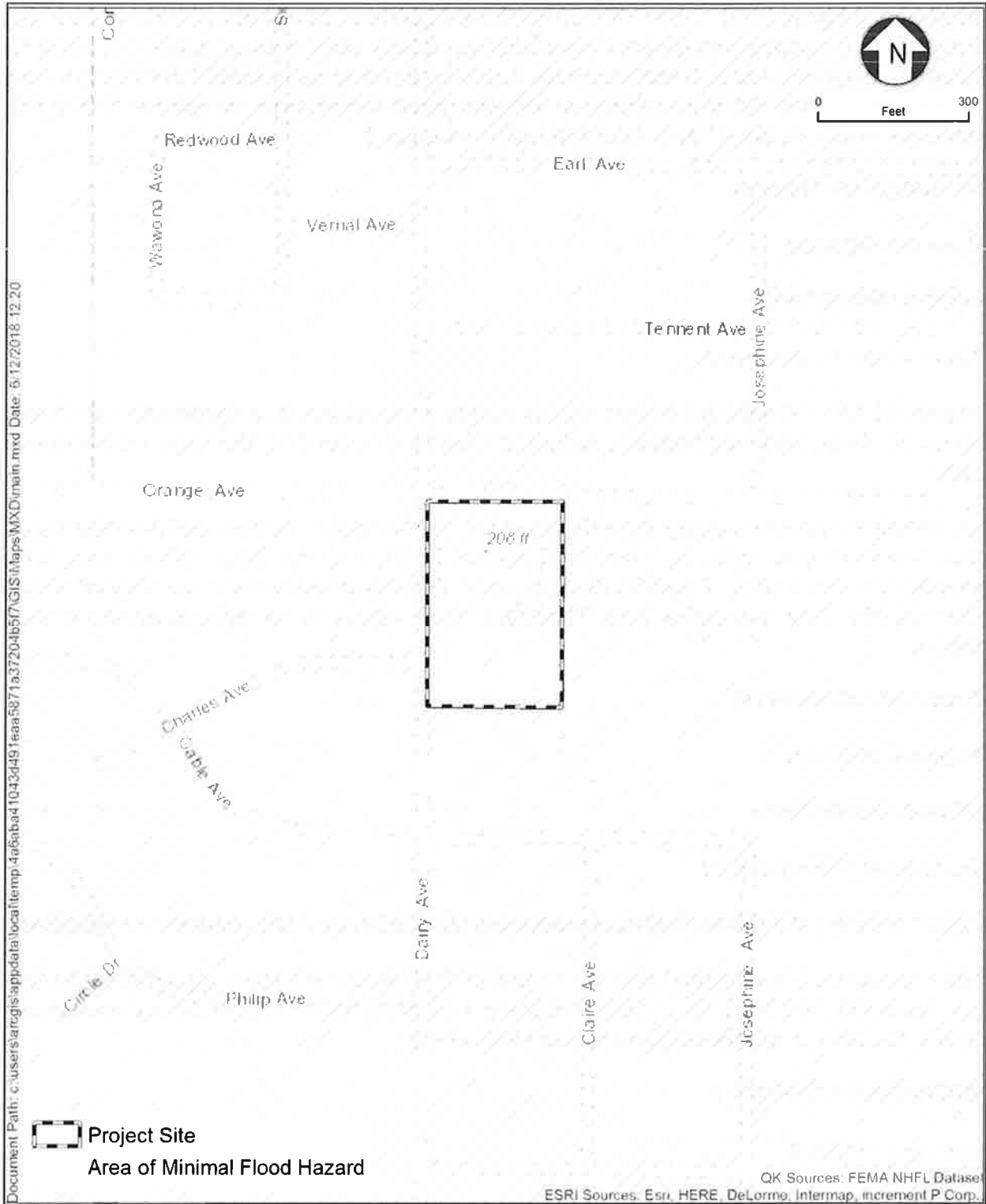
The Project site is not located near the ocean, body of water or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Therefore, there is no potential for the site to be inundated by seiche, tsunami or mudflow. There would be no impact.


MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.



 **Figure 3.4.9-1
FEMA Map**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.10 - LAND USE AND PLANNING

Would the project:

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.10a – Would the Project physically divide an established community?

The Project would not physically divide an established community (see Figure 2-1). The proposed general plan amendment and zone change would allow for commercial development that connects to the surrounding uses and City road network.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.10b – Would the Project 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?

The subject property is governed by the policies and land use designations of the City of Corcoran 2035 General Plan and Zoning Ordinance. The Project in question would require both a General Plan amendment and Zoning change. The area is currently zoned as Single

Family Residential and would be changed to Neighborhood Commercial. The General Plan amendment and Zone Change will follow the policies and procedures of the municipal code. Furthermore, the project is consistent with the policies of the General Plan. Policies and Standards 1.25 states, "Encourage Convenience Commercial Development in residential areas that serve the needs of the area..." and 1.29 states, "Designate Convenience Centers for personal and convenience goods and services for nearby residential areas." The project meets both these policies and standards by providing convenience retail to existing residential neighborhoods. The project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10c – Would the Project Conflict with any applicable habitat conservation plan or natural community conservation plan

The Project site is not within the boundaries of an adopted habitat or natural community conservation plan. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.11 - MINERAL RESOURCES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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

Impact #3.4.11a and #3.4.11b – Would the Project 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; or 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?

The Project site in Corcoran is designated as Mineral Resources Zone 1 (MRZ-1) by the State Mining and Geology Board (SMGB). MRZ-1 areas are described as those for which adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Additionally, per the California Division of Oil, Gas, and Geothermal Resources (DOGGR), there are no active, inactive, or capped oil wells located within the Project site, and it is not within a DOGGR-recognized oilfield. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.4.12 - NOISE				
Would the project result in:				
a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generate 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 located 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"/>

Impact #3.4.12a – Would the Project result in exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

Project construction would generate temporary increases in noise levels. Title 11, Chapter 20 of the City’s Municipal Code establishes regulations for noise generated during construction. (Corcoran Municipal Code 11-20-6-A.9) The City of Corcoran’s 2035 General Plan (City of Corcoran, 2007) has objectives to minimize commercial development noise levels. The proposed Project would comply with all regulations, standards and policies within the City’s General Plan and Municipal Code. Therefore, the Project would not result in the exposure of persons to, or generate, noise levels more than standards established in a

local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impacts #3.4.12b, #3.4.12c, and #3.4.12d – Would the Project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The Project proposes a general plan amendment and zone change from single-family residential to neighborhood commercial. As shown in Figure 2-4, the Project would be consistent with the surrounding land uses and would not cause out of the ordinary noise levels than what is currently established in the area. Construction of the Project would generate temporary ground borne vibrations. However, like construction noise, such vibrations would be attenuated over distance to the point where they would not be felt by the nearest receptors. Additionally, construction would be done during the daylight hours and would be temporary, so the surrounding land uses would not be affected by construction of the new development. At time of application, any future project will be evaluated for compliance with all code requirements. The Project would not expose persons to or generate excessive groundborne vibration or noise levels and would not result in substantial permanent, temporary or periodic increase in ambient noise levels above the existing environment.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impacts #3.4.12e and #3.4.12f – Would the Project result in 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; or for a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There are no airports within two miles of the Project site, nor is it in the vicinity of a private airstrip. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.4.13 - POPULATION AND HOUSING

Would the project:

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 type="checkbox"/>	<input checked="" 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"/>

Impact #3.4.13a – Would the Project 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)?

The proposed Project would not induce population growth as there are no new homes being proposed as part of the Project. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impacts #3.4.13b and #3.4.13c – Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Project site is currently undeveloped. Therefore, the Project would not displace substantial numbers of existing housing or people. There would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.14 - PUBLIC SERVICES

Would the project:

a. 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 to other performance objectives for any of the public services:

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 type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact #3.4.14a(i) – 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 to other performance objectives for any of the public services – Fire Protection?

In general, impacts to public services from implementation of a Project are due to its ability to induce population growth and, in turn, result in a greater need for fire and police protection, etc. to serve the increased population. The proposed Project does not include plans for the development of housing or other habitable structures and would not be inducing population growth; however, the project would require amenities provided by public services. Additionally, the Project would not physically affect any existing government facilities as the proposed site is currently undeveloped. As part of the City’s project approval processes, the applicant will be required to construct the infrastructure needed to serve the Project site and pay the appropriate impact fees to cover the project’s impacts to public services.

Fire suppression support is provided by the Kings County Fire Department. The Kings County Fire Department has 1 station in Corcoran located on Chittenden Avenue, approximately one mile southeast of the Project site. The Project proposes a general plan amendment and zone change from single-family residential to neighborhood commercial. Construction activities would be in accordance with local and State fire codes. Fire services are planned for within the City's General Plan through policies to ensure the City works with the County to maintain Fire Department performance and responses. As stated, the Project applicant is responsible for constructing any infrastructure needed to serve the Project and pay the appropriate impact fees, which would reduce impacts to less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.14a(ii) – 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 to other performance objectives for any of the public services – police services?

Law enforcement and public protection are provided by the City of Corcoran Police Department. The City's police station is located at 1031 Chittenden Avenue, approximately 1 mile southeast of the Project site. As discussed, the proposed Project would not induce population growth, and therefore would not increase demands for public safety protection. The small number of calls generated by the convenience store would not result in a significant impact to service levels as the City is equipped to handle these calls. As stated, the Project applicant is responsible for constructing any infrastructure needed to serve the Project and pay the appropriate impact fees. Impacts on police protection services related to population growth would therefore be considered less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.14a(iii) – 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 to other performance objectives for any of the public services – schools?

The proposed Project does not contain any residential uses and would not directly or indirectly induce population growth. Therefore, the proposed Project would not result in the need for new or expanded school facilities. As such, no impacts would occur.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.14a(iv) – 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 to other performance objectives for any of the public services – parks?

The proposed Project does not include the construction of residential uses that would require new parks. Additionally, there will be no impacts to any existing parks in the surrounding community. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.14a(v) – 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 to other performance objectives for any of the public services – other public facilities?

The proposed Project does not include any other impacts to public facilities.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.15 - RECREATION

Would the project:

a. 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. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impacts #3.4.15a and #3.4.15b – 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; or include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The proposed Project includes a general plan amendment and zone change from single-family residential to neighborhood commercial. This would not increase the use of existing neighborhood and regional parks or other recreational facilities. The project does not include recreational facilities or require the construction or expansion of recreational facilities. There would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.16 - TRANSPORTATION AND TRAFFIC

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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"/> |

Impact #3.4.16a – Would the Project 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?

The City's transportation policies and requirements are incorporated in its General Plan. The only such policy which is affected by this Project is the objective to maintain a roadway level of service (LOS) of C with a peak hour LOS of D or better on Local streets, Minor Collectors, Collectors, and Arterial Streets. It is assumed that the LOS of the surrounding streets would remain the same. Additionally, trips to bring materials for construction to the site would be temporary. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.16b – Would the Project 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?

Neither the City of Corcoran or Kings County has an adopted congestion management program. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.16c – Would the Project 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?

The Project does not include the construction of any structures that would interfere with air traffic patterns. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impacts #3.4.16d and #3.4.16e – Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access?

The Project would not involve design features that would increase hazards or involve the development of incompatible uses. Sidewalks and drive approaches will be built, but will not be hazardous in design. Development would not result in inadequate emergency access. Therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.16f – Would the Project conflict with adopted policies, plans, or Programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The Project would not affect existing pedestrian and bicycle facilities within the surrounding area. There is no conflict with the Kings County's 2005 Regional Bicycle Plan; therefore, there would be no impact.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.17 - TRIBAL CULTURAL RESOURCES

Would the project:

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

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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact #3.4.17a(i) – 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 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)?

The Project is not located within an area with known tribal cultural resources. As discussed in the *Section 3.4.5 - Cultural Resources*, there are no historical resources located on or

within the vicinity of the Project site. Additionally, consultation has been requested from the local tribes; however, no responses have been received. Therefore, the proposed Project would have no impact to tribal cultural resources.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.17a(ii) - 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 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?

Please see Impact #3.4.5a above. With the implementation of Mitigation Measures MM CUL-1 through MM CUL-4, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is 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.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM CUL-1 through MM CUL-4.

LEVEL OF SIGNIFICANCE

Impact would be *less than significant with mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.4.18 - UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider that 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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"/> |

Impact #3.4.18a, #3.4.18b, #3.4.18c, #3.4.18d, #3.4.18e, #3.4.18f, and #3.4.18g - Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; 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; require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; have sufficient water supplies available to serve the project from

existing entitlements and resources, or would new or expanded entitlements be needed; result in a determination by the wastewater treatment provider that 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or comply with federal, state, and local statutes and regulations related to solid waste?

The Project applicant is required to pay impact fees to accommodate the project's impact to local utility and infrastructure systems. The City's wastewater facilities, water system, storm drainage system, and solid waste disposal programs have capacity for, or are planned to maintain capacity for, community growth within the City limits.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.4.19 - MANDATORY FINDINGS OF SIGNIFICANCE				
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, substantially 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 checked="" type="checkbox"/>	<input 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 significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.19a - 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, substantially 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?

As evaluated in this IS/MND, the proposed Project would not substantially 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 an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been included to lessen the significance of

potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share similar cultural, paleontological, and biological resources. Consequently, the incremental effects of the proposed projects, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the project would have a less than significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implement Mitigation Measures MM BIO-1 through MM BIO-4, MM CUL-1 through MM CUL-4, and MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.19b - Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

As described in the impact analyses of this IS/MND, any potentially significant impacts of the proposed project would be reduced to a less than significant level following incorporation of the mitigation measures listed in Appendix A – Mitigation Monitoring and Reporting Program. All planned projects in the vicinity of the proposed project would be subject to review in separate environmental documents and required to conform to the County of Kings General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. As currently designed, and with compliance of the recommended mitigation measures, the proposed project would not contribute to a cumulative impact. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

MITIGATION MEASURE(S)

Implement Mitigation Measures MM BIO-1 through MM BIO-4, MM CUL-1 through MM CUL-4, and MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.19c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

All of the Project’s impacts, both direct and indirect, that are attributable to the Project were identified as having less than significant level. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and

required to conform to the City of Corcoran General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

None are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

SECTION 4 - REFERENCES

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- California Water Resources Board. (2017). *GeoTracker*. Retrieved from <https://geotracker.waterboards.ca.gov/>
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- United States Department of Agriculture. (1986). *Soil Survey of Kings County California*.

APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM

Impact No.	Mitigation Measure	Implementation	Monitoring
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Biological Resources

3.3.4a-d MM BIO-1: Prior to construction and throughout construction activities, the following measures shall be implemented: Project Proponent/Contractor City of Corcoran

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities, or any Project activity likely to impact the San Joaquin kit fox or American badger. Exclusion zones shall be placed in accordance with U.S. Fish and Wildlife Service (USFWS) Recommendations using the following:

Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens shall be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for five consecutive nights).

Impact No.	Mitigation Measure	Implementation	Monitoring
2.	<p>Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.</p>		
3.	<p>To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.</p>		
4.	<p>Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has</p>		

Impact No.	Mitigation Measure	Implementation	Monitoring
	<p>been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.</p>		
5.	<p>All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.</p>		
6.	<p>No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.</p>		
7.	<p>Use of anti-coagulant rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislations, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.</p>		
8.	<p>A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The</p>		

Impact No.	Mitigation Measure	Implementation	Monitoring
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representative shall be identified during the employee education program and their name and telephone number shall be provided to the USFWS.

9. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in special status species and specifically San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

In addition, all other special status species that may occur on the Project site will be included in the employee education program. The program will include the wildlife's legal protections, and avoidance and minimization measures contained in the final CEQA document for the Project.

Impact No.	Mitigation Measure	Implementation	Monitoring
10.	<p>In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.</p>		
11.	<p>Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.</p>		
12.	<p>The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.</p>		
13.	<p>All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly</p>		

Impact No.	Mitigation Measure	Implementation	Monitoring
	<p>marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.</p> <p>Any Project-related information required by the USFWS or questions concerning the above conditions, or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.</p>		
	<p>MM BIO-2: A pre-construction survey shall be conducted for the western burrowing owl within 14 days of the start of construction. This survey may be conducted in conjunction with other preconstruction surveys. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW staff report on burrowing owl mitigation (CDFG 2012). If occupied burrowing owl burrows are observed outside of the breeding season (September 1 through January 31) and within 250 feet of proposed construction activities, a no-disturbance buffer of 500 feet shall be implemented and fencing shall be installed to prohibit construction with the “Environmentally Sensitive Area” (ESA). Alternatively, if the area cannot be avoided, a passive relocation effort may be instituted in accordance with the guidelines established by the <i>Burrowing Owl Survey Protocol and Mitigation Guidelines</i> (California Burrowing Owl Consortium 1993) and the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012). During the breeding season (February 1 through August 31), a 500-foot (minimum) buffer zone shall be maintained unless a qualified biologist verifies through noninvasive methods that</p>	Project Proponent/Contractor	City of Corcoran

Impact No.	Mitigation Measure	Implementation	Monitoring
	<p>either the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If necessary, passive relocation may be conducted to remove burrowing owls from the Project site, but only after approval has been obtained from the California Department of Fish and Wildlife. Passive relocation would only be conducted by a qualified biologist.</p>	Project Proponent/Contractor	City of Corcoran
	<p>MM BIO-3: If initial grading activities are planned during the nesting season for Swainson's hawk, a preconstruction survey shall be conducted by a qualified biologist to evaluate the site and a 0.5-mile buffer for active Swainson's hawk nests. If potential Swainson's hawk nests or nesting substrates are located within 0.5 mile of the Project sites, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. Monitoring will be conducted according to the protocol outlined in the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i> (Swainson's Hawk Technical Advisory Committee 2000). The protocol recommends that ten visits be made to each nest or nesting site: one during January 1-March 20 to identify potential nest sites, three during March 20-April 5, three during April 5-April 20, and three during June 10-July 30. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to Project-related ground disturbance activities. During the nesting period, active</p>	Project Proponent/Contractor	City of Corcoran

Impact No.	Mitigation Measure	Implementation	Monitoring
	<p>Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.</p>		
	<p>MM BIO-4: If initial grading activities are planned during the nesting season (February 15th to August 31st) for migratory birds and raptors that may nest on or near the Project site, the preconstruction survey shall be conducted by a qualified biologist to evaluate the site and an adequate buffer for active nests of migratory birds and raptors. If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS.</p>	<p>Project Proponent/Contractor</p>	<p>City of Corcoran</p>
	<p>No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can cease.</p>		

Cultural Resources

Impact No.	Mitigation Measure	Implementation	Monitoring
3.3.5a-b	<p>MM CUL-1: Stop Work in the Event of Unanticipated Discoveries: In the event that cultural resources, paleontological resources or unique geologic features are discovered during construction, operations shall stop within 100 feet of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. Any previously undiscovered resources found during construction within the Project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist. Prior to any ground disturbance, the applicant shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut Tribe (“Tribe”) regarding cultural resources and burial treatment and protection (“Plan”), which shall be in a form acceptable to the Tribe.</p>	Project Proponent/Contractor	City of Corcoran
3.3.5a-b	<p>MM CUL-2: Disposition of Cultural Resources: Upon coordination with the City of Corcoran, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded long-term preservation. Documentation for the</p>	Project Proponent/Contractor	City of Corcoran

Impact No.	Mitigation Measure	Implementation	Monitoring
3.3.5c	<p>work shall be provided in accordance with applicable cultural resource laws and guidelines.</p> <p>MM CUL-3: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources. If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific</p>	Project Proponent/Contractor	City of Corcoran

Impact No.	Mitigation Measure	Implementation	Monitoring
3.3.5d	<p>institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.</p> <p>MM CUL-4: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.</p>	Project Proponent/Contractor	City of Corcoran
Hydrology and Water Quality			
3.3.9a-f	<p>MM HYD-1: Prior to ground-disturbing activities, the project developer shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management</p>	Project Proponent/Contractor	City of Corcoran

Impact No.	Mitigation Measure	Implementation	Monitoring
	<p>practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:</p> <ul style="list-style-type: none">• Stockpiling and disposing of demolition debris, concrete, and soil properly.• Protecting any existing storm drain inlets and stabilizing disturbed areas.• Implementing erosion controls.• Properly managing construction materials.• Managing waste, aggressively controlling litter, and implementing sediment controls.		

APPENDIX B

CALEEMOD RESULTS

Singh GPA/ZC - Kings County, Annual

Singh GPA/ZC
Kings County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore with Drive Thru	14.00	1000sqft	0.32	14,000.00	0
Strip Mall	3.50	1000sqft	0.08	3,500.00	0
Free-Standing Discount Store	10.00	1000sqft	0.23	10,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2021

Utility Company Pacific Gas & Electric Company

CO2 Intensity (lb/MW/hr)	641.35	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demolition, vacant site

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Singh GPA/ZC - Kings County, Annual

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	150.00	0.00
	Area_EF_Parking	150	0
tblConstructionPhase	NumDays	10.00	1.00
tblConstructionPhase	PhaseEndDate	3/8/2019	2/25/2019
tblProjectCharacteristics	OperationalYear	2018	2021

2.0 Emissions Summary

Singh GPA/ZC - Kings County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-25-2019	5-24-2019	0.3175	0.3175
2	5-25-2019	8-24-2019	0.4988	0.4988
		Highest	0.4988	0.4988

**2.2 Overall Operational
Unmitigated Operational**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.1265	0.0000	2.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	5.2000e-004
Energy	1.5900e-003	0.0145	0.0122	9.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	82.5616	82.5616	3.3200e-003	9.1000e-004	82.9170
Mobile	0.6444	8.7122	4.8082	0.0242	1.0340	0.0208	1.0548	0.2781	0.0197	0.2978	0.0000	2.264.0327	2.264.0327	0.3790	0.0000	2,273.5079
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	18.0236	0.0000	18.0236	1.0652	0.0000	44.6526
Water						0.0000	0.0000	0.0000	0.0000	0.0000	0.6301	4.3661	4.9963	0.0649	1.5700e-003	7.0868
Total	0.7725	8.7266	4.8206	0.0243	1.0340	0.0219	1.0559	0.2781	0.0208	0.2989	18.6537	2,350.9609	2,369.6146	1.5124	2.4800e-003	2,408.1649

Singh GPA/ZC - Kings County, Annual

**2.2 Overall Operational
Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Area	0.1265	0.0000	2.5000e-004	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	5.2000e-004
Energy	1.5900e-003	0.0145	0.0122	9.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	82.5616	82.5616	3.3200e-003	9.1000e-004	82.9170
Mobile	0.6411	8.6676	4.7532	0.0239	1.0133	0.0205	1.0338	0.2725	0.0194	0.2919	0.0000	2,234.9636	2,234.9636	0.3764	0.0000	2,244.4233
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	18.0236	0.0000	18.0236	1.0652	0.0000	44.6526
Water						0.0000	0.0000	0.0000	0.0000	0.0000	0.5523	3.9041	4.4563	0.0569	1.3800e-003	6.2888
Total	0.7692	8.6820	4.7656	0.0240	1.0133	0.0216	1.0349	0.2725	0.0205	0.2930	18.5758	2,321.4297	2,340.0056	1.5038	2.2900e-003	2,378.2822

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.42	0.51	1.14	1.28	2.00	1.46	1.99	2.00	1.40	1.96	0.42	1.26	1.25	0.57	7.66	1.24

3.0 Construction Detail

Construction Phase

Singh GPA/ZC - Kings County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/25/2019	2/25/2019	5	1	
2	Site Preparation	Site Preparation	3/9/2019	3/11/2019	5	1	
3	Grading	Grading	3/12/2019	3/13/2019	5	2	
4	Building Construction	Building Construction	3/14/2019	7/31/2019	5	100	
5	Paving	Paving	8/1/2019	8/7/2019	5	5	
6	Architectural Coating	Architectural Coating	8/8/2019	8/14/2019	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 41,250; Non-Residential Outdoor: 13,750; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

Singh GPA/ZC - Kings County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	9.00	5.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Singh GPA/ZC - Kings County, Annual

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	4.8000e-004	4.3000e-003	3.8500e-003	1.0000e-005	2.7000e-004	2.7000e-004	2.7000e-004	2.6000e-004	2.6000e-004	2.6000e-004	0.0000	0.5260	0.5260	1.0000e-004	0.0000	0.5285
Total	4.8000e-004	4.3000e-003	3.8500e-003	1.0000e-005	2.7000e-004	2.7000e-004	2.7000e-004	2.6000e-004	2.6000e-004	2.6000e-004	0.0000	0.5260	0.5260	1.0000e-004	0.0000	0.5285

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352
Total	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352

Singh GPA/ZC - Kings County, Annual

3.2 Demolition - 2019

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road	4.8000e-004	4.3000e-003	3.8500e-003	1.0000e-005	2.7000e-004	2.7000e-004	2.7000e-004	2.6000e-004	2.6000e-004	2.6000e-004	0.0000	0.5260	0.5260	1.0000e-004	0.0000	0.5285
Total	4.8000e-004	4.3000e-003	3.8500e-003	1.0000e-005	2.7000e-004	2.7000e-004	2.7000e-004	2.6000e-004	2.6000e-004	2.6000e-004	0.0000	0.5260	0.5260	1.0000e-004	0.0000	0.5285

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352
Total	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352

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3.3 Site Preparation - 2019

Unmitigated Construction On-Site

Category	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	1.8000e-004	1.8000e-004	1.8000e-004	1.7000e-004	1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.0000	0.4413

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0176	0.0176	0.0000	0.0000	0.0000	0.0176
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0176	0.0176	0.0000	0.0000	0.0000	0.0176

Singh GPA/ZC - Kings County, Annual

3.3 Site Preparation - 2019
Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	1.8000e-004	1.8000e-004	1.8000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0176	0.0176	0.0000	0.0000	0.0176
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0176	0.0176	0.0000	0.0000	0.0176

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3.4 Grading - 2019

Unmitigated Construction On-Site

Category	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	5.4000e-004	5.4000e-004	5.4000e-004	5.1000e-004	5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	7.5000e-004	5.4000e-004	1.2900e-003	4.1000e-004	5.1000e-004	9.2000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	0.0000	1.0570

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0703	0.0703	0.0000	0.0000	0.0000	0.0704
Total	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0703	0.0703	0.0000	0.0000	0.0000	0.0704

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3.4 Grading - 2019

Mitigated Construction On-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	5.4000e-004	5.4000e-004	5.4000e-004	5.1000e-004	5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	7.5000e-004	5.4000e-004	1.2900e-003	4.1000e-004	5.1000e-004	9.2000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	0.0000	1.0570

Mitigated Construction Off-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0703	0.0703	0.0000	0.0000	0.0000	0.0704
Total	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0703	0.0703	0.0000	0.0000	0.0000	0.0704

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3.5 Building Construction - 2019
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0479	0.4910	0.3772	5.7000e-004	0.0303	0.0303	0.0303	0.0279	0.0279	0.0279	0.0000	51.1502	51.1502	0.0162	0.0000	51.5548
Total	0.0479	0.4910	0.3772	5.7000e-004	0.0303	0.0303	0.0303	0.0279	0.0279	0.0279	0.0000	51.1502	51.1502	0.0162	0.0000	51.5548

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2400e-003	0.0331	7.0200e-003	7.0000e-005	1.6600e-003	2.3000e-004	1.8900e-003	4.8000e-004	2.2000e-004	7.0000e-004	0.0000	6.8770	6.8770	8.0000e-004	0.0000	6.8969
Worker	2.2000e-003	1.7700e-003	0.0165	4.0000e-005	3.6200e-003	3.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	3.1640	3.1640	1.3000e-004	0.0000	3.1673
Total	3.4400e-003	0.0348	0.0236	1.1000e-004	5.2800e-003	2.6000e-004	5.5300e-003	1.4400e-003	2.4000e-004	1.6800e-003	0.0000	10.0410	10.0410	9.3000e-004	0.0000	10.0642

Singh GPA/ZC - Kings County, Annual

3.5 Building Construction - 2019
Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0479	0.4910	0.3772	5.7000e-004		0.0303	0.0303	0.0279	0.0279	0.0279	0.0000	51.1502	51.1502	0.0162	0.0000	51.5548
Total	0.0479	0.4910	0.3772	5.7000e-004		0.0303	0.0303	0.0279	0.0279	0.0279	0.0000	51.1502	51.1502	0.0162	0.0000	51.5548

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2400e-003	0.0331	7.0200e-003	7.0000e-005	1.6600e-003	2.3000e-004	1.8900e-003	4.8000e-004	2.2000e-004	7.0000e-004	0.0000	6.8770	6.8770	8.0000e-004	0.0000	6.8969
Worker	2.2000e-003	1.7700e-003	0.0165	4.0000e-005	3.6200e-003	3.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	3.1640	3.1640	1.3000e-004	0.0000	3.1673
Total	3.4400e-003	0.0348	0.0236	1.1000e-004	5.2800e-003	2.6000e-004	5.5300e-003	1.4400e-003	2.4000e-004	1.6800e-003	0.0000	10.0410	10.0410	9.3000e-004	0.0000	10.0642

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3.6 Paving - 2019

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.0700e-003	0.0196	0.0179	3.0000e-005	1.1100e-003	1.1100e-003	1.1100e-003	1.0300e-003	1.0300e-003	1.0300e-003	0.0000	2.3931	2.3931	6.8000e-004	0.0000	2.4102
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.0700e-003	0.0196	0.0179	3.0000e-005	1.1100e-003	1.1100e-003	1.1100e-003	1.0300e-003	1.0300e-003	1.0300e-003	0.0000	2.3931	2.3931	6.8000e-004	0.0000	2.4102

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.8000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3164	0.3164	1.0000e-005	0.0000	0.3167
Total	2.2000e-004	1.8000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3164	0.3164	1.0000e-005	0.0000	0.3167

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3.6 Paving - 2019

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.0700e-003	0.0196	0.0179	3.0000e-005	1.1100e-003	1.1100e-003	1.1100e-003	1.0300e-003	1.0300e-003	1.0300e-003	0.0000	2.3931	2.3931	6.8000e-004	0.0000	2.4102
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.0700e-003	0.0196	0.0179	3.0000e-005	1.1100e-003	1.1100e-003	1.1100e-003	1.0300e-003	1.0300e-003	1.0300e-003	0.0000	2.3931	2.3931	6.8000e-004	0.0000	2.4102

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.8000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3164	0.3164	1.0000e-005	0.0000	0.3167
Total	2.2000e-004	1.8000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3164	0.3164	1.0000e-005	0.0000	0.3167

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3.7 Architectural Coating - 2019
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	0.1912					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6397
Total	0.1919	4.5900e-003	4.6000e-003	1.0000e-005	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	3.2000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6397

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352
Total	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0352	0.0352	0.0000	0.0000	0.0352

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3.7 Architectural Coating - 2019
Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr				MT/yr				CO2e			
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2		Total CO2	CH4	N2O
Archit. Coating	0.1912					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	3.2000e-004	0.6383	0.6383	5.6000e-005	0.0000	0.6397
Total	0.1919	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	3.2000e-004	0.6383	0.6383	5.6000e-005	0.0000	0.6397

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr				MT/yr				CO2e				
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2		Total CO2	CH4	N2O	
Hauling	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0352	0.0000	0.0000	0.0000	0.0352
Total	2.0000e-005	2.0000e-005	1.8000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0352	0.0000	0.0000	0.0000	0.0352

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Improve Pedestrian Network

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.6411	8.6676	4.7532	0.0239	1.0133	0.0205	1.0338	0.2725	0.0194	0.2919	0.0000	2,234.9636	2,234.9636	0.3784	0.0000	2,244.4233
Unmitigated	0.6444	8.7122	4.8082	0.0242	1.0340	0.0208	1.0548	0.2781	0.0197	0.2978	0.0000	2,264.0327	2,264.0327	0.3790	0.0000	2,273.5079

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Free-Standing Discount Store	572.40	710.70	563.60	921,368	902,940	902,940	902,940
Pharmacy/Drugstore with Drive Thru	1,356.74	1,356.74	1356.74	1,544,928	1,514,029	1,514,029	1,514,029
Strip Mall	155.12	147.14	71.51	218,739	214,364	214,364	214,364
Total	2,084.26	2,214.58	1,991.85	2,685,034	2,631,333	2,631,333	2,631,333

4.3 Trip Type Information

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Land Use	Miles					Trip %					Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by		
Free-Standing Discount Store	9.50	7.30	7.30	12.20	68.80	19.00	68.80	19.00	47.5	35.5	17		
Pharmacy/Drugstore with Drive Thru	9.50	7.30	7.30	7.50	73.50	19.00	73.50	19.00	38	13	49		
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	64.40	19.00	45	40	15		

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Pharmacy/Drugstore with Drive Thru	0.493375	0.028385	0.147799	0.120572	0.020115	0.004575	0.012018	0.162105	0.001742	0.001833	0.005782	0.000964	0.000735
Strip Mall	0.493375	0.028385	0.147799	0.120572	0.020115	0.004575	0.012018	0.162105	0.001742	0.001833	0.005782	0.000964	0.000735
Free-Standing Discount Store	0.493375	0.028385	0.147799	0.120572	0.020115	0.004575	0.012018	0.162105	0.001742	0.001833	0.005782	0.000964	0.000735

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

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Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	66.8006	3.0200e-003	6.2000e-004		67.0623
Electricity Unmitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	66.8006	3.0200e-003	6.2000e-004		67.0623
NaturalGas Mitigated	1.5900e-003	0.0145	0.0122	9.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	15.7610	15.7610	3.0000e-004	2.9000e-004		15.8547
NaturalGas Unmitigated	1.5900e-003	0.0145	0.0122	9.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	15.7610	15.7610	3.0000e-004	2.9000e-004		15.8547

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	tons/yr										MT/yr						
	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Free-Standing Discount Store	107400	5.8000e-004	5.2600e-003	4.4200e-003	3.0000e-005	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	0.0000	5.7313	5.7313	1.1000e-004	1.1000e-004	5.7653
Pharmacy/Drugstore with Drive Thru	150360	8.1000e-004	7.3700e-003	6.1900e-003	4.0000e-005	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	0.0000	8.0238	8.0238	1.5000e-004	1.5000e-004	8.0715
Strip Mall	37590	2.0000e-004	1.8400e-003	1.5500e-003	1.0000e-005	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	0.0000	2.0060	2.0060	4.0000e-005	4.0000e-005	2.0179
Total		1.5900e-003	0.0145	0.0122	8.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	15.7610	15.7610	3.0000e-004	3.0000e-004	15.8547

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5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use kBTU/yr	ROG	NOx	CO	SO2	tons/yr					MT/yr							
						Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Free-Standing Discount Store	107400	5.8000e-004	5.2600e-003	4.4200e-003	3.0000e-005	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	4.0000e-004	0.0000	5.7313	5.7313	1.1000e-004	1.1000e-004	1.1000e-004	5.7653
Pharmacy/Drugstore with Drive Thru	150360	8.1000e-004	7.3700e-003	6.1900e-003	4.0000e-005	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	5.6000e-004	0.0000	8.0238	8.0238	1.5000e-004	1.5000e-004	1.5000e-004	8.0715
Strip Mall	37590	2.0000e-004	1.8400e-003	1.5500e-003	1.0000e-005	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	1.4000e-004	0.0000	2.0060	2.0060	4.0000e-005	4.0000e-005	4.0000e-005	2.0179
Total		1.5900e-003	0.0145	0.0122	8.0000e-005	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	1.1000e-003	0.0000	15.7610	15.7610	3.0000e-004	3.0000e-004	3.0000e-004	15.8547

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
Free-Standing Discount Store	83500	24.2911	1.1000e-003	2.3000e-004	24.3863
Pharmacy/Drugstore with Drive Thru	116900	34.0076	1.5400e-003	3.2000e-004	34.1408
Strip Mall	29225	8.5019	3.8000e-004	8.0000e-005	8.5352
Total		66.8006	3.0200e-003	6.3000e-004	67.0623

5.3 Energy by Land Use - Electricity
Mitigated

Land Use	Electricity Use kWh/yr	Total CO2				CO2e
		CH4	N2O	MT/yr		
Free-Standing Discount Store	83500	1.1000e-003	2.3000e-004	24.2911		24.3863
Pharmacy/Drugstore with Drive Thru	116900	1.5400e-003	3.2000e-004	34.0076		34.1408
Strip Mall	29225	3.8000e-004	8.0000e-005	8.5019		8.5352
Total		3.0200e-003	6.3000e-004	66.8006		67.0623

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

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Category	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.1265	0.0000	2.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004
Unmitigated	0.1265	0.0000	2.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr											MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Architectural Coating	0.0191					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1074					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004
Total	0.1265	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004

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6.2 Area by SubCategory

Mitigated

SubCategory	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Architectural Coating	0.0191					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1074					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004	0.0000
Total	0.1265	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	4.9000e-004	4.9000e-004	0.0000	0.0000	0.0000	5.2000e-004	0.0000

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Use Water Efficient Irrigation System

Singh GPA/ZC - Kings County, Annual

Category	GHG Emissions (MT/yr)			
	Total CO2	CH4	N2O	CO2e
Mitigated	4.4563	0.0569	1.3800e-003	6.2888
Unmitigated	4.9963	0.0649	1.5700e-003	7.0868

7.2 Water by Land Use

Unmitigated

Land Use	Water Use (Mgal)				
	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Free-Standing Discount Store	0.7407257	1.8632	0.0242	5.9000e-004	2.6429
Pharmacy/Drugstore with Drive Thru	0.453993	2.4809	0.0322	7.8000e-004	3.5189
Strip Mall	0.9862657	0.6521	8.4700e-003	2.0000e-004	0.9250
Total	0.158898	4.9963	0.0649	1.5700e-003	7.0868

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7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Free-Standing Discount Store	0.649172 / 0.426299	1.6619	0.0212	5.1000e-004	2.3453
Pharmacy/Drugstore with Drive Thru	0.864363 / 0.567612	2.2128	0.0283	6.8000e-004	3.1227
Strip Mall	0.22721 / 0.149205	0.5817	7.4300e-003	1.8000e-004	0.8208
Total		4.4563	0.0569	1.3700e-003	6.2888

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	18.0236	1.0652	0.0000	44.6526
Unmitigated	18.0236	1.0652	0.0000	44.6526

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Free-Standing Discount Store	43.01	8.7306	0.5160	0.0000	21.6298
Pharmacy/Drugstore with Drive Thru	42.1	8.5459	0.5051	0.0000	21.1722
Strip Mall	3.68	0.7470	0.0442	0.0000	1.8507
Total		18.0236	1.0652	0.0000	44.6526

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8.2 Waste by Land Use
Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Free-Standing Discount Store	43.01	8.7306	0.5160	0.0000	21.6298
Pharmacy/Drugstore with Drive Thru	42.1	8.5459	0.5051	0.0000	21.1722
Strip Mall	3.68	0.7470	0.0442	0.0000	1.8507
Total		18.0236	1.0652	0.0000	44.6526

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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Singh GPA/ZC - Kings County, Annual

11.0 Vegetation

APPENDIX C

SPECIAL-STATUS SPECIES TABLE

Special-Status Species Table

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
SENSITIVE NATURAL COMMUNITIES				
Northern Claypan Vernal Pool	Northern Claypan Vernal Pool	G1, S1.1	This community consists of a low, herbaceous community dominated by annual herbs and grasses. Germination and growth begin with winter rains, often continuing even when inundated. Rising spring temperatures evaporate the pools, leaving concentric bands of vegetation. Claypan vernal pools are typically small and contain less cover than northern hardpan vernal pools.	Absent. There were no vernal pools on the Project site and this community is absent. There were no CNDDDB records of this community occurring within 10 miles of the Project. The Project will not impact this community.
Valley Sacaton Grassland	Valley Sacaton Grassland	G1, S1.1	This community is dominated by alkali sacaton, a tuft formed grass. It is found in areas with fine textured, poorly drained and usually alkaline soils with high water tables, or that are flooded during winter months.	Absent. Habitat to support this community is absent from the Project site. There were no CNDDDB records of this community occurring within 10 miles of the Project. The Project will not impact this community.
SPECIAL-STATUS PLANTS				
<i>Atriplex cordulata</i>	heartscale	1B.2	This annual herb occurs in Chenopod scrubland and grassland habitats, but it also is known to occur in wet areas. It is most common on alkaline soils. It flowers between May and October, and it ranges in elevation from 1 to 1,000 feet.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Atriplex cordulata</i> var. <i>erecticaulis</i>	Earlimart orache	1B.2	This annual herb occurs in valley and foothill grassland between 131 and 328 feet in elevation. Blooms between August through November.	Absent. Habitat that could support this species is absent from the Project site. There were two CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Atriplex minuscula</i>	lesser saltscare	1B.1	This annual herb occurs in Chenopod scrubland, grassland, and alkali sink habitats, but it also is known to occur in wet areas. It is most common on sandy soils in alkaline areas. It flowers between May and October, and it ranges in elevation from 1 to 330 feet.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Caulanthus californicus</i>	California jewel-flower	FE, CE, 1B.1	This annual herb occurs in Chenopod scrub, pinyon and juniper woodland, and/or valley and foothill grassland on sandy soils. It flowers between February and May and its elevation ranges from 200 to 3281 feet.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Delphinium recurvatum</i>	recurved larkspur	1B.2	This perennial plant is commonly found in chenopod scrub, valley and foothill grassland and cismontane woodland. It is most common on sandy or clay alkaline soils. It flowers from March to May, and it ranges in elevation from 10 to 2,592 feet.	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDB record of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Eremalche kernensis</i>	Kern mallow	CE, 1B.1	This annual herb occurs in chenopod scrub, and/or valley and foothill grassland. It blooms March – May between 230 and 4,232 feet AMSL	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	1B.1	This species is found in coastal marshes and swamps, and playas and vernal pools in the interior of California. It flowers between February and June, and it ranges in elevation from 0 to 4,002 feet.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Monolopia congdonii</i>	San Joaquin woollythreads	CE, 1B.2	This annual herb prefers chenopod scrub, and/or valley and foothill	Absent. Habitat that could support this species is absent from the Project site.

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Nama stenocarpa</i>	mud nama	2B.2	This annual or perennial herb is in freshwater marshes and swamps in lake margins and riverbanks, as well as wetland-riparian communities. It flowers between January and July, and it ranges in elevation from 16 to 1,640 feet.	There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species. Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDB record of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Pseudobahia peirsonii</i>	San Joaquin adobe sunburst	FT, CE, 1B.1	This annual herb occurs in cismontane woodland, valley and foothill grasslands, and usually adobe clay. It flowers between March and April, and it ranges in elevation from 295 to 2,625 feet.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Puccinellia simplex</i>	California alkali-grass	1B.2	This annual herb occurs in Chenopod scrub, meadows and seeps, valley and foothill grassland, and vernal pools. It occurs in alkaline, vernal mesic soil, and in sinks, flats, and lake margins. It flowers between March and May, and it ranges in elevation from 6 to 3,051 feet.	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
INVERTEBRATES				
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	FT	This fairy shrimp species occurs in a variety of vernal pool habitats from small, clear sandstone rock pools to large, turbid, alkaline, grassland valley floor pools.	Absent. Habitat that could support this species is absent from the Project site. There were 5 CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Cicindela tranquebarica</i> ssp.	San Joaquin tiger beetle	G5 S1	This beetle species is a spring/fall species that occurs in a wide variety of	Absent. Habitat that could support this species is absent from the Project site.

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
FISH				
<i>Hypomesus transpacificus</i>	Delta smelt	FE, CT	This species occurs in the Sacramento and San Joaquin estuaries of the San Francisco Bay. Occurs primarily in main water bodies and sloughs of the Delta and Suisun Bay. Not directly associated with small stream systems.	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDBs record of this species occurring within 10 miles of the Project. The Project will not impact this species.
AMPHIBIANS				
<i>Ambystoma californiense</i>	California tiger salamander	FT, CT, CSC	This species occurs in natural ephemeral pools or ponds that mimic them, and that remain inundated for 12 weeks or more. It requires nearby upland habitat containing small mammal burrows or crevices that provide refugia.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Rana draytonii</i>	California red-legged frog	FT, CSC	This species occurs in small streams, ponds and marshes, preferably with dense shrubby vegetation such as cattails and willows near deep water pools.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
REPTILES				
<i>Emys marmorata</i>	western pond turtle	CSC	This species occurs in ponds and small lakes with abundant vegetation; also found in marshes, slow moving streams, reservoirs, and brackish water. Require basking sites.	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDBs record of this species occurring within 10 miles of the Project.

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Gambelia sila</i>	blunt-nosed leopard lizard	FE, CE, FP	This species occurs in sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief. It seeks cover in mammal burrows, under shrubs, or structures such as fence posts.	Project. The Project will not impact this species. Absent. Habitat that could support this species is absent from the Project site. There were five CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Thamnophis gigas</i>	giant garter snake	FT, CT,	This species primarily occurs in permanent or semi-permanent marshes and sloughs, drainage canals, and irrigation ditches, particularly around rice fields. It prefers to reside in sloughs that are flooded in summer and dry in winter. It can occasionally be found in slow-moving creeks. It prefers locations with vegetation close to the water for basking.	Absent. Habitat that could support this species is absent from the Project site. There were one CNDDDB record of this species occurring within 10 miles of the Project. The Project will not impact this species.
BIRDS				
<i>Agelaius tricolor</i>	tricolored blackbird	CSC, MBTA	This species occurs near fresh water, and prefer emergent wetland vegetation with tall, dense cattails or tules, but is also found in thickets of willow, blackberry, wild rose, and tall herbs. It has been found to nest and forage in grassland and agricultural fields (pastures, dairies, rice fields). A highly social nester, it occurs in large colonies.	Absent. Habitat that could support this species is absent from the Project site. There were 15 CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Aquila chrysaetos</i>	Golden eagle	FP, MBTA	This species occurs in a variety of habitats including forests, canyons, shrub lands, grasslands, and oak woodlands. Nests are constructed on platforms on steep cliffs or in large	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDB record of this species occurring within 10 miles of the

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Athene cunicularia</i>	burrowing owl	CSC, MBTA	This species occurs in open annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation.	Absent. Habitat that could support this species is absent from the Project site. There were 14 CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Buteo swainsoni</i>	Swainson's hawk	CT, MBTA	This species occurs in riparian forests and other forested areas. It roosts in a variety of trees and forage widely over forests, grasslands, and shrublands. It is easily disturbed by human activities.	Unlikely. Foraging and nesting habitat for this species occurs adjacent to the Project site. There were 29 CNDDDB records of this species occurring within 10 miles of the Project. With mitigation incorporated, the Project will not impact this species.
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT, CSC MBTA	This species occurs along sandy beaches, salt pond levees and shores of large alkali lakes. It needs sandy, gravelly or friable soils for nesting.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Charadrius montanus</i>	Mountain plover	CSC, MBTA	This species occurs in plains and grassy or bare dirt fields. It winters in the Central Valley and coastal valleys, in open short grasslands and plowed agricultural fields, where it forages for seed and grain.	Absent. Habitat that could support this species is absent from the Project site. There were two CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Elanus leucurus</i>	White-tailed kite	FP, MBTA	This species occurs in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. It nests in the upper third of trees, which can be open-country trees growing in isolation, or at the edge of	Unlikely. Foraging and nesting habitat that could support this species occurs adjacent to the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. With

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Plegadis chihi</i>	White-faced ibis	MBTA	<p>or within a forest. Nests have been reported in more than 20 tree species.</p> <p>This species occurs in dense tule thickets for nesting interspersed with areas of shallow water for foraging.</p>	<p>mitigation incorporated, the Project will not impact this species.</p> <p>Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.</p>
MAMMALS				
<i>Dipodomys ingens</i>	giant kangaroo rat	FE, CE	<p>This species is associated with annual grasslands on the western side of the San Joaquin valley and have marginal habitat in alkali scrub. It requires level terrain and sandy loam soils for burrowing.</p>	<p>Absent. Habitat that could support this species is absent from the Project site. There were no CNDDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.</p>
<i>Dipodomys nitratoides nitratoides</i>	Tipton kangaroo rat	FE, CE	<p>This species occurs in saltbrush scrub and sink scrub communities in the Tulare Lake Basin of the southern San Joaquin valley. It needs soft friable soils which escape seasonal flooding to dig burrows in elevated soil mounds at the base of shrubs.</p>	<p>Unlikely. Marginal habitat that could support this species occurs adjacent to the Project site. There were six CNDDDB records of this species occurring within 10 miles of the Project. With mitigation incorporated, the Project will not impact this species.</p>
<i>Lasius cinereus</i>	hoary bat	G5, S4	<p>This species occurs in deciduous and coniferous forests and woodlands, including areas altered by humans. Roost sites usually occur in tree foliage with dense foliage above and open flying room below, often at the edge of a clearing and commonly in hedgerow trees. Sometimes it roosts in rock crevices, but rarely in caves. When hibernating, it has been found on tree trunks, in a tree cavity, in a squirrel's nest, and in a clump of Spanish-moss.</p>	<p>Absent. Habitat that could support this species is absent from the Project site. There was one CNDDDB record of this species occurring within 10 miles of the Project. The Project will not impact this species.</p>

Scientific Name	Common Name	Status	Habitat Requirements	Probability of Occurrence and Assessment of Impacts
<i>Perognathus inornatus inornatus</i>	San Joaquin pocket mouse	G2G3, S2S3	This species occurs in arid annual grasslands, oak savannah and saltbush scrub in friable soils. It is endemic to the San Joaquin Valley region.	Absent. Habitat that could support this species is absent from the Project site. There were no CNDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Taxidea taxus</i>	American Badger	CSC	This species occurs in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. It needs sufficient food and open, uncultivated ground. It preys on burrowing rodents and digs burrows.	Absent. Habitat that could support this species is absent from the Project site. There was one CNDDB record of this species occurring within 10 miles of the Project. The Project will not impact this species.
<i>Vulpes macrotis mutica</i>	San Joaquin Kit fox	FE, CT	This species occurs in annual grasslands or grassy open stages with scattered shrubby vegetation. Need loose-textured sandy soils for burrowing, and suitable prey base.	Absent. Habitat that could support this species is absent from the Project site. There were 21 CNDDB records of this species occurring within 10 miles of the Project. The Project will not impact this species.

Sources:

- California Department of Fish and Wildlife. 2017. California Natural Diversity Data Base
- California Native Plant Society (CNPS). 2017. Inventory of Rare and Endangered Plants, Rare Plant Scientific Advisory Committee.
- United States Fish and Wildlife Service (USFWS). 2017. Critical Habitat Map, United States Fish and Wildlife Service, Sacramento, CA.
- United States Fish and Wildlife Service (USFWS). 2017. Federal Endangered and Threatened Species List, Sacramento Fish and Wildlife Office.

Abbreviations:

- FD Federal Delisted Species
- FE Federal Endangered Species
- FT Federal Threatened Species
- FP Fully Protected (CDFW code)
- MBTA Species Protected Under the Auspices of the Migratory Bird Treaty Act
- MMPA Species Protected Under the Auspices of the Marine Mammal Protection Act

CE California Endangered Species

CT California Threatened Species

CSC California Department of Fish and Game Species of Special Concern

1B California Native Plant Society List 1B Species-Plants Categorized as Rare, Threatened, or Endangered in California and Elsewhere

1B.1 California Native Plant Society List 1B Species-Plants Categorized as Rare, Threatened, or Endangered in California and Elsewhere;

Seriously Threatened in California

1B.2 California Native Plant Society List 1B Species-Plants Categorized as Rare, Threatened, or Endangered in California and Elsewhere; Fairly

Threatened in California

CDFW S Rank Rating System

1: Extremely endangered

2: Endangered

3: Restricted Range

4: Apparently Secure

5: Demonstrably Secure

CDFW Global Rank System

G1 : Less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres.

G2 : 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres.

G3 : 21-100 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres.

G4 : Apparently secure.

G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

Potential Occurrence Definitions:

Present: Species or sign of their presence observed on site at time of the field survey.

Likely: Species not observed on site, but may reasonably be expected to occur there on a regular basis. Or, species not observed on the site,

exceptional habitat exists, and additional surveys needed to verify presence.

Possible: Species not observed on site, but could occur there from time to time. Or, species not observed on the site, suitable habitat exists, and additional surveys needed to verify presence.

Unlikely: Species not observed on site, and would not be expected to occur there except, perhaps, as a transient. Or, species not observed on the site, marginally suitable habitat exists, and additional surveys needed to verify presence.

Absent: Species or sign of their presence not observed on site, and precluded from occurring there because habitat requirements are not met.

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**WRITTEN COMMUNICATIONS
ITEM #: 6-A**

MEMORANDUM

TO: City Council

FROM: Kindon Meik, City Manager

DATE: January 17, 2019

MEETING DATE: January 22, 2019

SUBJECT: Email from PG&E Public Affairs Representative

Recommendation:

Information item.

Discussion:

Email from PG&E announces the company's intent to file for reorganization under Chapter 11.

Budget Impact:

None

Attachments:

Email from Kristen Doud dated January 14, 2019

Kindon Meik

From: Doud, Kristen <KFD5@pge.com>
Sent: Monday, January 14, 2019 10:11 AM
To: Kindon Meik; Marlene Lopez
Subject: PG&E update - please share with Corcoran Mayor & City Council

Hello,

On January 13, PG&E announced that John Simon, who has served as our Executive Vice President & General Counsel, has been appointed Interim Chief Executive Officer by the Board of Directors, following the departure of Geisha Williams. Today, the Company announced that it currently intends to file for reorganization under Chapter 11 on or about January 29. We do not expect any impact to electric or natural gas service for our customers as a result of the Chapter 11 process.

Importantly, we are not going out of business. Chapter 11 is a court-supervised proceeding that allows companies to reorganize their finances and resolve liabilities while continuing to operate their businesses.

Safety will always remain our most important responsibility.

If you have questions regarding this process, please visit PG&E's dedicated webpage at www.pge.com/reorganization. Please don't hesitate to reach out to me with any additional questions.

Thank you,
Kristen

Kristen F. Doud
Public Affairs
Pacific Gas and Electric Company
1918 H Street, 2nd floor
Bakersfield, CA 93301
Office: 661-398-5989
Mobile: 661-858-9766
Email: kristen.doud@pge.com

City of
CORCORAN

Public Works Department

FOUNDED 1914

STAFF REPORT
ITEM #: 7-A

MEMO

TO: Corcoran City Council

FROM: Joseph Faulkner, Public Works Director

DATE: December 28, 2018

MEETING DATE: January 22, 2019

SUBJECT: Emergency Bypass Pump

Recommendation:

Staff is requesting City Council approval for the purchase of an emergency bypass pump from Rockwell Engineering.

Background:

The City of Corcoran has eighteen (18) sanitary sewer lift stations located throughout the City. These pump stations are used to pump untreated sewage to the south of town to the Wastewater Treatment facility. Over the past several years, the City has experienced many sewer pump failures at our pump stations.

In December 2018, lift station #13, at Bainum and Letts, experienced a mechanical failure resulting in damage to the pump station. The Public Works wastewater staff provided continuous bypass pumping for three days and prevented major sewer overflows that would otherwise enter nearly half of the community. During those three days, staffs ability to adequately pump sewage was restricted due to an old inefficient bypass pump resulting in many hours of unnecessary staff time.

Staff has explored pumping options with several bypass pump companies and a 4" self-priming bypass lift pump will sufficiently meet all of our pumping needs. Having a trailer mounted bypass pump immediately available for all sewer pump stations allows staff to respond quickly to pump failures and minimize the risk of a sanitary sewer overflow. This pump would also meet the needs of the water division during emergency water leaks where large amounts of water must be moved quickly.

Discussion:

Staff solicited quotes from three pump companies, two responded.

Bogie's Pump Systems	\$75,078.95
Rockwell Engineering	\$42,780.00
Rockwell Engineering(Test/Surplus Unit)	\$28,900.00

Staff recommends purchasing the Test/Surplus Unit. This unit is in a like new condition with 78 hours. Rockwell has also provided service records which document routine maintenance.

Budget Impact:

The cost of the pump will come from Wastewater and Water Division funds.

City of
CORCORAN

Public Works Department

FOUNDED 1914

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

MEMO

TO: Corcoran City Council

FROM: Joseph Faulkner, Public Works Director

DATE: January 15, 2019 MEETING DATE: January 22, 2019

SUBJECT: City of Corcoran Corporation Yard Building Project

Recommendation:

Staff is requesting City Council award the contract to DAYCO Construction Inc., for the construction of a metal building located at the City of Corcoran Corporation yard.

Background:

The California High-Speed Rail Authority proposes to construct, operate and maintain an electric powered high-speed train system in California. The 800-mile route will travel east of Corcoran, just feet from the Water Treatment Plant. As a result of this close proximity, property was purchased by the Authority; one of the items included a metal building used to house public works effects.

Staff proposes replacing the impacted building with a new metal building located at the Public Works Corporation yard. The new building will sit 60ftx40ft and will feature one (1) man door and one (1) 20ft roll-up door.

Discussion:

Bids for the City's Corporation Yard Building Project were opened on January 10, 2019. The lowest bid received was from DAYCO Construction Inc. in the amount of \$183,589.00. All bids received were:

DAYCO Construction Inc.	\$183,589.00
Hobbs Construction Inc.	\$193,715.00
Buildings Unlimited	\$214,500.00

DAYCO Construction Inc. submitted a bid that was complete and in order. Their license is current, and their DIR registration is current.

It is recommended, pending sufficient funds, that the City Council award the contract to the low bidder, DAYCO Construction Inc., for the bid amount of \$183,589.00 and encumber a contingency of \$18,500.

Budget Impact:

The cost of the contract will come from Water, Storm, Sewer and General Fund accounts.

City of

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**STAFF REPORT
ITEM # 7-C**

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Engineer's Report of the City of Corcoran Public Facility Maintenance District (PFMD) 18-01 Sierra Estates Subdivision Tract 925.

DATE: January 17, 2019

MEETING DATE: January 22, 2019

RECOMMENDATION: (Voice Vote) Consider approval of Engineer's Report regarding Public Facilities Maintenance District (PFMD) for Sierra Estates 2 Subdivision tract 925.

DISCUSSION: The City of Corcoran has seen several new subdivisions developed in the past twenty years. Single Family subdivisions are required to comply with the Landscaping Lighting Act of 1972 that was approved by Ordinance by the Corcoran City Council. Public Facilities Maintenance Districts are the new generation of Landscape Lighting Districts. PFMD cover all the requirements of a LLD while adding the maintenance of street and right of ways.

BUDGET IMPACT: No negative impact.

**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

FISCAL YEAR 2018-2019

**TRACT NO. 925
SIERRA ESTATES – PHASE 2**

Joel R. Joyner, City Engineer for the City of Corcoran, County of Kings, California, and Engineer of Work for Public Facilities Maintenance District No. 18-01, makes this report, as directed by the City Council, pursuant to the Sections 22565-22574 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) and subsection 4(b) of Article XIII D of the California Constitution.

The improvements which are the subject of this report are briefly described as follows:

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

This report consists of five exhibits, as follows:

EXHIBIT A	Recording History
EXHIBIT B	Method of Apportionment of Assessment
EXHIBIT C	N/A
EXHIBIT D	Estimated Assessments
EXHIBIT E	Assessment Roll
EXHIBIT F	Diagram Showing All Parcels of Real Property Within the Assessment District

Respectfully submitted,

Joel R. Joyner, City Engineer



**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

**EXHIBIT A
RECORDING HISTORY**

**TRACT NO. 925
SIERRA ESTATES – PHASE 2**

FIRST RECORDING

Subdivision included:

TRACT NO. 925, SIERRA ESTATES – PHASE 2

**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

**EXHIBIT B
METHOD OF APPORTIONMENT OF ASSESSMENT**

**TRACT NO. 925
SIERRA ESTATES – PHASE 2**

The Method of apportionment of assessment is as follows:

100% of the cost of the estimated maintenance, repair, replacement, operation, engineering, administration and incidentals for street, street lights, and hardscape is divided on a proportional basis for R-1 lots within the subdivision within the assessment district. Lots are assessed a proportional share at the time of the Final Map recordation.

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

Duration of Assessments and Inflation Increases:

The duration of the assessments to be levied on all parcels of land within the Assessment District, as identified in the report, is perpetual. For each of year following the first year of assessment, the amounts of the assessments designated in the assessment roll may be adjusted annually, without further notice or ballot to the property owners, a maximum of 3% per year.

**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

**EXHIBIT D
ESTIMATED ASSESSMENTS**

**TRACT NO. 925
SIERRA ESTATES – PHASE 2**

1.	MAINTENANCE COSTS	
	A. Contractor ¹	\$1,875.00
	B. Water ¹	280.00
	C. Electricity ¹	35.00
	D. Maintenance/Plantings ¹	185.00
	E. Paving Maintenance	7,500.00
	F. Play Ground Equipment ¹	<u>750.00</u>
		\$10,925
2.	INCIDENTAL COSTS	
	A. Public Works (Contracting and Supervision)	\$75.00
	B. City Clerk/Finance (Budgeting, Accounting, Annual Resolutions)	75.00
	C. Engineering (Annual Report)	600.00
	D. City Administrator's Report	75.00
	E. County Processing Fee (45 x \$1.00)	45.00
	F. Cross Creek Assessment District ¹	<u>900.00</u>
		\$1,770.00
	TOTAL ESTIMATED COST	\$12,395.00
	PRIOR YEAR ADJUSTMENT – (SURPLUS) (See Exhibit C)	\$0.00
	SUBDIVISION ASSESSMENT AMOUNT	<u>\$12,395.00</u>

Each of the forty-five (45) equivalent units will be assessed \$275.44.

¹. See Exhibit B for details.

NOTE: Assessment of \$275.44 will increase 3% yearly.

**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

**EXHIBIT E
ASSESSMENT ROLL**

**TRACT NO. 925
SIERRA ESTATES – PHASE 2**

APN NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUB NUMBER	SUB DESCRIPTION
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-1	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-2	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-3	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-4	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-5	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-6	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-7	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-8	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-9	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-10	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-11	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-12	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-13	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-14	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-15	TRACT 925	Sierra Estates – Phase 2

APN NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUB NUMBER	SUB DESCRIPTION
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-16	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-17	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-18	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-19	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-20	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-21	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-22	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-23	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-24	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-25	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-26	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-27	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-28	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-29	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-30	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-31	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-32	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-33	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-34	TRACT 925	Sierra Estates – Phase 2

APN NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUB NUMBER	SUB DESCRIPTION
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-35	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-36	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-37	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-38	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-39	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-40	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-41	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-42	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-43	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-44	TRACT 925	Sierra Estates – Phase 2
034-016-023	\$275.44	LeOra, LLC 6501 Fruitvale Avenue Bakersfield, CA 93308	18001-45	TRACT 925	Sierra Estates – Phase 2
TOTAL 45 LOTS	\$12,394.80				

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Kings Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF CORCORAN
PUBLIC FACILITY MAINTENANCE
DISTRICT NO. 18-01**

EXHIBIT E

**DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

**TRACT NO. 925
SIERRA ESTATES - PHASE 2**

NOTE: Descriptions of the parcel being assessed in this public facilities maintenance are contained in the County of Kings Assessment Roll, which is incorporated in this Report by reference.

City of

CORCORAN

A MUNICIPAL CORPORATION

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STAFF REPORT

ITEM #: 7D

MEMORANDUM

TO: City Council

FROM: Kindon Meik, City Manager
Soledad Ruiz-Nunez, Finance Director

DATE: January 17, 2019

SUBJECT: Mid-Year budget review.

MEETING DATE: January 22, 2019

Recommendation:

Information item.

Discussion:

Mid-Year Budget review: Review the revenues and expenses for the period beginning July 1, 2018 through December 31, 2018.

Budget Impact:

None.

Attachments:

YTD revenues and expenses schedule.

City of Corcoran

SUMMARY BUDGET: Mid Year BUDGET REVIEW

FY 2019

Measure A	2017-2018			2018-2019		
	Budget	Actual 12/31/2017	%	Budget	Actuals 12/31/2018	%
Revenues						
Sales Tax Revenue	575,000	-	0.00%	1,200,000	680,179	56.68%
Interest	-	-		-	7,126	
Revenue Totals	575,000	-		1,200,000	687,305	
Expenditures						
General Fund/Reserves-Long Term Investment	575,000	-		240,000	-	0.00%
Two New PD Officers	-	-		160,000	40,000	25.00%
Current PD Officers and PD Services	-	-		210,000	105,000	50.00%
JG Boswell Park Mtn-Corcoran Community Foundation	-	-		128,000	64,000	50.00%
Community Pool RAC Contract, Pool Maintenance	-	-		165,000	60,742	36.81%
Current Park Maintenance	-	-		35,000	5,223	14.92%
Projects-Parks and Recreation	-	-		116,000	47,681	41.10%
Projects-Beautification and Public Facilities	-	-		20,000	1,376	6.88%
Projects-Pedestrian and Vehicular Safety	-	-		30,000	-	0.00%
Projects-Miscellaneous	-	-		14,000	-	0.00%
Fire Services	-	-		50,000	-	0.00%
Code Enforcement	-	-		30,000	15,000	50.00%
	575,000	-		1,198,000	339,022	28.30%
Measure A Revenues Over/Under Expenditures	-	-		2,000	348,283	

City of

CORCORAN

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MATTERS FOR MAYOR AND COUNCIL

ITEM #: 8-A

MEMORANDUM

MEETING DATE: January 22, 2019
TO: Corcoran City Council
FROM: Kindon Meik, City Manager
SUBJECT: Matters for Mayor and Council

UPCOMING EVENTS / MEETINGS

- February 6, 2019 (Wednesday) Chamber of Commerce Annual Banquet – 6:00PM
RAC Multipurpose Room
- February 7, League of California Cities South San Joaquin Valley Division General
Membership Meeting - TBD
- February 12, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- February 18, 2019 (Monday) City Offices Closed, Observance of Presidents' Day
- February 26, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- March 12, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- March 26, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers

- A. Information Items
1. Sea train metal containers – Planning Commission public hearing update
 2. PD construction update
 3. Tax default properties
 4. Community Development mailer
- B. Council Comments – *This is the time for council members to comment on matters of interest.*
1. Staff Referral Items
- C. Committee Reports
- D. Council Goals:

City Offices



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

DATE Sent to Council/ Request made	REQUEST	STATUS	DEPARTMENT RESPONSIBLE Dept/Division
01/14/19	Planning Commission held public hearing regarding sea trains.	Completed	Community Development
11/27/18	Council directed the staff to schedule a public hearing with the Planning Commission to consider the zoning code in regards to sea trains.		
10/09/18	Request by City Council to review transit revenues and rates.	In progress	Community Development
06/12/18	The City Council approved Finance Department Policy and Procedures Handbook.	Completed	City Manager/ Finance Director
03/27/18	City Council provided direction on the components of a General Fund reserve policy. Staff will draft language for further consideration and review.	Completed	
12/12/17	The City Council adopted a Measure A Expenditure Plan. Subsequent policies will be presented to the Council leading up to the budget process.	Completed	
05/09/17	City Council requested that Staff present draft finance policies relating to General Fund reserves, balanced budget, etc.	Ongoing	