

# CORCORAN PLANNING COMMISSION

## MEETING AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Tuesday, February 20, 2018  
5:30 P.M.

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

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

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

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

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

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### ROLL CALL

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

### FLAG SALUTE

#### 1. PUBLIC DISCUSSION

#### 2. APPROVAL OF MINUTES

2.1 Approval of minutes of the regular Planning Commission meeting on December 18, 2017

3. **RE-ORGANIZATION**

- 3.1 Election of Chairman (Conducted by Planning Commission Secretary)
- 3.2 Election of Vice-Chairman (Conducted by the Chairman)

4. **PUBLIC HEARING**

4.1 Continuance of Public Hearing to March 19, 2018 to consider Resolution No. 17-13 regarding installation of security camera for all new and remodel commercial and industrial buildings or structures for safety and security purposes. *(Tromborg) (VV)*

- A. Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Commission discussion
- G. By motion, approve/approve with changes/deny recommendation.

5. **STAFF REPORTS**

- 5.1 Consider approval re request for one year map extension for the Sequoias 2 Subdivision Map 878
- 5.2 Consider approval of the Phasing Plan of Sequoias 2 Subdivision
- 5.3 Community Development Department Calendar Yearend Report 2017

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Items
  - Updates on shopping carts and tiny homes.
- 6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3 Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on February 15, 2018.



**Kevin J. Tromborg**  
Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY, DECEMBER 18, 2017**

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 5:30 P.M.

**ROLL CALL**

Commissioners present: Bega, Van Velson and Watkins  
Alternate present: Kassner  
Commissioners absent: DeVaney, Jarvis, Subia and Tristao  
Staff present: Kevin Tromborg and Ma. Josephine Lindsey  
Also present: Moses Diaz, City Attorney

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

A quorum was declared in the presence of three (3) Commissioners and 1 (one) alternate Commissioner.

**1. PUBLIC DISCUSSION - None**

**2. APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Kassner and seconded by Watkins to approve the minutes of the special meeting on November 6, 2017. Motion carried by the following vote:

**AYES:** Bega, Kassner, Van Velson and Watkins

**NOES:** None

**ABSTAIN:** None

**ABSENT:** DeVaney, Jarvis, Subia and Tristao

**3. RE-ORGANIZATION – None**

**4. PUBLIC HEARING – None**

**4.1** Public Hearing to consider Resolution No. 17-13, regarding installation of security camera for all new and remodel commercial and industrial buildings or structures for safety and security purposes was declared open at 5:32 p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 5:50 p.m.

Commissioners raised the following issues/concerns:

- Standard s regarding type of camera to be installed;
- Additional costs that the businesses will shoulder in terms of installation of good cameras that will produce high quality of picture;
- Possible violation of 4<sup>th</sup> amendment that forbids unreasonable searches and seizures of individuals and property such as access to hard-drive, which may contain other personal information of the business;
- Definition of the “immediate” need or access to cameras;
- Gather data or statistics from other cities regarding the use and access of cameras vis a vis crime.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Bega to continue the public hearing to the next Planning Commission meeting regarding installation of security camera for all new and remodel commercial and industrial buildings or structures for safety and security purposes. Motion carried by the following vote:

**AYES:** Bega, Kassner, Van Velson and Watkins

**NOES:** None

**ABSTAIN:** None

**ABSENT:** DeVaney, Jarvis, Subia and Tristao

A roll call vote was held for the above-mentioned motion.

## 5. **STAFF REPORTS** - None

**5.1** Tromborg presented the staff report on proliferation of abandoned, lost or stolen shopping carts. This issue was brought up again to the Planning Commission due to several complaints received by the Code Enforcement Department. Title 4, Public Health and Safety, Chapter 4, Public Nuisance, of the Municipal Code does not include abandoned shopping carts as a public nuisance, therefore, the Code Enforcement does not have a tool to use to abate the problem.

Tromborg added that shopping carts removed from the premises and abandoned on public or private property throughout the City constitute a public nuisance and may pose a potential hazard to the health and safety of the public.

Comments from Mr. Mike Graville, resident of 741 Josephine Avenue, Corcoran, CA 93212, mentioned that Costless store has contracted an organization to pick up shopping carts that were taken out of their store. Mr. Danny Trujillo, Store Director, Costless Store, added that they recognized the problem and that the Veterans Outreach, the organization they hired to pick up shopping carts are working together to address the issue. Costless is willing to cooperate with the city to resolve the problem.

The Commission directed the staff to hold a meeting with all store managers that have shopping carts to discuss this matter and come up with possible solutions concerning proliferation of abandoned shopping carts. The result of the meeting will be tabled in the next Planning Commission meeting.

**5.2** Tromborg presented the staff report and requested for direction regarding classification and determination of Tiny Homes. He mentioned that Tiny Homes are a growing trend among groups of people as a way to have a minimalist lifestyle, reduce costs, etc.

Tromborg further explained that if the Planning Commission chooses to classify tiny homes as an RV, it would only be allowed in Mobile Home Parks for permanent residence. All mobile homes in parks or on infill lots are registered with the State of California and the City of Corcoran.

The Commission directed the staff to draft a resolution and an ordinance for public hearing in the next Planning Commission meeting.

## **6. MATTERS FOR COMMISSION - None**

**6.1.** The commission received information items on the following:

- The city came up with the registration process with all its required documents and building permit system ready for application re personal use of cannabis cultivation by January 2018. A comment was received regarding information shared in the registration application would be considered as public record or not.
- The proposed residential limits on number of vehicles was put on hold as advised by the City Attorney. It would be difficult to pass and based on research done by the Community Development staff, none in the Kings County and within California has an ordinance regarding the matter.
- Based on the City Zoning Code, businesses are not allowed in an R-A zone. There was an individual who expressed willingness to be annexed and wants the property to be used as venue for events as a business.

The Commission agreed to keep the zoning code and not allowed business in an R-A zone.

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

**6.3** Committee Reports - None

## **7. ADJOURNMENT**

At 7:35 p.m., the meeting was adjourned to the next regular meeting on Tuesday, January 16, 2018 at 5:30 P.M. 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

**PUBLIC HEARING  
ITEM #: 4.1**

**MEMORANDUM**

**TO:** Corcoran Planning Commission

**FROM:** Kevin Tromborg: Community Development Director/Planner/Building Official

**DATE:** February 14, 2018

**MEETING DATE:** February 20, 2018

**SUBJECT: Continuance of Public Hearing** to the next Planning Commission meeting regarding the installation of security cameras for all new business, existing business that apply for a rehab or remodel permit or existing business that applies for a modification to an existing business license permit.

**RECOMMENDATION**

To continue the Public Hearing to the next Planning Commission meeting regarding resolution 17-13 to require the installation of Security cameras on all new business and existing business that apply for a building permit or a modification to the business license. To direct staff to send the approved resolution and a draft Ordinance to the Corcoran City Council for review and approval.

**DISCUSSION** Staff requires more time to provide the Planning Commission additional information and to schedule a representative of the Police Department to be present during the Public Hearing.

City of

# CORCORAN

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**STAFF REPORT  
ITEM # 5.1**

**MEMORANDUM**

**TO:** Corcoran Planning Commission

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

**SUBJECT:** **Resolution 18-01, regarding Tentative Subdivision Map Extension request submitted by North Star Engineering Group Inc. for property generally located on the West Side of Dairy Avenue, South of Bainum Avenue, APN 034-220-026**

**DATE:** February 20, 2018

**APPLICANT**

North Star Engineering Group Inc.  
620 12<sup>th</sup> Street  
Modesto Ca 95354

**PROPERTY OWNER**

Greg Hostetler/Trevino Pioneer, LLC  
923 E. Pacheco Blvd. Suite C  
Los Banos Ca. 93635

**REQUEST:** **Approval of Resolution 18-01** for a request by North Star Engineering Group Inc. to consider Tentative Subdivision Map extension (Sequoias 2 Tract 878) for a 12 month to March 31, 2019 for an approved but unrecorded Tract Map 878.

Application Filed: January 9, 2018  
Processing deadline: February 27, 2018

**REASON FOR REQUEST** The applicant requests a 12-month extension to complete the conditions of approval required prior to map recordation. It is their intent to finish the requirements during the time extension.

**ENVIROMENTAL ANALYSIS**

The California Environmental Quality Act (section 21000, et. Seq. of the California Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary projects. A project, under CEQA, is defined as "the whole of an action, which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment." The proposed project request a time extension for a previously approved



Tentative Subdivision Map. This project and proposed extension continues to be subjected to the previously approved Environmental Impact Report and its mitigation measures. The setting for the project has not significantly changed since the adoption of the EIR document. Surrounding properties have either remained undeveloped or have developed in accordance with the EIR findings. The extension of time does not involve any physical change in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the previously adopted EIR is sufficient and, pursuant to State CEQA guidelines section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

## **RECOMMENDATIONS AND PROCEEDURES**

According to the Corcoran Municipal Code Section 12-1-5, the Corcoran Planning Commission is the designated approving authority as to all matters relating to tentative subdivision map extensions. The Tentative Map was reviewed and approved by the Planning Commission on January 8, 2007. The original approval was for 24 months. On January 8, 2007) an extension of 24 months was approved. Coupled with the automatic extensions granted by the State of California the Map will expire in March of 2018. The Subdivision Map Act allows a jurisdiction 36 months of extensions. Map 878 has used 24 months of the allowed extension. Based upon the projects original findings and consistency with the City of Corcoran's General Plan and based on the ability to continue the findings dated, January 8, 2007, staff recommends that a 12 month extension be approved.

## **ATTACHMENT:**

- Resolution 18-01, Tentative Subdivision Map Extension 878
- Staff report January 2007
- Resolution 07-04, Tentative Tract Map No. 878
- Subdivision Map – Sequoias Unit 2

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 18-01  
PERTAINING TO  
TENTATIVE SUB DIVISION MAP 878 EXTENSION**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on February 20, 2018, the Commission approved the following:

**WHEREAS**, The Community Development Department received an application requesting for Tentative Subdivision Map 878 extension, filed by North Star Engineering Group Inc. was reviewed by the Planning Commission of the City of Corcoran; and

**WHEREAS**, the project is generally located on the West Side of Dairy Avenue, South of Bainum Avenue, APN 034-220-026; and

**WHEREAS**, the project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code 21000 et seq; and

**WHEREAS**, Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines) provide an exemption from CEQA for projects which have been previously analyzed under a previous environmental document; and

**WHEREAS**, a previous Environmental Impact Report (EIR) was certified for Tentative Subdivision Map 878; and

**WHEREAS**, based on staff's review of the project, no special circumstances exist that would create a reasonable possibility that granting the tentative map extension will have a significant effect on the environment beyond what was previously analyzed and disclosed: and

**WHEREAS**, the Community Development Department considered the project request pursuant to the Corcoran General Plan, the Corcoran Municipal Code Title 12, Subdivision Regulations and the Corcoran Zoning Code. And all other applicable State and local regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Corcoran finds the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14 (State CEQA Guidelines), based on the following findings.

CEQA

**Findings:** No subsequent environmental review is necessary for the Sequoias map 878 extension project pursuant to the State CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations)

**Evidence:** The City has reviewed the project and analyzed it based on the provisions of the State CEQA guidelines. The proposed project request an extension of time for a previously approved Tentative Subdivision map. Potential environmental impacts were analyzed as part of the City of Corcoran's General Plan and the approved EIR. The setting for the project has not significantly changed since the adoption of the environmental document. The extension of time does not involve any physical change in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the approved EIR for subdivision map 878 is sufficient and, pursuant to State CEQA Guidelines section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

**BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Corcoran approves a 12 month (1 year) extension of the Tentative Subdivision Map 878. The project shall continue to be bound by all the original conditions of approval.

**Finding:** The applicant's request to further extend the life of the previously approved tentative subdivision map is permitted by the Subdivision Map Act.

**Evidence:** Section 66452.6 (e) of the California Subdivision Map Act allows the life of an approved or conditionally approved tentative map to be extended for a period or periods not exceeding a total of (6) years. The tentative map was approved on January 8, 2007 for a period of two years the map was further extended in 2009 for a period of 1 year. This, coupled with the completion of a series of Legislative statutory extensions, was due to expire in March of 2018. The applicant has applied for an extension of 12 months (1 year) to bring the expiration date to March 31, 2019. This request is in accordance with the Subdivision Map act and Title 12 of the Corcoran Municipal code.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Corcoran on February 20, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 18-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20<sup>th</sup> day of February, 2018, by the vote as set forth therein.

DATED: February 20, 2018

ATTEST BY:

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Ma. Josephine D. Lindsey  
Planning Commission Secretary

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Marlene Lopez, City Clerk

City of

# CORCORAN

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## MEMORANDUM

TO: CORCORAN PLANNING COMMISSION

FROM: STAFF

SUBJECT: TENTATIVE SUBDIVISION MAP NO. 878, SUBMITTED BY KEMP LAND COMPANY, PROPOSED FOR THE 69± ACRE PARCEL GENERALLY BOUNDED BY BAINUM AVENUE, 6 ½ AVENUE, OREGON AVENUE AND DAIRY AVENUE, APN 034-220-026.

MEETING DATE: JANUARY 8, 2007

## APPLICANT

Kemp Land Company  
550 Harvest Park Drive Ste. B  
Brentwood, CA 94513

## ENGINEER

Northstar Engineering Group, Inc  
909 14th Street Modesto, CA  
95354 Atten: Anthony Cannella,  
PE

## OWNER

APN 034-220-026  
Corcoran 147, LP-A California Limited Partnership  
550 Harvest Park Drive, Ste. B Brentwood, CA 94513

## PROPOSAL AND LOCATION

Tentative Subdivision Map 878, Sequoias Unit 2 is proposed to subdivide one parcel of 69 ± acres into 297 single family lots. The property is generally bounded by Bainum Avenue, 6 ½ Avenue, Oregon Avenue and Dairy Avenue. The lots range in size from 6,000 ±sq. ft. to 14,867 ±sq. ft. The property is zoned R-1-6, Single Family Residential and RM-2.5, Multi-Family.

## PREVIOUS APPLICATIONS

The applicant has previously obtained approval for Tentative Subdivision Map 857 (the 55 acres directly to the north of the subject property) in December of 2005. The final map for Phase 1 of TSM 857 was approved by City Council on December 13, 2006.

## ADJACENT LAND USES AND ZONING

	Use	Zoning
North:	Currently vacant land TSM 857 for R-1-6 Development	R-1-6, RM 2.5 and CN
South:	Agriculture	County AG RM-2.5
East:	Residential	and R-1-6 AL-10
West:	Farm Land	

The developer will be required to pipe the ditch for the property immediately north of the proposed subdivision along Dairy Avenue, APN 034-220-009.

#### GENERAL PLAN AND ZONING

The General Plan for the subject property is primarily low-density residential with a portion of the property designated as Open Space. The parks impact fees will be paid as the lots are developed for a future park site. The Open Space designation has been shown to the west of the subject property in the 2005 General Plan Update. R-1-6 zone designation is in conformance with the low density designation of the General Plan.

#### FLOOD PLAIN ZONE MAP

The site is vacant and most of the subject property is within the "area not included" as per the Federal Emergency Management Agency Flood Insurance Rate Map 060086 0225 B, August 4, 1988. However, the southwest portion of the subject property could be inferred as Flood Zone A according to Kings County Firm Map 060086 0225 B Panel 225 of 425.

#### ANALYSIS

##### A. Project Design and Lot Sizes

Tentative Tract Map 878 proposes the subdivision of one parcel totaling approximately 69 acres into 297 lots. The lots range in size from 6,000 ± sq. ft. to 14,867 ± sq. ft. The cul-de-sacs have been designed to be day lighted to make the subdivision more pedestrian friendly. The collector streets (68 ft.) are 6<sup>1</sup>/<sub>4</sub> Avenue, Oregon Avenue and Kern River Avenue. Dairy Avenue is an arterial; a right-of-way dedication of 44 ft. The interior local streets have been designed to avoid "race track" streets.

##### B. Streets/Circulation/Trip Generation

A traffic impact analysis has been prepared for the Sequoias Subdivision and is attached to this staff report. The mitigation measures stated in traffic report are proposed to be conditions of approval. The interior streets of the proposed subdivision are residential streets are local streets (56 ft. right-of-way), with the exception of Kern River Avenue, which will be a collector street with 68 ft. right-of-way. Oregon Avenue and 6<sup>1</sup>/<sub>4</sub> Avenue are collector streets. Dairy Avenue is an arterial street. At full build out of 297 lots, using 9.57 vehicle trips per day per household there would be approximately 2842 vehicle trips generated daily. A "trip" is defined as a single

or one-directional vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

The private utility companies have been contacted for comments concerning Tentative Subdivision Tract Map 878.

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

#### D. Improvements

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

#### TENTATIVE TRACT FINDINGS A. Consistency Findings:

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

#### Evidence

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

#### C. Type of Development Finding:

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

The site is vacant flat land and most of the subject property is within the "area not included" as per the Federal Emergency Management Agency Flood Insurance Rate Map 060086 0225 B, August 4, 1988. However, the southwest portion of the subject property could be inferred as Flood Zone A according to Kings County Firm Map 060086 0225 B Panel 225 of 425.

#### Evidence

City sewer and water maps; Tentative Tract Map.

#### D. Environmental Finding:

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

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

Evidence

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

F. Public Health Finding:

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

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

Evidence:

Tentative Subdivision Tract Map No. 878; Planning Commission Resolution Conditions of Approval.

G. Improvements & Access Finding:

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

1. All off-site improvements such as the curb, gutter, sidewalk, drive approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design material and installation of said improvements meet or exceed standards adopted by the City of Corcoran.
2. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

Evidence

Tentative Tract Map No. 878; Conditions of Approval.



**RECOMMENDATION OF PLANNING COMMISSION:**

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

**EXPIRATION OF MAPS AND EXTENSIONS:**

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

CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 07-04 TENTATIVE TRACT MAP NO. 878

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 8, 2007, on motion of Chairman Tristao seconded by Commissioner Stiger, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Tract Map No. 878, as filed by reviewed by the Planning Commission of the City of Corcoran, and

WHEREAS, the proposed subdivision is proposed to subdivide one parcel of 69 ± acres into 297 single family lots; and

WHEREAS, the property is generally bounded by Bainum Avenue, 6<sup>th</sup> Avenue, Oregon Avenue and Dairy Avenue; and

WHEREAS, the Planning Commission held a public hearing on January 8, 2007, and

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

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

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

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

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 8, 2007, and

THEREFORE, BE IT RESOLVED that Tentative Tract No. 878 be approved subject to the conditions listed in the Exhibits A, B, C and D and that the recommendation for approval be forwarded to the City Council.

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

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

NOES: None

ABSTAIN: None

ABSENT: None

Adopted this 8th day of January 2007

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

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

## EXHIBIT A

### RESOLUTION 07-04 CONDITIONS TENTATIVE SUBDIVISION TRACT NO. 878

#### GENERAL DESIGN

1. That the applicant in consideration of the approval of said Tentative Tract hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind or nature arising out of or by reason of said project, and the development of said land by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That approval of this Tentative Tract does not exempt compliance with all applicable Sections of the City of Corcoran Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not be limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form, but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project, or such earlier time set forth in the Corcoran Municipal Code.
3. That all approved proposal of the applicant be conditions of development if not mentioned herein.
4. That the general design of the tract be approved with minor modifications being approved by the Community Development and Public Works Departments.
5. That construction of the improvements be limited to day light hours.
6. That dust control measures be taken during the construction of improvements.
7. That the developer provide at least one medium sized tree on each lot.
8. That the developer provide street trees and irrigation system, approved by the Public Works Director, along all the local streets in the subdivision and along 6 14 Avenue and Oregon Avenue.
9. That a building permit will not be issued until an all weather road is constructed.
10. That the placement of mail boxes must meet approval of Post Office (Contact Steven Reeves, Post Master (559) 992-4505).
11. That a decorative 6 ft. block wall, approved by the Public Works Director, be installed along 6 ½ Avenue and Bainum Avenue.

12. That sidewalks be provided from the day-lighted cul-de-sacs to connect to the sidewalk along the collector street.
13. Developer required to form a Landscape Lighting District in accordance with the Landscape Lighting District Act of 1972.
14. Developer shall pipe irrigation/drainage ditch from the corner of Bainum Avenue and Dairy Avenue to 034-220-026 at Developer's sole cost and expense. A portion of such improvements are adjacent to undeveloped/underdeveloped land. As such undeveloped/underdeveloped land is developed, Developer shall be reimbursed from the developer of such undeveloped/underdeveloped land in an amount and manner deemed appropriate by City.
15. That the developer comply with the mitigation measures stated in the Traffic Impact Analysis for The Sequoias Subdivision, prepared by KD Anderson & Associates, Inc. September 18, 2006.

#### PUBLIC WORKS/ENGINEERING CONDITIONS

1. See Exhibit "B"

#### TRAFFIC IMPACT ANALYSIS PREPARED BY KD ANDERSON & ASSOCIATES, SEPTEMBER 18, 2006 - MITIGATIONS

1. See Exhibit "C"

#### FIRE DEPARTMENT

1. See Exhibit "D"

#### SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT

1. Developer must comply with all provisions of the San Joaquin Valley Unified Air Pollution Control District

#### KINGS COUNTY AIRPORT LAND USE COMPATIBILITY PLAN

1. Developer must comply with the provisions of the Kings County Airport Land Use Compatibility Plan. An Overflight Easement is required for Zone C and a Deed Notice is required for Zone D.

#### ZONING

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

3

ARCHEOLOGICAL:

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

EXPIRATION:

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

# THE SEQUIOIAS UNIT 2

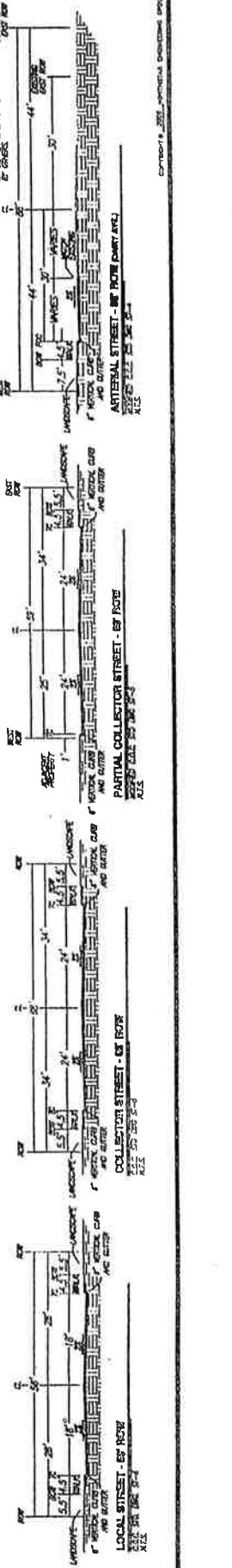
# 878 TENTATIVE SUBDIVISION MAP  
 OCTOBER 26, 2006  
 CORCORAN, CALIFORNIA

SHEET	SHEET NAME
01	PROJECT LOCATION, STREET CROSS SECTIONS AND NOTES
02	LOTS 1-158 A,B,C
03	LOTS 159-397



SYMBOL	DESCRIPTION
(Symbol)	FIRE HYDRANT
(Symbol)	ELECTRIC
(Symbol)	BLACK WALL
(Symbol)	1" CONDUIT
(Symbol)	PHASED IN (EXISTING)
(Symbol)	TRIPLE 4" DIA. (EXISTING)
(Symbol)	SUBMER MANHOLE (EXISTING)
(Symbol)	UTILITY BOX (EXISTING)
(Symbol)	WATER VALVE (EXISTING)
(Symbol)	PROPOSED MANHOLE (EXISTING)
(Symbol)	EXISTING IMPROVEMENTS SHOWN WITH DASHED LINES
(Symbol)	MADE SIZE NOT SHOWN, DEPENDENT UPON SHEET SCALE

FLOOD ZONE AS LIMITED ON THIS COUNTY FPM MAP ORDERS 02258 PAGES 202 OF 525



**VICINITY MAP**  
 N15

PROJECT LOCATION

**LEGEND**

- 1. ASSESSOR'S PARCEL NUMBER: 034-220-025
- 2. SITE ADDRESS NOTE ASSIGNED AT THE TIME OF THE 2006 GENERAL PROPERTY TAX MAP REPORT
- 3. ACREAGE: 67.24 AC.
- 4. APPROXIMATE SITE SIZE: 67.24 AC. NET
- 5. EXISTING GENERAL PLAN DESIGNATION: LD & OS
- 6. EXISTING GENERAL PLAN DESIGNATION: R-1-S & R-1-S
- 7. EXISTING USE: RESIDENTIAL
- 8. PROPOSED PROJECT DESIGN: 4.33 UNITS/AC
- 9. PROPOSED USE: 287 SINGLE FAMILY RESIDENCES
- 10. STREET NAMES UTILIZED FOR DEVELOPMENT PURPOSES ONLY.
- 11. ACTUAL STREET NAMES TO BE PROVIDED WITH FINAL MAP.
- 12. CITY OF CORCORAN HAS REVIEWED THIS TENTATIVE MAP AND HAS APPROVED THIS TENTATIVE MAP FOR THE CITY OF CORCORAN.
- 13. ALL EXISTING UTILITIES AND STREETS WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED BY THE CITY OF CORCORAN.
- 14. ALL EXISTING OVERHEAD UTILITY LINES AND AIRCROSSING DITCHES WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED BY THE CITY OF CORCORAN.
- 15. ALL EXISTING SIDEWALKS AND STREETS WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED BY THE CITY OF CORCORAN.
- 16. LOTS A, B & C TO BE REDUCED TO THE CITY OF CORCORAN.
- 17. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CORCORAN STANDARD SPECIFICATIONS.
- 18. WATER, SEWER, STORM DRAIN AND STREETS ARE TO BE PUBLIC IMPROVEMENTS.
- 19. UTILITY SERVICE PROVIDERS: WATER: CITY OF CORCORAN; SEWER: CITY OF CORCORAN; STORM DRAIN: CITY OF CORCORAN.
- 20. PRESENT TO THE CITY OF CORCORAN FOR REVIEW AND APPROVAL.
- 21. A PHONING PLAN HAS NOT YET BEEN DEVELOPED FOR THIS PROJECT. THE PHONING PLAN SHALL BE DEVELOPED AND SUBMITTED TO THE CITY OF CORCORAN FOR REVIEW AND APPROVAL.
- 22. TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT, THE PHONING PLAN MUST BE SUBMITTED TO THE CITY OF CORCORAN FOR REVIEW AND APPROVAL.



TENTATIVE SUBDIVISION MAP  
 THE SEQUIOIAS UNIT 2

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT  
ITEM #: 5.2**

**MEMORANDUM**

**TO:** Planning Commission

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

**DATE:** February 14, 2018

**MEETING DATE:** February 20, 2018





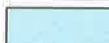

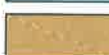







**SUBJECT:** Tentative phasing plan for Sequoias Sub-Division unit 2

**Recommendation:** Review the submitted phasing plan submitted by North Star Engineering and provide comments or approval

**Discussion:** North Star Engineering on behalf of owner/developer, Greg Hostetler, (Stonefield Home) has submitted a phasing plan regarding Sequoia's 2 Subdivision. Attached is a map of the Sequoia 2 Tentative map with the proposed phasing plan. The developer would like to start with 15 to 20 lots to test the market. The remaining lots would be developed at a later date. The phasing plan shows one ingress and egress and our sub-division regulations require two. Realizing that this is the first phase the city must take into consideration that a second phase may not come into fruition. North Star Engineering would be required to submit Civil Engineering plans regarding the phased development that would be reviewed by our city engineer prior to construction.

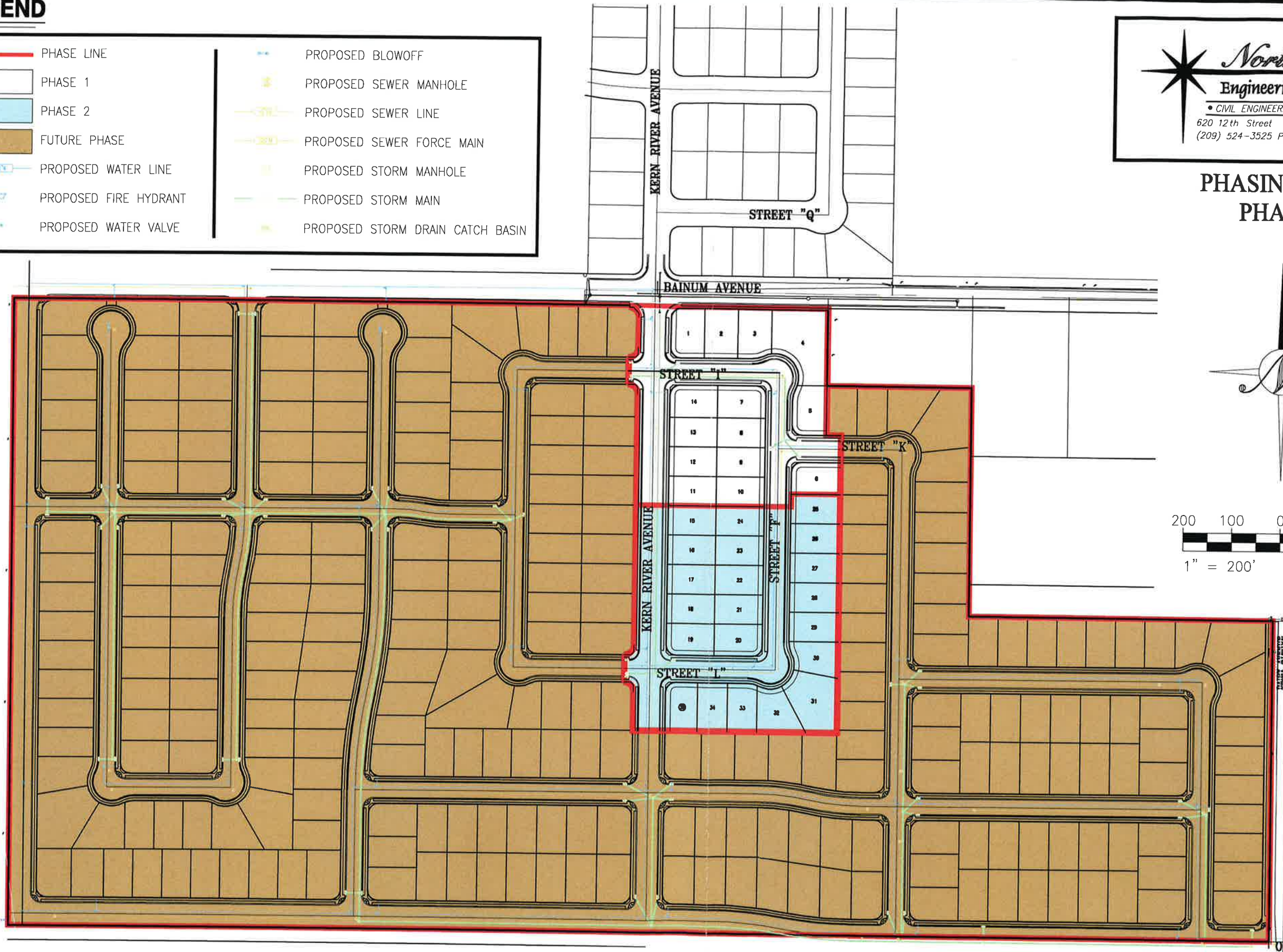
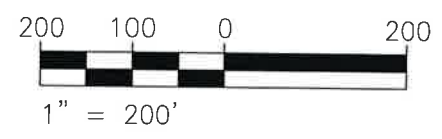
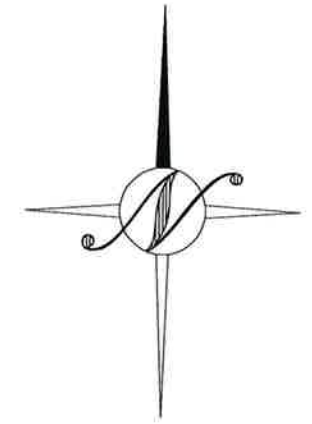


# LEGEND

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


**North Star**  
**Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street Modesto, CA 95354  
 (209) 524-3525 Phone (209) 524-3526 Fax

## PHASING PLAN PHASE 1



PLOTTED: 2/6/2018 11:42 AM PLOTTED BY: Kmahowald  
 DWFNAME: F:\13-1298 The Sequoias Phase 2\Civil\Exhibits\01\_Phase 1.dwg



# Community Development Planning Commission

Staff Report No: 5.3

Calendar Year end Report:

January to December, 2017

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The Community Development Department encourages and regulates development projects within the city. It is organized to fulfill functions related to development projects from initial concept, through planning, zoning, building plan check, inspections and occupancy, and code enforcement of all municipal and State codes of regulations. Community Development also is responsible for fast, efficient and reliable transit that serves this community. Community Development focused on three main areas during the last fiscal year. Growth, service to the community and budgetary adjustments. Year 2017 was a year of low to moderate growth. Without an active sub-division, residential building was limited to infill lots. However, the winds of change are breezing through Corcoran regarding both residential and commercial projects and we anticipate many changes and a better tomorrow. We have persistently concentrated attention on improving our services while staying within the approved budget by involving all members of the department and thinking out of the box. The Community Development Department is made up of five divisions.

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

The Community Development Director oversees all divisions and serves as the Building Official and City Planner. Josephine Dela Cruz Lindsey serves as the Administrative Assistant for the department as well as Deputy City Clerk, and Jim Cutler is the City Building Inspector. Valerie Bega serves as the Transit Coordinator and oversees the day to day operations of our Transit division which employs five drivers and one dispatcher. Although our staff is small, I have every confidence in our ability to serve this community and help move Corcoran towards a great future.

## **Building and Safety Division**

New Single Family Dwellings were slow in 2017. However, 2018 and beyond look promising with an approved TSDM and the extension of an existing map. 2017 Building permits totaled 288 which is slightly less than last year however, every category except SFD and carports saw an increase in permits. (See Attached report).

# City of Corcoran

City of Corcoran Building Division

## BUILDING DEPARTMENT ACTIVITY REPORT

Report Date Range : 01/01/2017 to 12/31/2017

Structure / Permit Type	# of Permits	Valuation
<b>COMMERCIAL</b>		
SOLAR COMMERCIAL	1	70,500.00
COMMERCIAL REPAIR	4	78,000.00
COMMERCIAL TENANT IMPROVEMENT	4	74,000.00
ELECTRIC PERMIT	1	1,500.00
PLUMBING PERMIT	1	15,000.00
MECHANICAL PERMIT	2	30,000.00
ENCROACHMENT	2	2,500.00
RE-ROOF	2	44,000.00
COMMERCIAL DEMOLITION	2	1,000.00
OTHER NON-RESIDENTIAL BLDG	1	3,000.00
OTHER NON-RESIDENTIAL ADD/REM	1	12,000.00
NEW OFFICE	1	50,000.00
NEW SERVICE STATION	1	35,000.00
RESTAURANT ADD/REM	1	108,379.14
STRUCTURE OTHER THAN A BLDG	1	5,000.00
	<b>25</b>	
<b>ENGINEERING</b>		
COMM WELL DRILLING	1	16,000.00
ENCROACHMENT	7	63,440.00
COMMERCIAL DEMOLITION	1	8,000.00
STRUCTURE OTHER THAN A BLDG	3	50,000.00
	<b>12</b>	
<b>RESIDENTIAL</b>		
RESIDENTIAL REPAIR	15	234,884.00
REPLACING WINDOWS SFD	2	6,500.00
SOLAR SYSTEM	71	1,202,740.00
SINGLE FAMILY DWELLING	14	1,984,613.60
SINGLE FAMILY ADDITION	3	62,976.40
SINGLE FAMILY REMODEL	3	67,000.00
RESIDENTIAL GARAGE NEW/ADD/REM	3	27,000.00
RESIDENTIAL PATIO NEW/ADD	29	143,500.00
SWIMMING POOL / SPA	1	35,000.00
ELECTRIC PERMIT	16	28,400.00
PLUMBING PERMIT	9	36,900.00
MECHANICAL PERMIT	40	152,845.00
ENCROACHMENT	5	13,000.00
RE-ROOF	67	485,970.00

# City of Corcoran

City of Corcoran Building Division

## BUILDING DEPARTMENT ACTIVITY REPORT

Report Date Range : 01/01/2017 to 12/31/2017

<b>Structure / Permit Type</b>	<b># of Permits</b>	<b>Valuation</b>
<b>RESIDENTIAL</b>		
RESIDENTIAL DEMOLITION	5	34,800.00
DUPLEX ADDITION/REMODEL	1	10,000.00
OTHER NON-RESIDENTIAL BLDG	1	5,000.00
STRUCTURE OTHER THAN A BLDG	1	6,500.00
	<b>286</b>	
<b>TRIPLEX</b>		
RESIDENTIAL REPAIR	1	13,000.00
	<b>1</b>	
<b><u>TOTALS</u></b>	<b><u>324.00</u></b>	<b><u>5,217,948.14</u></b>

## **Planning Division**

The Planning Division moved steadily forward and has been actively working with Economic Development to bring additional sub-divisions for housing as well as business and industrial interest. We are working with two Central Valley local developers regarding sub-divisions, and are seeking national developers for available properties. Administrative Approvals, Conditional Use permits, Site Plan Review, all experienced a moderate increase and staff has been working on reviewing the approved zoning code for changes that are required and supplementing the code with newly approved ordinances. Community Development Staff in conjunction with our City Attorney presented an ordinance that allows the city to monitor the personal use of cannabis through a registering process.

### **Administrative Approval:**

1. AA 17-01: 1806 Earl Avenue for a mobile home as a secondary unit (Approved)
2. AA 17-02: 522 Benrus Avenue for a secondary unit/living space and storage (Approved)
3. AA 17-03: 1716 Tennent Avenue for conversion of a garage into living space (Approved)

### **Conditional Use Permits:**

1. CUP 17-01: 1017 Whitley Avenue for a restaurant with brewery and distillery (Approved)
2. Cup 17-02: 929 Whitley Avenue for tattoo shop (Approved)
3. CUP 17-03: 924 Whitley Avenue for a permit to sell liquor in a restaurant (Approved)

### **Tentative Parcel Maps:**

1. TSM 17-01: Phase 2 of Sierra Estates (Approved)

### **Lot Line Adjustments:**

1. LLA 17-01: 2741 Orange Avenue (Approved)

### **Site Plan Review:**

1. SPR 17-01: 1120 Whitley Avenue for a commercial fast food (Approved)
2. SPR 17-02: 1100 Whitley Avenue for a Dollar Tree general store (Approved)
3. SPR 17-03: 2003 Whitley Avenue for a remodel and expansion of existing Mc Donald's Store (Approved)

### **Sign approval:**

1. SP 17-01: 636 Dairy Avenue (Approved)

## **Code Enforcement Division:**

Code Enforcement (CE) continues to evolve in 2017. New State and Federal regulation regarding certification of all Code Enforcement Officers went into effect on January 1, 2018. There has been many aspects of Code Enforcement changes in the past year regarding classification of Code Enforcement Officers as well as the ever changing Health and Safety Codes as well as other State and Federal Codes. At this time, Community Development does not have a full time code enforcement officer on patrol. However, the City is currently advertising for a full time Building Inspector/Code Enforcement Officer and we hope to have the position filled as soon as possible. In the mean time we have re-organized on a staff level to try and handle the complaint flow regarding the many facets of code enforcement, however, the pro-active style of Code Enforcement, which is our preference, at this

time is not available. We work on a complaint basis and the complaints are handled according to the severity of the problem. Currently we have two PC832 certified employees that manages the Vehicle Abatement Program.

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

1. Vehicle Abatement: CE has tagged 88 vehicles.
2. Zoning Code violations: CE has issued 99 zoning code violation notices (47 parking on the lawn)
3. Water conservation: CE has issued 35 Warnings and 5 Citations.
4. Property Maintenance: CE has sent out 10 Notice and Orders regarding property maintenance.
5. Weed Abatement: CE issued 60 Notice and Orders regarding weed abatement with (51) Removed By Owner (RBO)
6. Sub-Standard Buildings: CE and BD issued 6 Notice and Orders regarding substandard buildings

In November of 2017, the City Council passed an Ordinance requiring all Sub-standard properties and boarded up properties to rehab or demo the structures within 3 months. This is proving to be very effective in eliminating these blighted properties.

### Housing Division

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

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

Currently the City monitors 159 Active loans and 204 deferred loans, and we reconveyed 14 loans in 2017.

The current amount of deferred loans is \$9,780,255.46

The current amount of active loans is \$5, 623,353.21

### Transit Division

2017 was the first full year that Corcoran Area Transit (CAT) was a division of Community Development. Transit has undergone a few changes and many more will come to fruition in 2018 and 2019. During the past few months, staff has been working on a transit program that will allow a more dependable, cost efficient method of operations. The program will monitor everything from employee payable hours to maintenance of the buses, it will cover fuel cost and mileage of each bus. This will allow management to run reports to help analyze the day to day operations to provide better service to the community. Transit grant funds will also build a new bus shelter in the Public Works yard as well as re-pave the complete yard. We will be adding new high tech cameras on all the buses and around the transit

station. The new program will include computerized system in each bus which will provide a faster, more reliable documentation of the daily operations. Transit staff had several barriers to surmount during the year. However, providing safe, reliable, cost efficient service to the community is paramount and transit staff continued to provide excellent service no matter what the obstacle. We are continuously looking for improved ways to service the community and their transportation needs.

Attached is the Ridership data for each bus during the 2017 year. The data columns are as follows:

1. Month
2. Passengers
3. Revenue miles
4. Revenue hours

Corcoran Ridership Data

Calendar 2017

	Pass.	Rev. Miles	Rev. Hrs.
January	59	108	627.9
February	98	133	14.79
March	45	55	6.09
April	423	678	70.53
May	434	552	53.78
June	73	78	8.26
July	8	16	1.25
August	28	46	5
September	9	11	1.14
October	0	0	0
November	236	369	44.12
December	507	964	103.1
<b>Total</b>	<b>1920</b>	<b>3010</b>	<b>935.96</b>

Bus #169

	Pass	Rev. Miles	Rev. Hrs.
	293	495	48.37
	0	0	0
	472	637	67.29
	598	935	100.7
	327	455	47.7
	385	454	41.67
	258	410	36.37
	643	944	97.95
	819	1197	112.4
	824	1200	125.5
	308	481	50.44
	0	0	0
<b>Total</b>	<b>4927</b>	<b>7208</b>	<b>728.39</b>

Bus #170

	Pass.	Rev. Miles	Rev. Hrs.
	492	864	83.11
	531	910	92.42
	293	496	47
	179	277	27.55
	781	1047	96.12
	543	769	72.71
	481	819	66.13
	855	1473	128.4
	726	1203	114.4
	558	976	87.21
	143	246	20.1
	49	99	9.44
<b>Total</b>	<b>5631</b>	<b>9179</b>	<b>844.59</b>

Calendar 2017

Bus #215

	Pass.	Rev. Miles	Rev. Hrs.
January	584	902	97.62
February	695	951	106
March	623	858	95.72
April	635	995	102
May	765	997	96.68
June	903	1200	114.5
July	500	647	62.43
August	887	1302	126.3
September	386	591	54.17
October	822	1154	107
November	481	990	98.49
December	549	908	95.24
<b>Total</b>	<b>7830</b>	<b>11495</b>	<b>1156.15</b>

Bus #216

	Pass	Rev. Miles	Rev. Hrs.
	825	1349	122.7
	788	1189	114.5
	976	1311	122.9
	325	459	41.9
	730	929	98.3
	936	1245	112.94
	520	754	76.17
	568	879	77.55
	322	517	49.57
	206	278	25.92
	521	967	90.4
	725	1275	115.9
<b>Total</b>	<b>7442</b>	<b>11152</b>	<b>1048.75</b>

Bus #238

	Pass	Rev. Miles	Rev. Hrs.
	380	575	62.62
	704	867	96.23
	899	1137	113.3
	643	872	90.83
	536	655	66.86
	344	338	33.76
	964	1306	121.6
	462	737	72.61
	768	1165	106.1
	414	635	55.1
	752	1250	114.71
	482	837	88.43
<b>Total</b>	<b>7348</b>	<b>10374</b>	<b>1022.15</b>



Calendar 2017		TOTAL		
	Pass	Rev. Miles	Rev. Hrs.	
January	2633	4293	1042.32	
February	2816	4050	423.94	
March	3308	4494	452.3	
April	2803	4216	433.5	
May	3573	4635	459.44	
June	3184	4084	383.84	
July	2731	3952	363.95	
August	3443	5381	507.81	
September	3030	4684	437.78	
October	2824	4243	400.73	
November	2441	4303	418.26	
December	2312	4083	412.11	
<b>Total</b>	<b>35098</b>	<b>52418</b>	<b>5735.98</b>	