

***CORCORAN PLANNING COMMISSION
MEETING AGENDA***

*Monday, April 13, 2020
5:30 P.M*

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

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

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

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

Access Code: 962-899

Limited space will be available for those who wish
to attend the meeting in person at:

**Corcoran City Hall
832 Whitley Ave
Corcoran, CA 93212**

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

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

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

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

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

ROLL CALL

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

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on March 16, 2020.

3. **RE-ORGANIZATION - None**

4. **PUBLIC HEARINGS**

4.1. Public hearing to consider the evaluation of environmental impacts initial study for the City project "Sewer and Water Line Replacements and Corcoran Well 8C Water Quality Improvements; and Environmental review for the same activity/project (*Tromborg*)(VV)

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony

- E. Close hearing
- F. Council discussion
- G. By motion, approve/approve with changes/deny recommendation

4.2 Public hearing to consider Tentative Parcel Map 20-01 submitted by Zumwalt Hansen & Associates, Inc. for property located at 2640 Sherman Avenue, Corcoran, CA 93212 with APN 034-143-032 (*VV Tromborg*)

- 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

4.3 Public hearing to consider Zone Text Change pertaining to installation of water meter in a secondary unit. (*VV Tromborg*)

- 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

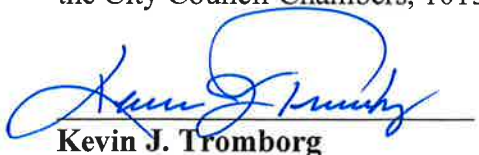
5. **STAFF REPORTS**

6. **MATTERS FOR PLANNING COMMISSION**

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

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on April 9, 2020.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, March 16, 2020**

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

ROLL CALL

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

Commissioners absent: Watkins

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

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led by DeVaney.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Kassner to approve the minutes of the regular meeting on February 18, 2020. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to consider variance application regarding lot size in an R-1-6 zone (Single Family Residential) submitted by Erik Volden for property located at 507 Claire Avenue, Corcoran, CA 93212 with APN 030-262-022, was declared open at 5:31 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:34 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by DeVaney to approve Resolution No 2020-04 pertaining to Variance 20-01, 507 Claire Avenue, Corcoran, CA 93212. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao
NOES:
ABSTAIN:
ABSENT: Watkins

4.2 Public Hearing to consider Conditional Use Permit 20-01 submitted by Luis Baez, for type 47 liquor license to sell beer, wine and mixed spirits at restaurant located at 917 Whitley Avenue, Corcoran, CA 93212 with APN: 032-041-006 was declared open at 5:35 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:38 pm.

Following Commission discussion, a **motion** was made by Kassner and seconded by Jarvis to approve Resolution No 2020-03 pertaining to Conditional Use Permit 20-01, for type 47 liquor license to sell beer, wine and mixed spirits at restaurant located at 917 Whitley Avenue, Corcoran, CA 93212. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao
NOES:
ABSTAIN:
ABSENT: Watkins

4.3. Public Hearing to consider Public hearing to consider zone text change pertaining to Duplex Housing in an R-1-6 or Single Family Dwelling Zone was declared open at 5:39 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:40 pm.

Following Commission discussion, a **motion** was made by Kassner and seconded by Tristao to approve Resolution No 2020-06 pertaining to zone text change on Duplex Housing in an R-1-6 or Single Family Dwelling Zone. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao
NOES:
ABSTAIN:
ABSENT: Watkins

4.4 Public Hearing to consider zone text change pertaining to Digital Signs, was declared open at 5:42 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:45 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution No 2020-07 pertaining to zone text change on Digital Signs in commercial zone district and application through a Conditional Use Permit. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

4.5 Public Hearing to consider zone text change pertaining to Mobile Home Park in a Neighborhood Commercial (CN) Zone, was declared open at 5:49 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:59 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution No 2020-05 pertaining to consider zone text change on Mobile Home Park in a Neighborhood Commercial (CN) Zone and application through a Conditional Use Permit. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

5. STAFF REPORTS

6. MATTERS FOR COMMISSION

6.1. Commission received information item on installation of water meter. The staff further directed to present in the next meeting, zone text change pertaining to installation of water meter in a secondary unit and to include cost of installation.

Commissioners also received information item on the following:

- City Council in a closed session last March 10, 2020 meeting denied the request for zone exception process pertaining to animal keeping within the City limits;
- In response to the current situation on COVID 19, future Planning Commission meeting may be conducted through a teleconference. Commissioners will be notified.
- Commissioners were also reminded of the submission of Form 700.

Regarding the existing seatrain located at 2012 Josephine Avenue, Corcoran, CA 93212, the property owner missed the application for zone exception due to medical condition. Commissioners directed the staff to process zone exception.

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

6.3 Committee/Seminar Reports

Commissioner Kassner briefly reported his participation to the Planning Commissioners Academy that he attended last March 4-6, 2020.

7. ADJOURNMENT

At 6:20 p.m., the meeting was adjourned to the next regular meeting on Monday, April 20, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney, Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson
Shea DeVaney

Vice-Chairperson
Karl Kassner

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

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

PUBLIC HEARING

Staff Report

Item # 4.1

To: Planning Commission

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

Date: April 13, 2020

Subject: **Evaluation and recommendation of approval to the Corcoran City Council regarding Initial Study and Negative Declaration 20-01**

A. General Information:

1.	Owner:	City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
2.	Applicant:	City of Corcoran
3.	Site Location:	City wide
4.	Property Description:	City Wide
5.	Site Area:	N/A
6.	General Plan Designation:	N/A
7.	Current Zone Classification:	N/A
8.	Existing Use:	City sewer and water systems
9.	Proposed Use:	City sewer and water systems

B. Compliance with General Plan and Zoning:

This proposed project complies with the policies and statements of:

1. Chapter Seven (7) of our General Plan (Public Facilities and Services).
2. Safety Element: Fire protection Policies and standards 4.8
3. Open Space, Conservation and Recreation Element: Policies and Standards, 5.1, 5.3, 5.9
4. Public Service and Facilities Element: Policies and Standards, 8.15

C. Environmental Impact Assessment and compliance with CEQA

A preliminary environmental impact assessment was conducted by staff in accordance with the California Environmental Quality Act. The proposed project could have an effect on the environment so an Initial study Mitigated Negative Declaration was prepared

D. Initial Study Mitigated Negative Declaration

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

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

E. Public Input:

A notice of intent to adopt a negative declaration and notice of public hearing was published in the Hanford Sentinel and the Corcoran Journal. The Public Hearing was posted outside the Corcoran City Council Chambers, at City Hall and on the City of Corcoran Web-site. No comments have been received to date.

F. Comments from Other Agencies/Departments:

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

G. RECOMMENDATION:

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

H. FINDINGS

The following findings are proposed:

- (A) The project(s) are not exempt is exempt under CEQA
- (B) An Initial Study Negative Declaration was prepared
- (C) The Initial Study and Negative Declaration found that the proposed project(s) could not Have a significant effect on the environment.
- (D) That the proposed project(s) will have no adverse effects upon adjoining or other properties in the vicinity.
- (E) That the proposed project(s) is consistent with the objectives and policies of the Corcoran General Plan, or any specific plan approved by the City.

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-10
PERTAINING TO
INITIAL STUDY NEGATIVE DECLARATION 20-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on April 13, 2020, the Commission approved the following:

Whereas, The City of Corcoran, submitted an application requesting approval or Initial Study Negative Declaration 20-01 regarding a project for sewer and water line replacement and water quality improvements to well 8C; and

Whereas, this Commission considered the staff report on April 13, 2020; and

Whereas, The Commission considered the staff report and Initial Study Negative Declaration; and

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

- (A) The project(s) are not exempt from CEQA requirements
- (B) An Initial Study Negative Declaration was prepared
- (C) The Initial Study Negative Declaration found that the proposed project(s) could not have a Significant effect on the environment.
- (D) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that Initial Study Negative Declaration 20-01 should be approved with findings, and that the finding and resolution be forwarded to the Corcoran City Council for final approval .

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 13th, day of April 2020

Shea DeVaney, Planning Commission Chairman

Kevin J. Tromborg, Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-10 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 13th day of April, 2020, by the vote as set forth therein.

DATED: April 13, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

**EVALUATION OF ENVIRONMENTAL IMPACTS
INITIAL STUDY**

Project Information

- | | |
|--|--|
| 1. Project Title | Sewer and Water Line Replacements and Corcoran Well 8C Water Quality Improvements |
| 2. Lead Agency Name and Address | City of Corcoran
832 Whitley Ave Corcoran, CA 93212 |
| 3. Contact Person and Phone Number | Kevin Tromborg, Community Development Director
(559) 992-2151 ext. 232 |
| 4. Project Location | Multiple segments in Corcoran's downtown area |
| Sewer and Water Line Replacements | |
| Water Well Improvements | 36.134573, -119.558680
(South of Nevada Ave between 5 ½ Ave and 5 th Ave) |
| 5. Project Sponsor's Name and Address | City of Corcoran
832 Whitley Ave Corcoran, CA 93212 |
| 6. General Plan Designation | CD – Downtown Commercial
RM2 – Multi-Family Commercial
RCO – Resource Conservation and Open Space |
| 7. Zoning | |
| Sewer and Water Line Replacements | CD – Downtown Commercial
RM2 – Multi-Family Residential |
| Water Well Improvements | RCO – Resource Conservation and Open Space |
| 8. Description of Project | This project intends to replace and upsize deteriorating and aging sewer and water lines in the downtown area. Additionally, several exploratory wells around the existing well will be drilled to identify the best location to drill a new drinking water well. |
| 9. Surrounding Land Uses and Setting | The surrounding land uses in the downtown area include Professional Offices and Parks to the north of Whitley Ave and Multi-Family Residential to the south of Whitley Ave. Well #8C will be located within a Resource Conservation and Open Space land use and is bordered by agricultural land to the south. |

CITY OFFICES:

EVALUATION OF ENVIRONMENTAL IMPACT FACTORS

I. AESTHETICS

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

Discussion of Impacts:

- a-d) **No Impact.** This project is not located within a designated scenic route nor are there scenic vistas within the vicinity of the project limits. The project area is in an already developed area and will not be disturbing scenic resources. When this project is complete, the project area will be returned to pre-project conditions, as such, the existing visual character and quality of the site and its surroundings will not be degraded. This project will not result in a new source of light or glare that could have adverse effect on day or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Discussion of Impacts:

- a-e) **No Impact.** The project will be located within city limits of the City of Corcoran, a small community located in Kings County, CA. The sewer and water line replacement portion of the work will occur within the zoning designation of CD – Downtown Commercial/ RM-2 Multi-Family Residential. The water well improvements will occur within the zoning designation Resource Conservation and Open Space (RCO). There are no active farming activities occurring within any of the parcels involved with this project. Therefore, there is no potential for the conversion of Prime, Unique, or Important farmland. Since the project is located within the City of Corcoran limits, the parcels associated with this application are residential/infill and are not dedicated to forest use. As a result, there is no risk Forestland being converted into non-forest use.

III. AIR QUALITY

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

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

Discussion of Impacts:

a-e) **Less Than Significant Impact.** Air Quality impacts from this project are generally limited to emissions generated during the construction phase, which includes the excavation of existing sewer and water lines, backfilling of dug out trenches once work is complete, and drilling a new well. Once construction activities are complete, this project will not result in an increase of any criteria pollutant because additional traffic will not be generated as a result of this project. This project is not intended to increase the number of housing units available or to create new business establishments. There were no concerns identified of this project potentially violating existing San Joaquin Valley Air Pollution Control District pollutant concentration thresholds.

IV. BIOLOGICAL RESOURCES

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

Discussion of Impacts:

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

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

V. CULTURAL RESOURCES

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

Discussion of Impacts:

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

VI. GEOLOGY AND SOILS

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

Discussion of Impacts:

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

is not located in an area with soils which exhibit moderately high to high expansion potential. A review of the Department of Conservation's Web Soil Survey indicates that the project site contains primarily lakeside loam soil, with a small percentage considered to be "homeland fine sandy loam." The loam soils are partially drained. The low clay percentage precludes a site-specific risk of substantial hazards due to expansive soils.

VII. GREENHOUSE GAS EMISSIONS

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

Discussion of Impacts:

a-b) **Less Than Significant Impact.** The majority of Greenhouse Gas Emissions from this project will occur during the construction phase, when a number of work vehicles and employee automobiles may be present on the site. Once completed, the water and sewer lines will not emit Greenhouse Gases. The new well pump will be powered by the City's existing power grid, contributing only a relatively small portion to overall greenhouse gases released during the operation of the well pump. This project will not conflict any plan, policy or regulation aimed at reduction greenhouse gas emission because once this project has been completed, only the well pump will have the potential to contribute to greenhouse gases; however, the well pump will be of such a size that its contribution to greenhouse gases will be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS

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

Discussion of Impacts:

- a) **No Impact.** The project site was not previously used for hazardous material storage, disposal, nor has it been contaminated with hazardous waste. No hazardous materials or waste would need to be transported or disposed of as a result of this project.
- b-c, g) **Less than Significant Impact.** During the construction phase of the project, small amounts of hazardous materials in the form of fuel and solvents would be required to be used; however, use of these materials will be limited to the construction phase only. The contractor will be required to comply with all applicable local, state, and federal standards pertaining to the proper handling and usage of any hazardous material used at the project site. The nearest school is Corcoran High School, located within approximately one-quarter mile of the work area for the sewer and water line replacement. The hazardous materials to be used on the project site will be kept to a minimum and contractor employees will be trained on proper handling procedures. This will ensure that impacts will be less than significant. Impacts of this project to emergency responses or evacuation plans will be minimized by requiring the contractor to provide a construction schedule to emergency response agencies and by providing adequate traffic control at any time there is work being done in the public right of way. Thereby having a less than significant impact on emergency responses or evacuation plans.
- d-f, h) **No Impact.** The project site is not located on a site that has been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located within an airport land use plan. The Corcoran airport is in an unincorporated area on the western edge of the city, while the project site is on the east central and northernmost part of the city and is well outside the airport land use compatibility boundaries. The private airstrip located on the southeastern part of the city would not pose a safety hazard for people working in the project area because the approaching and departing flightpath of any potential aircraft is facing in a direction away from the project area. The project site is located within the City of Corcoran, and thus there is minimal risk of loss, injury or death due to wildland fires.

IX. HYDROLOGY AND WATER QUALITY

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

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

Discussion of Impacts:

a-j) **No Impact.** This project is not hydrologically connected to any streams impaired for sediment and siltation. Although part of this project involves the installation of a new drinking water well, it is not anticipated that this will result in a substantial increase in the depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level. The existing well will be decommissioned and the new well will take its place. This project will not result in an increase in the amount of surface runoff because once the construction phase is complete, pre-project conditions will be restored. No housing structures will be built as part of this project and, according to the FEMA Flood Map Service, the project site is an area of minimal flood hazard, thus the risk of placing or exposing housing, people, or structures within a 100-year flood hazard area is nonexistent. The project site is not at risk of inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

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

Discussion of Impacts:

a-c) **No Impact.** The project will not physically divide an established community. Work will be conducted primarily along the alleyways between the commercial zone and multi-family residential zones south of Whitley Ave and in the alleyways that cross through the downtown commercial zones north of Whitley Ave. Access to the residential and commercial developments will not be affected by construction activities related to this project. The project site is not located in an area of special sensitivity and no cultural resources have been identified at this project site. Therefore, the project will have no impact to any habitat conservation plan or natural communities' conservation plan.

XI. MINERAL RESOURCES

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

Discussion of Impacts:

a-b) **No Impact.** In reviewing the County of Kings General Plan's Resource Conservation Element, the project is not located in an area of locally important mineral resource recovery. The scope of the project would not result in the loss of a known mineral resource that would be of value to the region or the state.

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input 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 within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

a-b, d) **Less than Significant.** Construction activities can be reasonably anticipated to temporarily exceed the exterior noise level standard of 65 dB Ldn as described in the City of Corcoran General Plan's Noise Element; however, these impacts can be considered less than significant. The machinery anticipated to be operated in the project would generate levels of noise similar to other vehicles that normally traverse the City; such as, large delivery vehicles, garbage trucks, vehicles outfitted with loud exhaust devices, etc. Construction-related groundborne vibration resulting from the movement of heavy equipment within the construction area would be temporary and localized. There will be no pile driving operations or

major compacting operations that would cause a groundborne vibration or groundborne noise impact to the nearby residential and commercial communities in the project area of the sewer and water line replacement. After the construction period is complete, the project will not result in temporary or permanent increase in the ambient noise levels in the vicinity of the project areas.

- c, e-f) **No Impact.** Noise levels within the project area after construction will be within the 65 dB Ldn noise level standard outlined in the Noise Element of the City's General Plan. The project is not located within an airport land use plan, and the private airstrip located on the southeastern part of the city would not expose people working in the project area to excessive noise levels caused by aircrafts.

XIII. POPULATION AND HOUSING

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

Discussion of Impacts:

- a-c) **No Impact.** This project is not expected to induce population growth within the vicinity of the project area once completed because the purpose of the work is to maintain the current levels of service of the existing water and sewer infrastructure for the existing residents and developments. The water and sewer infrastructure will not be extended to any new regions within the City. Likewise, the improvement of Well #8 is intended to ensure the City can continue to provide adequate amounts of drinking water to its current residents and ensure the quality of the water. Individuals are not anticipated to be displaced as a result of this project because the work being done in the downtown area will occur in the alleyways and structures will not be affected by the construction work. The work required in improving the water well will occur within the existing footprint of the current water well. There are no housing or commercial developments near the water well location that could potentially be displaced as a result of this project. Replacement housing is not anticipated as a result of this project.

XIV. PUBLIC SERVICES

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

Discussion of Impacts:

a i-v) **No Impact.** The scope of the project is to replace existing water and sewer lines and improve an existing water well. Once completed the physical components of this project will mostly be located underground, thus minimizing the need for fire or police protection. This project will not have an adverse physical impact on City schools, parks, or other public facilities.

XV. RECREATION

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

Discussion of Impacts:

a-b) **No Impact.** This project is intended to replace existing infrastructure in need of repair, and thus would not result in an increase in the use of neighborhood parks and other recreational facilities in the City. Furthermore, there are no recreational facilities needing to be construction as a result of proceeding with this project.

XVI. TRANSPORTATION/TRAFFIC

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

Discussion of Impacts:

- a-f) **No Impact.** The project does not conflict with any applicable plan ordinance or policy for performance of the circulation system. No increase of hazards due to a design feature or modification to existing roadway geometry is anticipated as a result of this project. The project is not anticipated to conflict with adopted policies plans or programs regarding public transportation. This project will not conflict with circulation standards identified in the Circulation Element of the Kings County General Plan. The work involving replacing the sewer and water lines will occur in a populated area, and traffic control will be a mandatory component of the construction phase. City emergency response agencies will be notified of the construction schedule, and work areas deemed unsafe for the general public will have access closed off to the general public.

XVII. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation incorporated	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts:

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

XVIII. UTILITIES AND SERVICE SYSTEMS

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

Discussion of Impacts:

a-g) **No Impact.** This project will not add on to the usage demand of the City's wastewater treatment facility because additional developments that could contribute to the wastewater system will not be constructed. The scope of the work of this project is to replace water lines and improve an existing water well to ensure the City continues to provide reliable amounts of water to its citizens. This project will be constructed in accordance will all applicable federal, state, and local statutes.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion of Impacts:

a-c) **No Impact.** The project area is within the City of Corcoran city limits, an area where endangered species or species of special interest do not exist and where the possibility of uncovering tribal and/or cultural artifacts is low, the scope of this project is generally limited to excavation of ground which has been previously disturbed by existing residential development. Emissions related to the project (solid, water, and air) will be limited to the construction phase. This project in its totality does not present a cumulatively considerable impact and is not expected to have environmental effects that will cause substantial adverse effects on human beings.

DETERMINATION

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

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

On the basis of this initial evaluation:

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

Signature / Title

Date

Kevin J Tromborg
Community Development
Director/Building Official/Planner
kevin.tromborg@cityofcorcoran.com



832 Whitley Ave
Corcoran, CA. 93212
(559) 992-2151 Ext. 232

MEMORANDUM

TO:

<input type="checkbox"/> City Manager	<input type="checkbox"/> Kings County Planning Office
<input type="checkbox"/> Finance Director	<input type="checkbox"/> Corcoran Irrigation District
<input type="checkbox"/> Community Development Director	<input type="checkbox"/> The Gas Company
<input type="checkbox"/> PG&E	<input type="checkbox"/> Applicant Engineer
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Comcast
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Frontier
<input type="checkbox"/> Police Chief	<input type="checkbox"/> Kings County Appraisal Department
<input type="checkbox"/> Public Works Director	<input type="checkbox"/> SRR Tachi Tribe
<input type="checkbox"/> City Engineer	<input type="checkbox"/> Postmaster
<input type="checkbox"/> Kings County Environmental Health	<input type="checkbox"/> Corcoran Unified School
<input type="checkbox"/> Fire Marshall	<input type="checkbox"/> SJVAPCD

DATE: March 26, 2020

FROM: Kevin J. Tromborg: Community Development Director

SUBJECT: **Planning Project Identification # ND 20-01**

The City of Corcoran has submitted an application for an evaluation of Environmental impacts initial study and Negative Declaration regarding a project for sewer and water line replacement and water quality improvements to well 8C. The project planning identification: (ND 20-01)

The City has determined that this project is not exempt from the California Environmental Quality Act (CEQA) and an Initial Study Negative Declaration has been prepared and submitted for review and comments.

ALL COMMENTS MUST BE RECEIVED BY APRIL 11, 2020 IN ORDER TO BE CONSIDERED DURING THIS REVIEW PROCESS.

Kevin J. Tromborg

Community Development Director

*** Proof of Publication ***

The Sentinel
Lee Central California Newspapers
P.O. Box 9
Hanford, CALIFORNIA 93232
PHONE 888-790-0915
Sentinel_Finance@lee.net

CITY OF CORCORAN

1033 CHITTENDEN AVE CITY HALL
CORCORAN CA 93212

ORDER NUMBER 96599

Publication- The Hanford Sentinel

State of California

County of Kings

I am a citizen of the United States and a resident of the county forsaide; I am over the age of eighteen years, and not a part to or interested in the above-entitled matter. I am the principal clerk of The Hanford Sentinel, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623.

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Section: Legals

Category: 201 Public Notices

PUBLISHED ON: 03/27/2020

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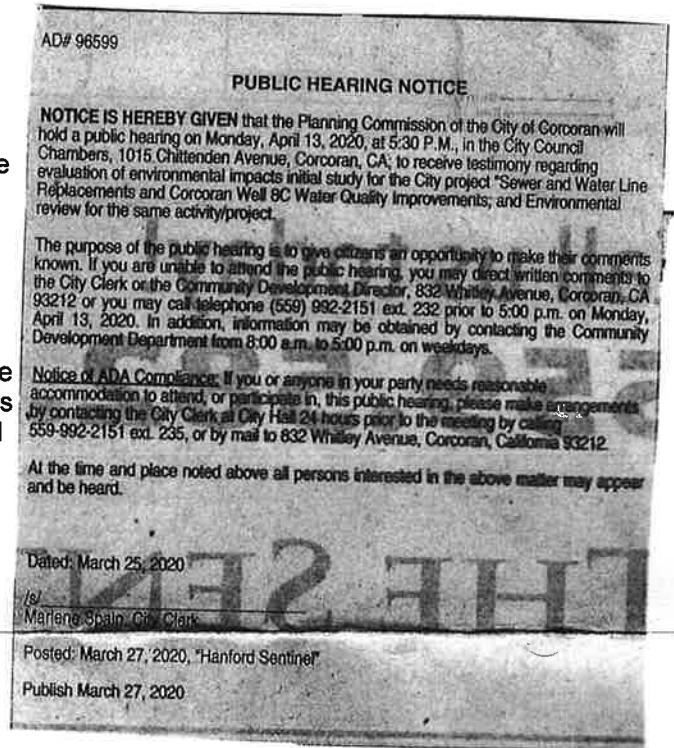
FILED ON: 3/27/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 27 of March, 2020.

Signature Rusty K. Williamson



Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Vicente Carrasco
Sanchez
David Jarvis
Dennis Tristao
Janet Watkins

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 4.2

To: Planning Commission

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

Date: April 13, 2020

Subject: **Tentative Parcel Map 20-01, submitted by Zumwalt Hansen & Associates on behalf of The Estrada Real Estate Investment for property located at 2640 Sherman Avenue, APN: 034-143-032. The property is proposed to be divided into two lots with an access easement.**

General Information:

The applicant proposes the division of one lot of 23, 188 Sq. Ft. that has an existing Single Family Dwelling (SFD) fronting Sherman Avenue into two (2) lots. Lot one (1) with the existing SFD is proposed to be 0.29 Acres, 70 Ft. in width and 183.63 Ft. in depth with an 18' access easement at the east side of the lot. Lot two (2) is proposed at .24 acres, 70 Ft. in width and 150.62 Ft. in depth.

1.	Owner:	The Estrada Real Estate Investment 2818 E. Dakota Avenue Fresno Ca 93726
2.	Applicant:	Zumwalt Hansen & Associates Inc. 609 North Irwin Street Hanford Ca 93230
3.	Site Location:	2640 Sherman Avenue Corcoran Ca 93212
4.	Property Description:	APN: 034-143-032

5.	Site Area:	23.188 Square Feet
6.	General Plan Designation:	Very Low Density
7.	Current Zone Classification:	RA Residential Acreage
8.	Existing Use:	Residential property with SFD
9.	Proposed Use:	Resident property

ADJACENT LAND USE AND ZONING

Direction	Existing Land use	Zoning/General Plan
North	Residential Acreage	RA
South	Agriculture	AG
East	Residential Acreage	RA
West	Residential Acreage	RA

UTILITIES/PUBLIC SERVICES:

The private utility companies were contacted to review this tentative parcel map and no comments were received as of the date of this report

Public Input:

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

RECOMMENDATION:

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

ATTACHMENT:

Tentative Parcel Map 20-01
Resolution 2020-08

REQUIRED TENTATIVE TRACT FINDINGS:

A. Consistency Findings:

A consistency finding can be made because the proposed parcel map is consistent with the State Subdivision Map Act, General Plan, Zoning, and Subdivision Ordinances.

This finding can be made based on the following.

1. The proposed lots meet the minimum requirements of the zoning ordinance.
2. The parcel map is being processed in accordance with the Subdivision Map Act and Corcoran Zoning Ordinance.
3. The proposed tentative parcel map is in compliance with the goals and Objectives of the General Plan.

Evidence:

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Tentative Parcel Map.

B. Design Finding:

A design finding can be made because the design of the parcel is consistent with The General Plan.

C. Environmental Findings:

The division of land is considered categorically exempt by CEQA guidelines section 15315, minor land divisions.

D. Public Health Findings: None

E. Improvements & Access Finding:

An improvement and access finding can be appropriately made because the design of the parcel map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed parcel map.

This finding is based on the following:

1. All off-site improvements such as curb, gutter, sidewalk, driveway approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design materials and installation of said improvements meet or exceed standards adopted by the City of Corcoran.
2. The proposed parcel map abuts existing public streets

Evidence: Tentative Parcel Map, City Zoning and street maps, City of Corcoran Improvement Standards, Planning Commission Resolution Conditions of Approval.

**TENTATIVE PARCEL MAP 20-01
FINDINGS**

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative parcel map hereby agrees to hold harmless to the City of Corcoran and all of its departments, officers, agents, or employees, free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project approval, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, public works improvement standards, fees or other City Ordinances.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved.

Building Department

1. That before any construction is started, a complete set of plans, engineering or any other Construction documents be submitted to the building Department for plan check and Approval.
2. That an approved set of curb, gutter and sidewalk plans have been submitted to the City Engineer and Building Department for plan check and approval.
3. That the properties are kept clean and free of weeds , junk and fire hazards at all times
4. Access Easements shall be kept clear at all times
5. That the construction of any additional building or structure or addition on to an existing building or structure be done in normal daylight hours.
6. That dust control measures as outlined by the Air Quality Control Board be taken during construction or improvements.

Fire Department:

1. Adjustment shall not interfere with fire department access. No structure or future structure shall be farther than 150 feet from fire apparatus access. Access roads and adequate turnaround provisions shall be provided if fire apparatus access distance is exceeded.
2. Access roads shall be of an all-weather surface capable of supporting heavy fire apparatus.
Access roads shall comply with California Fire Code.
3. Any future development must comply with applicable Fire Code, including rural firefighting water supply requirements if required.

Public Works Department/Engineering:

1. That all improvements to infrastructure comply with the City of Corcoran Improvement Standards.

Kings County Department of Public Health: None

Zoning: That the proposed map is subject to the Residential Acreage zone district provisions.

Archeological:

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

EXPIRATION:

That this tentative parcel map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if the written request and fee is received from the applicant prior to the expiration

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-08
PERTAINING TO TENTATIVE PARCEL MAP 20-01**

WHEREAS, a Tentative Parcel Map 20-01 filed by Zumwalt Hansen & Associates, Inc. for The Estrada Real Investments reviewed by the Planning Commission of the City of Corcoran; and

WHEREAS, this Commission considered the staff report on April 13, 2020; and

WHEREAS, the property is located at 2640 Sherman Avenue, APN 034-143-032; and

WHEREAS, one parcel is proposed to be divided into two parcels; and

WHEREAS, the subject property is zoned Residential Acreage (RA); and

WHEREAS, the lot at the north side would be land locked with the proposed lot split; and

WHEREAS, an 18 foot minimum easement is installed on the south lot for access; and

WHEREAS, this Commission held a public hearing and considered the staff report for Tentative Parcel Map 20-01 on April 13, 2020; and

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

WHEREAS, the project is Categorically Exempt from CEQA, Section 15315, Minor Land Divisions; and

WHEREAS, the Planning Commission has made the following findings for the tentative parcel map:

PARCEL MAP

1. The proposed parcel map meets the requirements of the Zoning Ordinance.
2. The proposed parcel map is consistent with the goals and objectives of the General Plan.
3. The property is currently in the City of Corcoran.
4. The proposed division will not be finale, and cannot be occupied, until after the parcel map is recorded.
5. That all City infrastructure improvements be completed according to City Standards prior to the issuance of a building permit or occupancy of the property.

ENVIRONMENTAL:

1. That the project is categorically exempt from CEQA, section 15315, minor land divisions therefore no Negative Declaration is required

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of April 13, 2020; and

THEREFORE, BE IT RESOLVED that Resolution # 2020-08, Tentative Parcel Map 20-01 be approved subject to the conditions listed on this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Corcoran on April 13, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED BY:

Shea DeVaney
Planning Commission Chairman

ATTEST BY:

Kevin J. Tromborg
Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-08 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 13th day of April, 2020, by the vote as set forth therein.

DATED: April 13, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega

Vicente Carrasco Sanchez

David Jarvis

Dennis Tristao

Janet Watkins

Planning Commission



**832 Whitley Avenue, Corcoran
CALIFORNIA 93212**

**Community
Development
Department**

(559) 992-2151
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Community
Development
Director
559-992-2151 (232)

**Zone Text
Change**

**STAFF REPORT
Public Hearing**

Item # 4.3

To: Planning Commission

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

Date: April 13, 2020

Subject: **Zone Text Change 20-04: require separate utilities such as water, sewer and gas for detached secondary dwelling units**

A. General Information

The current zoning code 11-5-4, section 9, utilities states "A detached second unit may have separate utilities, such as sewer, water and gas".

Municipal Code 8-1-12: Installation of Water Meters states:

A water meter and an approved backflow prevention device may be installed at existing properties found to be in violation of this Chapter and as directed by the City Council at the sole cost and expense of the property owner. All newly developed and/or occupied properties shall be required to have a meter and approved backflow prevention device installed at the sole cost and expense of the property owner and/or developer. Buildings of four (4) or less units shall have a separate meter for each unit. (Ord. 495, 8-17-1992)

2008 Zoning Code: 11-17-10 Second Units section 14.

The previous zoning code under 11-17-10 section 14 stated "a second detached residential unit shall have separate utilities such as sewer, water and gas".

Discussion:

The wording regarding detached second units having separate utilities such as gas, water and sewer was changed from “shall” to “may. This was an oversight when the new zoning code was adopted in 2014. With new State regulation regarding secondary units as rental properties it is essential that the utilities be separate.

1.	Owner:	City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
2.	Applicant:	Community Development Department City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
3.	Location of text:	Corcoran Zoning Code, Table 11-5-1
4.	Proposed zone text change:	Zoning Code 11-5-4 Second Unit, Utilities, to add - a second unit must have separate water meter

B. Compliance with CEQA

The zone text change is considered ministerial and is exempt from CEQA requirements. (15268)

C. Compliance with General Plan and Zoning

The proposed zone text change is consistent with the objectives and policies of the Corcoran General Plan, or an specific plans, or planned developments approved by the City of Corcoran.

D. Public Input

A notice of public hearing was published in the Corcoran Journal regarding the proposed Zone Text Change. Additionally, Public hearing notice was posted outside the City Council chambers and at the counter at City Hall. No comments have been received to date.

E. Zone Change and General Plan Amendment Findings

The following findings are proposed:

- (A) The project is exempt from CEQA

- (B) That the proposed zone text change will have, no adverse effects upon adjoining properties or neighborhoods.
- (C) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the City

RECOMMENDATION

Staff recommends that the staff report be given, public hearing be opened and testimony taken. Staff recommend approval of Zone Text Change 20-04 to require installation of water meter in secondary dwelling unit. Staff also recommends that the Planning Commission take action based on the following findings and on the attached Resolution recommending the City Council approve Zone Text Change 20-04 and resolution 2020-09.

F. ZONE CHANGE, GENERAL PLAN AMENDMENT-ACTION BY THE PLANNING COMMISSION

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

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

G. ZONE CHANGE, GENERAL PLAN AMENDMENT-APPEAL TO THE CITY COUNCIL

In case the applicant or any other party is not satisfied with the action of the Planning Commission they may, within ten (10) 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 (10) nor more than thirty (30) 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.

H. NEW APPLICATION

Should the Planning Commission deny an application for a zone change, no application for a zone change of the same type shall be filed within six (6) months from the date of the denial, except when the Planning Commission denies “without prejudice”

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-09
PERTAINING TO
ZONE TEXT CHANGE AND GENERAL PLAN AMENDMENT 20-04**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on April 13, 2020, the Commission approved the following:

Whereas, The City of Corcoran, Community Development Department, submitted an application requesting approval for a zone text change to require separate utilities in secondary dwelling unit; and

Whereas, this Commission considered the staff report on April 13, 2020; and

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

(A) The zone text change to require installation of water meter in secondary dwelling unit is ministerial and exempt from CEQA (15268)

(B) That the proposed zone text change to the zoning code will have no adverse effect upon adjoin properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.

(C) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that Zone Text Change and General Plan Amendment 20-04 and Resolution 2020-09 should be approved with the Conditions stated in section "E" of the Staff Report and the finding such resolution and that the Planning Commission recommends to the City Council approval of Zone Text Change and General Plan Amendment 20-04 and Resolution 2020-09.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 13th, day of April, 2020

Shea DeVaney, Planning Commission Chairman

Kevin J. Tromborg, Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No.2020-09 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 13th day of April, 2020, by the vote as set forth therein.

DATED: April 13, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

6. Development Standards.

- a. A second unit shall comply with all development and design standards of the Zoning Code that are applicable to the primary dwelling unit, including, but not limited to, building setbacks, lot coverage, building height, and architectural design.
- b. The minimum distance between a detached second unit and the primary unit shall be 10 feet.
- c. A garage may be converted to a second unit if it will be occupied by the owner of the primary unit.

7. Design Requirements.

- a. A second unit shall be compatible with the primary dwelling and the surrounding neighborhood with respect to structure height, scale, and massing.
 - b. The architectural design and detailing, roof material, roof overhang, siding material, exterior color, and other finish materials of a second unit shall match the primary dwelling.
 - c. The parcel shall retain a single-family appearance and the second unit shall be integrated into the design of the existing improvements of the property.
 - d. The addresses of both the primary dwelling and the second unit shall be displayed and clearly visible from the street.
8. **Parking.** Off-street parking shall be provided consistent with the parking requirements in Chapter 11-14 (Parking and Loading).
9. **Utilities.** A detached second unit may have separate utilities, such as sewer, water, and gas.
- D. **Occupancy.** The owner of a parcel occupied by a second unit shall reside in either the primary dwelling or the second unit. Administrative approval shall be required for non-owner occupancy of the second unit where the owner does not occupy the primary structure.
- E. **Deed Restrictions.** Prior to the issuance of a building permit for a second unit, a covenant of restriction to run with the land shall be recorded which specifies that the second unit cannot be sold separately and that these restrictions shall be binding on successors in ownership.

8-1-12: INSTALLATION OF WATER METERS:

A water meter and an approved backflow prevention device may be installed at existing properties found to be in violation of this Chapter and as directed by the City Council at the sole cost and expense of the property owner. All newly developed and/or occupied properties shall be required to have a meter and approved backflow prevention device installed at the sole cost and expense of the property owner and/or developer. Buildings of four (4) or less units shall have a separate meter for each unit. (Ord. 495, 8-17-1992)

11-17-10: SECOND RESIDENTIAL UNITS:

- A. Purpose: The purpose of this subsection is to allow for second residential units in single-family residential districts, and to provide a process for second residential units consistent with section 65852.2 of the Government Code.
- B. Objectives: The adopted policy of the city as outlined in the general plan of the city of Corcoran is to encourage a range of housing types, styles, and costs to suit the varying needs and desires. Second residential units will provide a valuable source of affordable housing. Second residential units provide housing for family members, students, the elderly, in-home healthcare providers, the disabled and others at below market prices within existing neighborhoods.
- C. Definition: A "second residential unit" is either a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.
- D. Application: An application for a second residential unit shall be made to the planning and building department on a form prescribed by the department.
- E. Findings: The administrative approval shall be based on the following findings:
1. The second residential unit is consistent with the use regulations of the zone district in which it is located.
 2. The location of the second residential unit and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to properties or improvements in the vicinity.
 3. The second residential unit will comply with applicable development standards contained in subsection J6 of this section.
 4. The lot contains an existing single-family dwelling (primary residence).
 5. There are no specific adverse impacts to the public health, safety and welfare, such as traffic congestion and overburdening of existing infrastructure that would arise from allowing accessory second residential units in addition to any existing or proposed duplex and multiple-family developments within R-1-6, R-1-10, R-1-12, or RA zone districts.
- F. Development Standards: A permit shall be issued for a second residential unit on a residentially zoned lot in accordance with the following development standards:
1. Ownership: The primary residence shall be owner occupied.

- 2. Attachment: A second residential unit may be attached to the primary residence or garage or it can be constructed as a detached structure. A garage shall not be converted to a second residential unit unless a replacement garage is constructed on another portion of the parcel.
- 3. Number of Units: Only one additional residential unit shall be allowed on a lot.
- 4. Lot Coverage: Subject to the maximum parcel coverage limitations set forth in section 11-8-9 of this chapter, lot coverage of both units shall not exceed forty percent (40%).
- 5. Floor Area: The second residential unit shall not exceed one thousand two hundred (1,200) square feet or the square footage of the primary unit whichever is less if the unit is detached, or thirty percent (30%) increased living space if the unit is attached.
- 6. Space Between Buildings: The minimum distance between a detached second residential unit and primary residence shall be ten feet (10').
- 7. Manufactured Housing: Manufactured housing pursuant to Health and Safety Code section 18007 and zoning code section 11-10-4 of this title are permitted as a second residential unit.
- 8. Off Street Parking: Off street parking shall be in accordance with section 11-14-2 of this title.

One bedroom/studio	1 space
Two bedroom or larger	2 spaces

- 9. Address: The address of the second residential unit shall be the same as that for the primary residence with an additional identifier (Example: Primary Residence = 123 Main Street, Second Residential Unit = 123A Main Street).
- 10. Roof Pitch: All construction shall be in accordance with the approved plans, and must conform to all building and zoning codes.
- 11. Roof Material: A second residential unit shall have roofing material consistent with the material of the primary residence unless the planning and building director finds that a different standard would be more compatible with the neighborhood.
- 12. Siding Material: A second residential unit shall have the same siding material as the primary residence, and the two (2) residences must be similar in color.
- 13. Roof Overhang: A second residential unit shall have a roof overhang similar to the primary residence.
- 14. Utilities: A second detached residential unit shall have separate utilities, such as sewer, water, or gas.