

**CORCORAN CITY COUNCIL,
JOINT POWERS FINANCE AUTHORITY,
SUCCESSOR AGENCY FOR CORCORAN RDA,
& HOUSING AUTHORITY
AGENDA**

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

**Tuesday, December 10, 2019
5:30 P.M**

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

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

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

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

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

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

ROLL CALL

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

INVOCATION

FLAG SALUTE

1. PUBLIC DISCUSSION

2. **CONSENT CALENDAR (VV)**

- 2-A. Approval of minutes of the meeting of the City Council on October 22, 2019.
- 2-B. Authorization to read ordinances and resolutions by title only.
- 2-C. Approve Proclamation No. 2019-07 honoring the Corcoran Christmas Tree Committee.
- 2-D. Approve Award of Vehicle Abatement Contract for 2020-2022.

3. **APPROPRIATIONS (VV)**

Approval of Warrant Register dated November 26, 2019 and December 10, 2019. ***(Ruiz-Nuñez) (VV)***

4. **PRESENTATIONS** – None

5. **PUBLIC HEARINGS**

5-A. Public hearing to consider the appeals to the City Council regarding Planning Commissions Decision concerning fence exceptions. ***(Tromborg)(VV)***

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

5-B. Public Hearing to obtain comments to consider Ordinance No. 639 Adoption of the 2019 California Title 24 Codes of Regulations. ***(Tromborg)(VV)***

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

5-C. Public Hearing regarding proposed revisions to Ordinance 636 and 637, Removing Industrial Hemp or Hemp from ordinances and approval of Planning Commission Resolution 19-07 regarding zone classification for Industrial Hemp processing and manufacturing and its byproducts. ***(Tromborg)(VV)***

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

6. **WRITTEN COMMUNICATIONS** – None

7. **STAFF REPORTS**

- 7-A. Review Nitrate Mitigation Study prepared by Corona Environmental. *(Zable)*
- 7-B. Provide direction on Planning Commission absences. *(Ken Jorgensen)*
- 7-C. Approve Resolution No. 3006 changing HOME Guideline exceptions. *(Tromborg) (VV)*

8. **MATTERS FOR MAYOR AND COUNCIL**

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

9. **CLOSED SESSION**

9-A. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:

Number of potential cases: Two cases.

- 9-B. **CONFERENCE WITH LABOR NEGOTIATOR(S)** (Government Code § 54957.6). It is the intention of this governing body to meet in closed-session to review its position and to instruct its designated representatives:

Designated representatives: Sidonio Palmerin, Mayor

- Name of employee organization: _____
- Position title(s) of unrepresented employee(s): _ City Manager _.

10. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran City Council meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on December 6, 2019.


Marlene Spain, City Clerk

**MINUTES
CORCORAN CITY COUNCIL,
JOINT POWERS FINANCE AUTHORITY,
SUCCESSOR AGENCY FOR CORCORAN RDA,
& HOUSING AUTHORITY**

Tuesday, November 12, 2019

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

ROLL CALL

Councilmembers present: Raymond Lerma, Patricia Nolen, Sidonio Palmerin, Jeanette Zamora-Bragg and Jerry Robertson

Councilmembers absent:

Staff present: Joseph Beery, Joseph Faulkner, Kindon Meik, Soledad Ruiz-Nuñez, Kevin Tromborg, Reuben Shortnacy and Marlene Spain

Press present: None

INVOCATION None

FLAG SALUTE None

1. PUBLIC DISCUSSION

Tina Botill and Sheila Javaux with the Corcoran Chamber of Commerce addressed the Council regarding the upcoming 100th Christmas Tree Celebration. Botill and Javaux presented a few boards highlighting the different events that will take place during the celebration.

Richard Valle, District 2 Supervisor presented the Council with the one million dollar check the City received from the recent settlement between Kings County and the California High Speed Rail. Supervisor Valle advised the check is being given to the City to be used for a future Corcoran Veterans Memorial Park.

Ruth Ontiveros, 609 Denton Ave, addressed the Council regarding her concern of the high water prices, high taxes and the lack of a hospital in the City.

Victoria Bonilla, 907 Doran Ave, addressed the Council regarding her concern of fallen tree branches along Whitley Ave, South of the J.G. Boswell Community Park.

Yolanda Bega, 2600 Olympic Ave, addressed the Council regarding her concern for the lack of street lights on Whitley Ave, West of Dairy Ave.

Larry Dutto, Joseph Charles Airosos, Terry Kwast, Pete Garbani, Loretta Hareper, Brian Medeiros, Tessa Hall and John Martin addressed the Council regarding their concerns and opposition of the Curtimade Dairy lawsuit.

2. CONSENT CALENDAR

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

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

3. APPROPRIATIONS

Following Council discussion a **motion** was made by Nolen and seconded by Zamora-Bragg to approve the Warrant Register for November 12, 2019. Motion carried by the following vote:

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

4. PRESENTATIONS – None

5. PUBLIC HEARINGS

5-A. Public hearing to approve Resolution No. 3005 regarding adjustment of transit fares was declared open at 6:28 p.m. Mr. Tromborg presented the staff report. There was no written testimony.

Carlo Wilcox, 731 Estes Ave, addressed Council and noted that the adjustments in the transit rates were justifiable.

There being no other oral testimony the hearing was closed at 6:46 p.m. Following Council discussion, a **motion** was made by Robertson and seconded by Zamora-Bragg to approve Resolution No. 3005 and “Exhibit A” as amended adjusting the transit fares. Motion carried by the following vote:

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

6. WRITTEN COMUNICATIONS – None

7. STAFF REPORTS

- 7-A.** Jillian Bello, representing the Corcoran Community Foundation addressed the Council regarding the upcoming “Up with People” event scheduled for March of 2020.

Following Council discussion a **motion** was made Zamora-Bragg seconded Lerma to approve the partnership with the Corcoran Community Foundation and sponsor \$3000 to the “Up with People” event in March 2020. Motion carried by the following vote:

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

- 7-B.** Orfil Muñoz and Javier Andrade Engineers for A&M Consulting Engineers addressed Council and introduced themselves.

Following Council discussion a **motion** was made by Lerma seconded by Robertson to approve the agreement for Professional Engineering Services with A&M Consulting Engineers. Motion carried by the following vote:

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

- 7-C.** Review of the first quarter Fiscal Year 2019-2020 revenue and expenses. During the presentation of the revenue and expense report, Carlo Wilcox asked if the lawsuit against the Curti Dairy is being paid for out of the water fund. Staff confirmed that legal costs associated with the case are being paid out of the water fund.

- 7-D.** Following Council discussion a **motion** was made by Lerma and seconded by Robertson to appoint Vicente Carrasco Sanchez to fill the alternate planning commission vacancy. Motion carried by the following vote:

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

8. MATTERS FOR MAYOR AND COUNCIL

- 8-A.** Council received information items.
8-B. Staff received referral items.
8-C. Committee reports.

CLOSED SESSION

At 7:17 p.m. Council recessed to closed session pursuant to:

9. CLOSED SESSION

9-A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:

Number of potential cases: Two cases.

9-B. CONFERENCE WITH LABOR NEGOTIATOR(S) (Government Code § 54957.6). It is the intention of this governing body to meet in closed-session to review its position and to instruct its designated representatives:

- Designated representatives: Sidonio Palmerin, Mayor
- Name of employee organization: _____
- Position title(s) of unrepresented employee(s): City Manager.

The regular meeting was reconvened at 8:40 p.m.

ADJOURNMENT

8:41 P.M.

Sid Palmerin, Mayor

Marlene Spain, City Clerk

APPROVED DATE: _____

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

CONSENT CALENDAR ITEM #: 2-C

MEMO

TO: Corcoran City Council

FROM: Marlene Spain, Assistant to the City Manager/City Clerk

DATE: December 6, 2019 **MEETING DATE:** December 10, 2019

SUBJECT: Approve Proclamation No. 2019-07 honoring the Corcoran Christmas Tree Committee.

Recommendation: (Consensus)

As part of the consent calendar acknowledge Proclamation No. 2019-07.

Discussion:

By 1920 the City of Corcoran had a solid population, including a large migrant population that lived in camps. Most households had no money for Christmas trees or presents. A group of local community members decided the community needed a Christmas tree and gathered local support and erected a community tree in the intersection of Whitley and Chittenden Avenues. The group of volunteers from the community eventually became known as the Corcoran Christmas Tree Committee. Every year the Christmas Tree Committee dedicates the tree to a person or organization that has made tremendous contributions to keeping the tradition alive. The 100th Tree is dedicated to all Christmas Tree Hunters who have made the trek in the last 100 years.

Budget Impact:

None

Attachments:

Proclamation 2019-07, honoring the Christmas Tree Committee

City Offices

Proclamation No. 2019-07

**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CORCORAN
HONORING THE CORCORAN CHRISTMAS TREE COMMITTEE**

WHEREAS, by 1920 the City of Corcoran had a solid population including a large migrant population that lived in camps and most households had no money for Christmas trees or presents; and

WHEREAS, a group of local community members decided the community needed a Christmas tree and gathered local support and erected a community tree in the intersection of Whitley and Chittenden Avenues; and

WHEREAS, the group of volunteers from the community eventually became known as the Corcoran Christmas Tree Committee; and

WHEREAS, the Christmas Tree holds a record for having a lit Christmas tree each year in the same location; and

WHEREAS, every year the Christmas Tree Committee dedicates the tree to a person or organization that has made tremendous contributions to keeping the tradition alive. The 100th Tree is dedicated to all Christmas Tree Hunters who have made the trek in the last 100 years.

NOW THEREFORE BE IT PROCLAIMED THAT, the Mayor and City Council hereby encourage the entire community to celebrate the:

Corcoran Christmas Tree Committee

DATED: December 10, 2019

Sidonio "Sid" Palmerin, Mayor

Patricia Nolen, Vice-Mayor

Raymond Lerma, Council Member

Jerry Robertson, Council Member

Jeanette Zamora-Bragg, Council Member

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

CONSENT CALENDAR

ITEM #: 2-D

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Award of Vehicle Abatement Contract 2020-2022

DATE: December 2, 2019

MEETING DATE: December 10, 2019

RECOMMENDATION:

Consider to approve award of a three year vehicle abatement contract with the option of extending the contract for an additional one year upon the approval and request of both parties, to Reliable Status Towing and Dismantling, Corcoran, CA 93212 that will serve both within the city limit and the fringe area,.

DISCUSSION

The Community Development, Code Enforcement Division made bids announcement for removal of abandoned vehicles from October 10, 2019 to November 11, 2019. The bid announcement was also sent via mail/fax to four tow companies including two locals (Tips Towing 2 and Auto Dismantling and Towing). The staff was able to obtain bids from two companies that have expressed interest in providing vehicle abatement service for the City of Corcoran. The City Attorney, in the previous year, informed us that the City would not have to go out for formal RFP; that obtaining quotes would be sufficient for this contract.

Reliable Status Towing and Dismantling will provide vehicle abatement services for the City of Corcoran with a charge of \$ 60.00 per vehicle (within the City limit) and \$ 65.00 per vehicle within fringe area. Economy Auto Wrecking would charge \$50.00 per vehicle within city limit and did not bid on the fringe area. Currently, the City contracted Reliable Status Tow Company, which provided services within the city's expectations and beyond. True to its company name "Reliable" services.

BUDGET IMPACT:

The vehicle abatement costs are reimbursed to the City by the State Vehicle Abatement Program.

ATTACHMENT:

Bids results and bid announcement



RECEIVED
OCT 21 2019
BY:.....

VEHICLE ABATEMENT BID REQUEST

Please quote hereon, your lowest price for the following articles: the right is reserved to accept or reject quotations on each item separately or as a whole. Awards will be made on the basis of suitability to purpose, quality, service facilities, date of delivery, or any other factor deemed to be in the best interest of the City of Corcoran. This form must be completed to be considered. Bids in the form of a sealed proposal will be received until November 11, 2019 at 3:00 pm.

SERVICE AGREEMENT - ABANDONED VEHICLE REMOVAL

The City of Corcoran requests bids for service to be performed by licensed Automobile Tow Companies and/or Dismantlers. Such service shall consist of transporting abandoned, wrecked, dismantled or inoperative vehicles from private or public property, not including highways, to a place of storage for demolition. General provisions and specifications for removal of vehicles can be obtained at the City Hall.

The bidder is to submit the bid price for the City of Corcoran and Kings County Fringe as they apply to the Code Enforcement Service areas.

Award will be made in a manner determined by the Corcoran City Council to be in the best interest of Corcoran.

The term of the Service Agreement shall be for one year from the date of award and may be renewed by mutual written consent.

BID PRICES

INDICATE BID PRICE IN APPROPRIATE SPACE – UNIT PRICE PER VEHICLE

City of Corcoran \$ 50⁰⁰
Fringe Area \$ _____

Indicate Business Address, License # and any other License #'s that are applicable (attach a separate sheet, if necessary):

Economy Auto Wrecking 554-924-1285
977 W. Tona
Lemoore, CA. 93245

Print Name and Signature: William Marx William Marx

Submit to: Community Development Department
City of Corcoran
832 Whitley Avenue,
Corcoran, CA 93212



RECEIVED
OCT 21 2019
BY:

VEHICLE ABATEMENT BID REQUEST

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BID PRICES

INDICATE BID PRICE IN APPROPRIATE SPACE - UNIT PRICE PER VEHICLE

City of Corcoran \$ 60.00

Fringe Area \$ 65.00

Indicate Business Address, License # and any other License #'s that are applicable (attach a separate sheet, if necessary):

1671 N. MAPLE ST VISALIA CA 93292

MAA # 0478/24

CITY OF CORCORAN Lic. AND CITY OF VISALIA Lic.

Print Name and Signature: Jim Cummings 

Submit to: Community Development Department
City of Corcoran
832 Whitley Avenue,
Corcoran, CA 93212



VEHICLE ABATEMENT BID REQUEST

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BID PRICES

INDICATE BID PRICE IN APPROPRIATE SPACE – UNIT PRICE PER VEHICLE

City of Corcoran \$ _____

Fringe Area \$ _____

Indicate Business Address, License # and any other License #'s that are applicable (attach a separate sheet, if necessary):

Print Name and Signature: _____

Submit to: Community Development Department
City of Corcoran
832 Whitley Avenue,
Corcoran, CA 93212

Affidavit of Publication

STATE OF CALIFORNIA,

COUNTY OF KINGS--SS

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

CITY OF CORCORAN

Public Notice: Vehicle Abatement Bid Request

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

October 10, 2019



CALIFORNIA JURAT WITH AFFIANT STATEMENT

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

State of California
County of Kings,

PUBLIC NOTICE

VEHICLE ABATEMENT BID REQUEST

Please quote hereon, your lowest price for the following articles: the right is reserved to accept or reject quotations on each item separately or as a whole. Awards will be made on the basis of suitability to purpose, quality, service facilities, date of delivery, or any other factor deemed to be in the best interest of the City of Corcoran. This form must be completed to be considered. Bids in the form of a sealed proposal will be received until **November 11, 2019 at 3:00 pm.**

SERVICE AGREEMENT - ABANDONED VEHICLE REMOVAL

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BID PRICES
INDICATE BID PRICE IN APPROPRIATE SPACE -
UNIT PRICE PER VEHICLE

City of Corcoran

\$

Fringe Area

\$

Indicate Business Address, License # and any other License #s that are applicable (attach a separate sheet, if necessary).

Print Name and Signature:

Submit to: Community Development Department
City of Corcoran
832 Whitley Avenue,
Corcoran, CA 93212

Publish: October 10, 2019.

Accounts Payable

Blanket Voucher Approval Document



User: spineda
Printed: 11/22/2019 - 9:21AM
Warrant Request Date: 11/26/2019
DAC Fund:

Batch: 00502.11.2019 - Wrnt Rgstr 11/26/19 FY20

Line	Claimant	Amount
1	A-1 National Fence	717.00
2	Accela, Inc.	1,255.00
3	Accelerated Modular Concepts, Inc.	271,909.50
4	Action Equipment Rentals	486.16
5	Advanced Monitoring, Inc.	80.00
6	Amtrak	560.00
7	Amtrak	560.00
8	Amtrak	560.00
9	AT&T Mobility	41.89
10	Auto Zone, Inc.	76.84
11	Az Auto Parts	234.72
12	Badger Meter	1,438.64
13	BC Laboratories, Inc	130.00
14	Best Deal Food Co Inc.	109.28
15	BSK Associates	3,879.00
16	Business Card- Bank of America Credit Cards	17,027.59
17	C. A. Reding Company, Inc	92.28
18	Cannon Financial Services, Inc.	1,024.73
19	Chemical Waste Management Inc	360.68
20	Christian Espinoza	150.00
21	City of Corcoran	190.50
22	Corcoran Hardware	113.07
23	Corcoran Publishing Company	290.00
24	Daniel Gonzalez Concrete Construction	1,545.87
25	David Martinez	98.01
26	Direct Distributing, Inc.	803.83
27	Farmer's Insurance Group	1,274.75
28	Felder Communications	779.50
29	Ferguson Enterprises, Inc	1,987.07
30	Frontier Communications	358.15
31	Frontier Communications	202.59
32	Frontier Communications	111.47
33	Frontier Communications	269.22
34	Frontier Communications	973.51
35	Frontier Communications	301.13
36	Frontier Communications	45.83
37	Galindo Farms Discing	200.00
38	Granicus, Inc.	4,800.00
39	Home Depot Credit Services	149.48
40	HUB International	278.78
41	Images/RadioShack Dealer	19.42
42	Insight Public Sector, Inc.	885.61
43	Integrated Avian Solutions	2,000.00
44	Jones Electric	623.00
45	Kings County Clerk	43.20
46	Kings County Fire Department	130,525.50

47	Kings County Mobile Locksmith	210.06
48	Kings County Tax Collector	3,881.04
49	Kings Waste & Recycling	21,111.36
50	Lisa Jones	46.00
51	Lowe's	58.69
52	Maria Trujillo	150.00
53	McMaster-Carr	478.92
54	Nacho's Automotive	149.25
55	NEOPOST	1,261.34
56	Nolan's Plumbing	13,959.86
57	PAPA	45.00
58	PG&E	33.40
59	PG&E	16.26
60	PG&E	138,910.86
61	PG&E	4,862.37
62	PG&E	33.82
63	PG&E	478.66
64	Price, Paige & Company	8,980.00
65	Prudential Overall Supply	592.28
66	Quality Pool Service	1,721.05
67	R3 Consulting Group	3,656.25
68	Rockwell Engineering & Equipment	357.23
69	S & R Specialty Equipment	81.92
70	Sawtelle & Rosprim Hardware, Inc.	114.57
71	Sawtelle Rosprim Machine Shop	1,079.84
72	SJVAPCD	306.68
73	State Water Res Control Board	21,392.00
74	Terminix	55.00
75	TF Tire & Service	199.03
76	The Gas Company	23.74
77	The Gas Company	40.51
78	The Gas Company	4.74
79	The Gas Company	71.98
80	The Gas Company	29.03
81	Tires 4 Less	20.00
82	Tulare County Treas Tax Collector	531.98
83	Tule Trash Company	125,006.47
84	UNIFIRST Corporation	979.32
85	Valley Elevator	562.50
86	Vanir Construction Management, Inc.	9,775.50
87	Verizon Wireless	438.86
88	Waxie Sanitary Supply	527.29
89	Wells Fargo Bank, N.A.	4,555.20
90	Wright's Electric	3,242.43

Page Total: \$370,032.29

Grand Total: \$819,595.09

Page Total: \$370,032.29

Accounts Payable Voucher Approval List

User: spineda
 Printed: 11/22/2019 - 9:23AM
 Batch: 00502.11.2019 - Wrmr Rgstr 11/26/19 FY20



Warrant Date	Vendor	Description	Account Number	Amount
11/26/2019	A-1 National Fence	FENCE WORK AT WTP	105-437-300-200	717.00
11/26/2019	Accela, Inc.	OCT UTILITY ONLINE PAYMENT	105-437-300-200	627.50
11/26/2019	Accela, Inc.	OCT UTILITY ONLINE PAYMENT	112-436-300-200	313.75
11/26/2019	Accela, Inc.	OCT UTILITY ONLINE PAYMENT	120-435-300-200	188.25
11/26/2019	Accela, Inc.	OCT UTILITY ONLINE PAYMENT	121-439-300-200	125.50
11/26/2019	Accelerated Modular Concepts, Inc.	NEW POLICE HQ PROJECTS	315-421-300-200	271,909.50
11/26/2019	Acron Equipment Rentals	KNUCKLE BOOM RENTAL INSTALL NEW LIGHTS	111-604-300-200	486.16
11/26/2019	Advanced Monitoring, Inc.	FIRE ALARM MONITORING FOR OCT 2019	315-421-300-200	40.00
11/26/2019	Advanced Monitoring, Inc.	FIRE ALARM MONITORING FOR NOV 2019	315-421-300-200	40.00
11/26/2019	Amtrak	TICKETS/ TEN 10 RIDE PASSES	145-410-300-292	560.00
11/26/2019	Amtrak	TICKETS/ TEN 10 RIDE PASSES	145-410-300-292	560.00
11/26/2019	Amtrak	TICKETS/ TEN 10 RIDE PASSES	145-410-300-292	560.00
11/26/2019	AT&T Mobility	Inv# 834605440x11012019 -WWTP DTY MAN CELL PHE	120-435-300-220	41.89
11/26/2019	Auto Zone, Inc.	UNIT 146 REPAIRS	104-412-300-260	38.42
11/26/2019	Auto Zone, Inc.	UNIT 146 REPAIRS	109-434-300-260	38.42
11/26/2019	Az Auto Parts	TAXES FROM INV#113550	145-410-300-200	13.56
11/26/2019	Az Auto Parts	DEPT SUPPLIES	104-432-300-210	6.12
11/26/2019	Az Auto Parts	KWIK CONNECT UNIT 149	109-434-300-260	8.44
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	72.62
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	4.62
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	56.46
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	13.96
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	14.40
11/26/2019	Az Auto Parts	OXYGEN SENSOR UNIT 149	104-412-300-260	19.13
11/26/2019	Az Auto Parts	OXYGEN SENSOR UNIT 149	109-434-300-260	19.13
11/26/2019	Az Auto Parts	MAINT PARTS UNIT 202	104-421-300-260	6.28
11/26/2019	Badger Meter	METER BODY (8)	105-437-300-140	1,438.64
11/26/2019	BC Laboratories, Inc	MONTHLY ARSENIC TESTING	120-435-300-200	130.00
11/26/2019	Best Deal Food Co Inc.	FOOD SUPP FOR BLOOD DRIVE	331-425-300-210	12.75
11/26/2019	Best Deal Food Co Inc.	DEPT SUPPLIES	120-435-300-210	61.85
11/26/2019	Best Deal Food Co Inc.	DEPT SUPPLIES	104-432-300-210	12.51
11/26/2019	Best Deal Food Co Inc.	ICE FOR BLOOD DRIVE	104-421-300-210	6.41
11/26/2019	Best Deal Food Co Inc.	FOOD SUPP FOR BLOOD DRIVE	331-425-300-210	15.76
11/26/2019	BSK Associates	QUARTERLY LAGOON	120-435-300-200	233.00
11/26/2019	BSK Associates	QUINT TRAY/ARSENIC/NITRATE/COLOR/ECT.	105-437-300-200	115.00
11/26/2019	BSK Associates	EC/PH/PHOS/SOD/SUL/IDS	105-437-300-200	107.00
11/26/2019	BSK Associates	PLANT INF/EFF/LAGOON	120-435-300-200	234.00
11/26/2019	BSK Associates	QUANTI TRAY/ARSENIC/NITRATE	105-437-300-200	60.00

11/26/2019	BSK Associates	ARSENIC/COLOR PKG	105-437-300-200	385.00
11/26/2019	BSK Associates	QUANTI TRAY/TOTAL COLIFORM/E COLI	105-437-300-200	153.00
11/26/2019	BSK Associates	QUANTI TRAY/TOTAL COLIFORM/E COLI	105-437-300-200	153.00
11/26/2019	BSK Associates	ARSENIC/COLOR PKG/TURBIDITY	105-437-300-200	315.00
11/26/2019	BSK Associates	QUANTI TRAY/ARSENIC/NITRATE	105-437-300-200	60.00
11/26/2019	BSK Associates	DRKNG WTR-MULI TSTING-SEE INVOICE	105-437-300-200	778.00
11/26/2019	BSK Associates	ARSENIC/GRS ALPHA/NITRATE/QUANTI TRAY	105-437-300-200	415.00
11/26/2019	BSK Associates	QUANTI TRAY/ARSENIC/NITRATE/EPA524-2	105-437-300-200	195.00
11/26/2019	BSK Associates	QUANTI TRAY/ARSENIC/NITRATE	105-437-300-200	60.00
11/26/2019	BSK Associates	QUANTI TRAY/ TOTAL COLIFORM/ E COLI	105-437-300-200	153.00
11/26/2019	BSK Associates	QUANTI TRAY/ ARSENIC/NITRATE	105-437-300-200	60.00
11/26/2019	BSK Associates	NITRATE	105-437-300-200	26.00
11/26/2019	BSK Associates	QUANTI TRAY/ TOTAL COLIFORM/ E COLI	105-437-300-200	153.00
11/26/2019	BSK Associates	QUANTI TRAY/ ARSENIC/NITRATE	105-437-300-200	71.00
11/26/2019	BSK Associates	QUANTI TRAY/ TOTAL COLIFORM/ E COLI	105-437-300-200	153.00
11/26/2019	Business Card- Bank of America Credit Cards	CHEVRON FUEL DC UNIT	104-421-300-250	45.54
11/26/2019	Business Card- Bank of America Credit Cards	EUREKA/TRAVEL/TRAINING/DINNER	104-421-300-270	20.79
11/26/2019	Business Card- Bank of America Credit Cards	711/ FUEL DC UNIT	104-421-300-250	60.60
11/26/2019	Business Card- Bank of America Credit Cards	BURGER KING/TRAVEL/TRAINING/LUNCH	104-421-300-270	13.46
11/26/2019	Business Card- Bank of America Credit Cards	HOLIDAY INN/TRAVEL/ G CRAMER	104-421-300-270	141.28
11/26/2019	Business Card- Bank of America Credit Cards	CHEVRON/FUEL/DC UNIT	104-421-300-250	43.92
11/26/2019	Business Card- Bank of America Credit Cards	PLAQUES FOR NEW PD BLDG	515-421-300-200	2,182.54
11/26/2019	Business Card- Bank of America Credit Cards	HOTEL ACCOMODATIONS R PEREZ	105-437-300-270	863.02
11/26/2019	Business Card- Bank of America Credit Cards	LONG BEACH CONF ENTRANCE	104-402-300-270	15.00
11/26/2019	Business Card- Bank of America Credit Cards	LONG BEACH CONF ENTRANCE	104-402-300-270	15.00
11/26/2019	Business Card- Bank of America Credit Cards	UNITED VALET PARKING LONG BEACH	104-402-300-270	10.00
11/26/2019	Business Card- Bank of America Credit Cards	EXON FUEL CHEVY	104-402-300-270	25.00
11/26/2019	Business Card- Bank of America Credit Cards	HILTON LONG BEACH -CONF	104-402-300-270	714.18
11/26/2019	Business Card- Bank of America Credit Cards	MEETING W/ RON HOGGORD & CHIEF	104-402-300-271	38.89
11/26/2019	Business Card- Bank of America Credit Cards	STAPLES OFFICE SUPPLIES	104-406-300-210	160.71
11/26/2019	Business Card- Bank of America Credit Cards	FED EX PLAN TO INTERWEST 1727 DAIRY	104-406-300-210	25.63
11/26/2019	Business Card- Bank of America Credit Cards	FED EX PLAN TO INTERWEST 1727 DAIRY	104-406-300-210	9.64
11/26/2019	Business Card- Bank of America Credit Cards	FUELED FORD FUSION	104-402-300-270	42.79
11/26/2019	Business Card- Bank of America Credit Cards	FUELED PRIUS	104-402-300-270	24.42
11/26/2019	Business Card- Bank of America Credit Cards	LCW	104-402-300-200	75.00
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON /REFUND	104-421-300-210	-107.13
11/26/2019	Business Card- Bank of America Credit Cards	DOUBLE TREE/REFUND/TRAINING ANDRADE	104-421-300-270	-372.34
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON/NEW PD OFFICE SUPPLIES	104-421-300-210	80.82
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON/NEW PD OFFICE SUPPLIES	104-421-300-210	115.52
11/26/2019	Business Card- Bank of America Credit Cards	LOWES/NEW PD OFFICE SUPPLIES	104-421-300-210	138.35
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON/NEW PD OFFICE SUPPLIES	104-421-300-210	24.35
11/26/2019	Business Card- Bank of America Credit Cards	HILTON/TRAINING S BARBOZA	104-421-300-270	198.35
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON -PD SUPPLIES	104-421-300-210	7.93
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON -PD SUPPLIES	104-421-300-210	6.43
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON -PD SUPPLIES	104-421-300-210	107.76
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON -PD SUPPLIES	104-421-300-210	128.61
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON -PRIME MEMBERSHIP	104-421-300-210	14.06

11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	13.32
11/26/2019	Business Card- Bank of America Credit Cards	USPS/POSTAGE	104-432-300-152	7.35
11/26/2019	Business Card- Bank of America Credit Cards	SDRTC/TRAINING/A PALACIO	104-421-300-270	525.00
11/26/2019	Business Card- Bank of America Credit Cards	SDRTC/TRAINING/A MBECE	104-421-300-270	525.00
11/26/2019	Business Card- Bank of America Credit Cards	SHUTTERFLY PICS FOR DEDICATION	104-421-300-210	53.87
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON NEW PD OFFICE SUPPLIES	104-421-300-150	76.50
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON NEW PD OFFICE SUPPLIES	104-421-300-150	10.81
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON NEW PD OFFICE SUPPLIES	104-421-300-210	208.91
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	10.81
11/26/2019	Business Card- Bank of America Credit Cards	ACTION/TENT FOR DEDICATION	315-421-300-200	200.00
11/26/2019	Business Card- Bank of America Credit Cards	COSTCO/SUPPLIES FOR DEDICATION	104-421-300-210	77.94
11/26/2019	Business Card- Bank of America Credit Cards	HYATT/TRAINING/D MCALISTER	104-421-300-270	1,028.23
11/26/2019	Business Card- Bank of America Credit Cards	HOBBY LOBBY-SUPPLIES FOR DEDICATION	104-421-300-210	71.29
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON-OFFICE SUPPLIES	104-421-300-150	39.11
11/26/2019	Business Card- Bank of America Credit Cards	HILTON/TRAINING/C ANDRADE	104-421-300-270	285.41
11/26/2019	Business Card- Bank of America Credit Cards	SMART & FINAL SUPPLIES FOR BLOOD DRIVE	331-425-300-210	75.89
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON/NEW PD OFFICE SUPPLIES	104-421-300-210	89.17
11/26/2019	Business Card- Bank of America Credit Cards	HYATT/TRAINING/D MCALISTER	104-421-300-270	925.99
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	8.57
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-210	118.58
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-210	134.64
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-210	55.62
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-150	19.18
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON OFFICE SUPPLIES	104-421-300-210	98.16
11/26/2019	Business Card- Bank of America Credit Cards	LEXIS NEXIS BACKGROUND SVCS	104-421-300-200	300.00
11/26/2019	Business Card- Bank of America Credit Cards	ATLANTIC TACTICAL SWAT	114-414-300-210	1,619.95
11/26/2019	Business Card- Bank of America Credit Cards	FORMAX/OFFICE SHREDDER SUPPLIES	104-421-300-210	86.00
11/26/2019	Business Card- Bank of America Credit Cards	GOLDEN WEST COLLEGE-TRAINING	104-421-300-270	349.00
11/26/2019	Business Card- Bank of America Credit Cards	CHEVRON/FUEL/ CHIEF UNIT	104-421-300-250	52.50
11/26/2019	Business Card- Bank of America Credit Cards	TRUE VALUE-PD SUPPLIES	104-421-300-210	5.22
11/26/2019	Business Card- Bank of America Credit Cards	CONS SPECLITIES/CORNER GUARDS NEW PD	315-421-300-200	676.64
11/26/2019	Business Card- Bank of America Credit Cards	LOWES-PD SUPPLIES	104-421-300-210	7.54
11/26/2019	Business Card- Bank of America Credit Cards	CHEVRON/FUEL CHIEF UNIT	104-421-300-250	51.30
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON/RETURN	104-421-300-210	-20.97
11/26/2019	Business Card- Bank of America Credit Cards	EARTHLINK	104-401-300-157	34.95
11/26/2019	Business Card- Bank of America Credit Cards	WELL 11- RETENTION PAYMENT MAILING	105-437-300-200	7.35
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON: TOOLS FOR SHELTER/TRANSIT	145-410-300-210	76.99
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON: TOOLS FOR SHELTER/TRANSIT	145-410-300-210	1,839.17
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON: TOOLS FOR SHELTER/TRANSIT	145-410-300-210	1,113.89
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON: TOOLS FOR SHELTER/TRANSIT	145-410-300-210	1,266.52
11/26/2019	Business Card- Bank of America Credit Cards	AMAZON: DRY EREASE MARKERS	104-431-300-210	8.65
11/26/2019	Business Card- Bank of America Credit Cards	RITE AID OFFICE SUPPLIES	104-431-300-210	16.52
11/26/2019	Business Card- Bank of America Credit Cards	USPS PACKAGE MAILING	104-431-300-210	6.90
11/26/2019	C. A. Reding Company, Inc	COPIER LEASE WTP	105-437-300-180	92.28
11/26/2019	Cannon Financial Services, Inc.	CONTRACT & INSURANCE CHARGE & USAGE 12/1/19-COPIEF	104-432-300-180	1,024.73
11/26/2019	Chemical Waste Management Inc	LATE PAYMENT CHARGE	105-437-300-193	0.68
11/26/2019	Chemical Waste Management Inc	BIN RENTAL	105-437-300-193	360.00

11/26/2019	Christian Espinoza	BOOTS REIMBURSEMENT	120-435-200-125	120.00
11/26/2019	Christian Espinoza	BOOTS REIMBURSEMENT	121-439-200-125	30.00
11/26/2019	City of Corcoran	CITY SVC FOR 2410 BELL AVE.	301-430-300-316	88.33
11/26/2019	City of Corcoran	CITY SVC FOR 1630 BREWER	301-430-300-316	102.17
11/26/2019	Corcoran Hardware	FLASHLIGHT/BATTERY	104-406-300-210	107.13
11/26/2019	Corcoran Hardware	GALVANIZE WIRE	104-406-300-210	5.94
11/26/2019	Corcoran Publishing Company	PHN RE HEMP ZONING	104-406-300-156	140.00
11/26/2019	Corcoran Publishing Company	PLANNING COMM. VACANCY	104-401-300-170	150.00
11/26/2019	Daniel Gonzalez Concrete Construction	WORK DONE @ WTP	105-437-300-140	1,545.87
11/26/2019	David Martinez	VETS HALL USE 11/2/19-DEPOSIT REFUND	104-000-362-085	98.01
11/26/2019	Direct Distributing, Inc.	EQUIPT MAINT& REPAIR -PARTS	105-437-300-140	477.27
11/26/2019	Direct Distributing, Inc.	EQUIPT MAINT& REPAIR -PARTS	105-437-300-140	38.43
11/26/2019	Direct Distributing, Inc.	EQUIPT MAINT& REPAIR -PARTS	105-437-300-140	45.27
11/26/2019	Direct Distributing, Inc.	EQUIPT MAINT& REPAIR -PARTS	105-437-300-140	63.34
11/26/2019	Direct Distributing, Inc.	EQUIPT MAINT& REPAIR -PARTS	105-437-300-140	179.52
11/26/2019	Farmer's Insurance Group	M BARBEE IMPOUNDS -ACCOUNT#G713270160	301-430-300-200	1,274.75
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	145-410-300-141	51.50
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	104-412-300-141	34.00
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	104-421-300-141	490.00
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	104-431-300-141	42.50
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	109-434-300-141	51.00
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	120-435-300-141	34.00
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	105-437-300-141	59.50
11/26/2019	Felder Communications	RADIO MAINT & REPAIR	121-439-300-141	17.00
11/26/2019	Ferguson Enterprises, Inc	EQUIPT MAINT & REPAIR-HYDRANTS	105-437-300-140	1,077.51
11/26/2019	Ferguson Enterprises, Inc	EQUIPT MAINT & REPAIR-CROSS ARM	105-437-300-140	909.56
11/26/2019	Frontier Communications	ACCT#55999251521202085	104-421-300-220	301.13
11/26/2019	Frontier Communications	ACCT#20914815380301985	136-415-300-220	45.83
11/26/2019	Frontier Communications	ACCT#55999241850629065	105-437-300-220	269.22
11/26/2019	Frontier Communications	ACCT#55999214080910985	104-432-300-220	111.47
11/26/2019	Frontier Communications	ACCT#55999210200721195	104-421-300-220	202.59
11/26/2019	Frontier Communications	ACCT#55999221510101675	104-432-300-220	973.51
11/26/2019	Frontier Communications	ACCT#5599922430604085	104-432-300-220	358.15
11/26/2019	Galindo Farms Discing	TRIM & DISPOSAL OF TREE BRANCHES 1116 SHERMAN	301-430-300-200	200.00
11/26/2019	Granicus, Inc.	INVOICE JAN TO DEC 2019	104-401-300-157	4,800.00
11/26/2019	Home Depot Credit Services	JANITORIAL SUPPLIES	104-432-300-210	67.20
11/26/2019	Home Depot Credit Services	DEPT SUPPLIES	104-432-300-210	16.06
11/26/2019	Home Depot Credit Services	DEPT SUPPLIES	109-434-300-210	66.22
11/26/2019	HUB International	CERT OF LIAB VETS HALL USE 11/2/19	104-000-362-085	148.68
11/26/2019	HUB International	CERT OF LIAB VETS HALL USE 11/16/19	104-000-362-085	130.10
11/26/2019	Images/RadioShack Dealer	DEPT SUPPLIES	120-435-300-210	19.42
11/26/2019	Insight Public Sector, Inc.	CALOES FY 16-17 INSIGHT CISCO KIT	145-410-300-260	805.88
11/26/2019	Insight Public Sector, Inc.	CALOES FY 16-17 INSIGHT CISCO KIT	145-410-300-260	79.73
11/26/2019	Integrated Avian Solutions	CHRISTMAS TREE PARK -CROW ABATEMENT	138-419-300-206	2,000.00
11/26/2019	Jones Electric	CHRISTMAS TREE PARK -REPAIRS/OUTLETS	138-419-300-206	623.00
11/26/2019	Kings County Clerk	IMAGE PRINTOUT OF DOC FROM COUNTY WEBSITE	301-430-300-200	2.40
11/26/2019	Kings County Clerk	IMAGE PRINT OUT DOC FROM COUNTY WEBSITE	301-430-300-200	0.80

11/26/2019	Kings County Clerk	RECONVEYANCE FOR 1312 CARDOSO	301-430-300-200	8.00
11/26/2019	Kings County Clerk	RECONVEYANCE FOR 418 BENRUS- 3 DOCS	301-430-300-200	8.00
11/26/2019	Kings County Clerk	RECONVEYANCE FOR 418 BENRUS- 3 DOCS	301-430-300-200	8.00
11/26/2019	Kings County Clerk	RECONVEYANCE FOR 418 BENRUS- 3 DOCS	301-430-300-200	8.00
11/26/2019	Kings County Clerk	RECONVEYANCE FOR 1630 BREWER	301-430-300-200	8.00
11/26/2019	Kings County Fire Department	1 Q JULY TO SEPT 2019	104-422-300-208	80,525.50
11/26/2019	Kings County Fire Department	1 Q JULY TO SEPT 2019	138-419-300-202	50,000.00
11/26/2019	Kings County Mobile Locksmith	OLD PD REPAIR DOOR LOCK	104-432-300-200	210.06
11/26/2019	Kings County Tax Collector	M BARBEE IMPOUNDS-INSTALLMENTS FOR 12/10/19 & 4/10/2019-430-300-200	104-432-300-160	1,017.52
11/26/2019	Kings County Tax Collector	PROP TAX RAIL ROAD TRK SEC 12/21/22	104-432-300-160	204.08
11/26/2019	Kings County Tax Collector	PROP SOUTH LY 50R/W LYING NORTH	104-432-300-160	226.08
11/26/2019	Kings County Tax Collector	24432 PROP TAX 6 1/4	301-430-300-200	295.90
11/26/2019	Kings County Tax Collector	24432 PROP TAX 6 1/4	301-430-300-200	195.42
11/26/2019	Kings County Tax Collector	PROPERTY TAX FOR 1914 ESTES CORCORAN 93212	313-605-300-200	1,942.04
11/26/2019	Kings Waste & Recycling	GREEN WASTE: 197.75 UNITS/TONS	112-436-300-192	8,268.40
11/26/2019	Kings Waste & Recycling	BLUE CANS 89.11 UNITS/TONS	112-436-300-192	3,564.40
11/26/2019	Kings Waste & Recycling	MIS COMM CLEAN UP 181.76 UNITS/TONS	112-436-300-192	9,278.56
11/26/2019	Lisa Jones	CDL DRIVERS LICENSE	145-410-300-200	46.00
11/26/2019	Lowe's	EQUIPT MAINT & REPAIR	105-437-300-140	58.69
11/26/2019	Maria Trujillo	VETS HALL USE 11/16/19 DEPOSIT REFUND	104-000-362-085	150.00
11/26/2019	McMaster-Carr	FLOAT SWITCH ACTIVATED SUMP PUMP	120-435-300-140	478.92
11/26/2019	Nacho's Automotive	ANNUAL SMOG TESTING UNIT 191	104-421-300-260	49.75
11/26/2019	Nacho's Automotive	ANNUAL SMOG TESTING UNIT 150	104-412-300-260	49.75
11/26/2019	Nacho's Automotive	ANNUAL SMOG TESTING UNIT 205	120-435-300-260	49.75
11/26/2019	NEOPOST	POSTAGE MACHINE @ CITY HALL: LOADED FEE	104-432-300-152	1,000.00
11/26/2019	NEOPOST	FEE	104-432-300-152	61.34
11/26/2019	NEOPOST	POSTAGE MACHINE @PD LOADED	104-432-300-152	200.00
11/26/2019	Nolan's Plumbing	NEW TOILET	120-435-300-200	699.86
11/26/2019	Nolan's Plumbing	STREET IMPROVEMENTS: BIRCH AVE	109-434-300-213	5,800.00
11/26/2019	Nolan's Plumbing	BLACKTOP REPAIR: ALLEY BY PD	105-437-300-200	5,800.00
11/26/2019	Nolan's Plumbing	BLACKTOP REPAIR: NEWARK	105-437-300-200	1,660.00
11/26/2019	PAPA	QAC/QAL MEMBERSHIP P MCBRIDE	104-412-300-160	45.00
11/26/2019	PG&E	ACCT#99497000756-9	111-601-300-240	9.53
11/26/2019	PG&E	ACCT#99497000756-9	145-410-300-240	924.63
11/26/2019	PG&E	ACCT#99497000756-9	138-419-300-206	3,600.34
11/26/2019	PG&E	ACCT#99497000756-9	104-412-300-240	745.88
11/26/2019	PG&E	ACCT#99497000756-9	104-432-300-240	6,268.18
11/26/2019	PG&E	ACCT#99497000756-9	104-432-320-240	171.18
11/26/2019	PG&E	ACCT#99497000756-9	109-434-300-240	408.00
11/26/2019	PG&E	ACCT#99497000756-9	120-435-300-240	24,796.59
11/26/2019	PG&E	ACCT#99497000756-9	121-439-300-240	576.35
11/26/2019	PG&E	ACCT#99497000756-9	105-437-300-240	101,410.18
11/26/2019	PG&E	ACCT#5304135173-4	111-601-300-240	73.52
11/26/2019	PG&E	ACCT#5304135173-4	111-603-300-240	9.98
11/26/2019	PG&E	ACCT#5304135173-4	111-604-300-240	113.87
11/26/2019	PG&E	ACCT#5304135173-4	104-412-300-240	11.10
11/26/2019	PG&E	ACCT#5304135173-4	109-434-300-240	4,653.90

11/26/2019	PG&E	ACCT#10561736330	301-430-300-316	33.40
11/26/2019	PG&E	ACCT#3357250173-3	104-432-300-240	478.66
11/26/2019	PG&E	ACCT#6770734283-7	301-430-300-316	33.82
11/26/2019	PG&E	ACCT#8330898526-2	301-430-300-316	16.26
11/26/2019	Price, Paige & Company	PLANNING & PRELIM AUDIT PROCEDURES	104-405-300-200	5,905.00
11/26/2019	Price, Paige & Company	CONSULTANT WORK BANK REC & GRANTS	104-405-300-200	3,075.00
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	145-410-300-200	63.77
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	136-415-300-200	46.34
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	193.76
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	36.78
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	38.59
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-432-300-200	46.68
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	104-433-300-200	36.56
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	120-435-300-200	64.89
11/26/2019	Prudential Overall Supply	ENTRANCE RUGS/SHOP TOWELS/DUST MOP	105-437-300-200	64.91
11/26/2019	Quality Pool Service	MONTHLY SVC	138-419-300-206	850.00
11/26/2019	Quality Pool Service	BULK CHLORINE	138-419-300-206	871.05
11/26/2019	R3 Consulting Group	CONSULTING WORK	112-436-300-200	3,656.25
11/26/2019	Rockwell Engineering & Equipment	WWTP WORK ON STA PUMPS	120-435-300-140	357.23
11/26/2019	S & R Specialty Equipment	WTP: PACKAGE MAING	105-437-300-200	22.83
11/26/2019	S & R Specialty Equipment	DEPT SUPPLIES	120-435-300-210	59.09
11/26/2019	Sawtelle & Rosprim Hardware, Inc.	EQUIPT MAINT & REPAIR : CAP SCREW, NUT TIES	120-435-300-140	30.35
11/26/2019	Sawtelle & Rosprim Hardware, Inc.	NUTS, WASHERS, SCREWS	120-435-300-140	13.56
11/26/2019	Sawtelle & Rosprim Hardware, Inc.	DEPT SUPPLIES: GLOVES	105-437-300-210	16.18
11/26/2019	Sawtelle & Rosprim Hardware, Inc.	DEPT SUPPLIES: GLOVES	105-437-300-210	30.61
11/26/2019	Sawtelle & Rosprim Hardware, Inc.	DEPT SUPPLIES: GRIND WHEEL	109-434-300-210	23.87
11/26/2019	Sawtelle Rosprim Machine Shop	COVER FOR STA. BI-PASS SET UP FOR HOSE	120-435-300-140	143.83
11/26/2019	Sawtelle Rosprim Machine Shop	REPAIR AT ENTRANCE GATE FOR WWTP	120-435-300-140	106.25
11/26/2019	Sawtelle Rosprim Machine Shop	VALVE SHUT OFF HANDLE (5) AT WWTP	120-435-300-140	829.76
11/26/2019	SJVAPCD	2019-20 PERMITS ID C9443 FOR 911 HANNA	105-437-300-160	306.68
11/26/2019	State Water Res Control Board	WWTP: PLANT ANNUAL PERMIT FEES 19/20	120-435-300-160	18,767.00
11/26/2019	State Water Res Control Board	STORM DRAIN: ANNUAL PERMIT FEES 19/20	120-435-300-160	2,625.00
11/26/2019	Terminix	PEST CONTROL 2410 BELL AVE NOV 2019 SVC	301-430-300-316	55.00
11/26/2019	TF Tire & Service	TIRE RPLC DISC UNIT#71	120-435-300-140	199.03
11/26/2019	The Gas Company	ACCT#00888349024	145-410-300-242	29.03
11/26/2019	The Gas Company	ACCT#15829731015	104-432-300-242	4.74
11/26/2019	The Gas Company	ACCT#06981596833	104-432-320-242	40.51
11/26/2019	The Gas Company	ACCT#00891595001	104-432-300-242	71.98
11/26/2019	The Gas Company	ACCT#20001594009	104-432-300-242	23.74
11/26/2019	Tires 4 Less	BUS 215 FIX FLAT	145-410-300-260	20.00
11/26/2019	Tulare County Treas Tax Collector	PROP TAX NW 1/4 SEC 7.21/23	104-406-300-200	97.64
11/26/2019	Tulare County Treas Tax Collector	PROP TAX E 1/2 & POR SW 1/4 SEC 6.21/23	104-406-300-200	434.34
11/26/2019	Tule Trash Company	CONTRACT	112-436-300-200	134,473.21
11/26/2019	Tule Trash Company	FRANCHISE FEE 7.5%	104-000-316-024	-13,189.80
11/26/2019	Tule Trash Company	FRACHISE FEE/ROLL OFFS/OCT 2019	112-436-316-023	-2,182.94
11/26/2019	Tule Trash Company	PULL FEE	112-436-300-200	236.36
11/26/2019	Tule Trash Company	DUMP FEE	112-436-300-192	347.25

11/26/2019	Tule Trash Company	PULL FEE	112-436-300-200	669.54
11/26/2019	Tule Trash Company	DUMP FEE PRISON#1	112-436-300-192	1,015.40
11/26/2019	Tule Trash Company	PULL FEE PRISON#1	112-436-300-200	1,894.00
11/26/2019	Tule Trash Company	DUMP FEE PRISON#2	112-436-300-192	605.45
11/26/2019	Tule Trash Company	PULL FEE PRISON#2	112-436-300-200	1,138.00
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X2	104-433-200-125	97.94
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X1	104-412-200-125	48.89
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X3	109-434-200-125	146.91
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X6	105-437-200-125	293.82
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X80%	120-435-200-125	156.70
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X20%	121-439-200-125	39.18
11/26/2019	UNIFIRST Corporation	UNIFORMS COST X4	145-410-200-125	195.88
11/26/2019	Valley Elevator	REPAIRS TO LIFT AT CITY HALL	104-432-300-200	562.50
11/26/2019	Vanir Construction Management, Inc.	NEW POLICE HQ CONST. MNGT.	315-421-300-200	9,775.50
11/26/2019	Verizon Wireless	TRANSIT CELL PH SVC	145-410-300-220	109.05
11/26/2019	Verizon Wireless	TRANSIT WIRELESS AIR CARD	145-410-300-220	38.01
11/26/2019	Verizon Wireless	WATER ON CALL CELL PH SVC	105-437-300-220	5.64
11/26/2019	Verizon Wireless	WATER WIRELESS AIR CARD	105-437-300-220	38.01
11/26/2019	Verizon Wireless	CELL PHN SVC R RODRIGUEZ	104-432-300-220	1.89
11/26/2019	Verizon Wireless	CELL PHN SVC J FAULKNER	105-437-300-220	1.47
11/26/2019	Verizon Wireless	PUBLIC WORKS WIRELESS AIRCARDS	105-437-300-220	76.01
11/26/2019	Verizon Wireless	COM DEV /INSPECTOR PHONE	104-406-300-210	92.76
11/26/2019	Verizon Wireless	COM DEV AIR CARDS X2	104-406-300-210	76.02
11/26/2019	Waxie Sanitary Supply	DEPT SUPPLIES: NEW VACUUM	104-432-300-210	462.94
11/26/2019	Waxie Sanitary Supply	DEPT SUPPLIES: GREEN SOLSTA	104-432-300-210	64.35
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	109-434-300-200	379.60
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	104-412-300-200	379.60
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: J GALVAN	104-432-300-200	759.20
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	109-434-300-200	379.60
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	104-412-300-200	379.60
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: J GALVAN	104-432-300-200	759.20
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	109-434-300-200	379.60
11/26/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHGS: W CHAVEZ	104-412-300-200	379.60
11/26/2019	Wright's Electric	BULBS: RAO OUTSIDE LIGHTING	104-432-300-200	759.20
11/26/2019	Wright's Electric	SUNRISE VILLA: REMOVE & INSTALL LED LIGHTS	111-604-300-200	42.43
				3,200.00

Warrant Total: 819,595.09

Accounts Payable

Blanket Voucher Approval Document



User: spineda
Printed: 12/03/2019 - 2:40PM
Warrant Request Date: 12/10/2019
DAC Fund:

Batch: 00501.12.2019 - Wrnt Rgstr 12/10/19 FY19

Line	Claimant	Amount
1	Action Equipment Rentals	506.87
2	ASI Administrative Solutions, Inc	97.90
3	Auto Zone, Inc.	184.18
4	Badger Meter	599.60
5	Best Deal Food Co Inc.	255.70
6	California Industrial Rubber	92.88
7	Cannon Financial Services, Inc.	441.80
8	Caves & Associates	510.00
9	Central Valley Lawn Care	350.00
10	City of Avenal	4,236.38
11	City of Corcoran	255.08
12	City of Corcoran	531.22
13	Corcoran Irrigation District	137.66
14	Corcoran Publishing Company	72.00
15	Data Ticket Inc	293.00
16	Farley Law Firm	24,403.87
17	Felder Communications	833.08
18	Frontier Communications	55.10
19	Grainger Inc	83.64
20	Haaker Equipment Company	188.34
21	Hach Company	217.02
22	Ingram Digital Electric	509.24
23	JMP Office Technologies	410.93
24	JP Morgan Chase Bank NA	28,632.03
25	Matson Alarm Co. Inc.	120.50
26	Nacho's Automotive	174.50
27	Nolan's Plumbing	582.77
28	PG&E	37.03
29	PG&E	10.24
30	PG&E	104,370.79
31	PG&E	137.31
32	PG&E	13.84
33	PG&E	10.18
34	PG&E	2,162.83
35	Proclean Supply	1,247.45
36	Pumping Solutions, Inc	302.25
37	Reliable Status Towing	200.00
38	Ryan DeVaney	175.67
39	Self Help Enterprises	182,103.31
40	Sunbelt Rentals	1,945.42
41	TF Tire & Service	226.03
42	The Gas Company	9.49
43	The Gas Company	15.88
44	The Gas Company	4.93
45	Top Dog Training Center	1,200.00
46	TSA Consulting Group, Inc.	50.00

47	Turnupseed Electric Svc Inc	924.03
48	unWired Broadband	199.95
49	Up With People	3,000.00
50	US Bank Equipment Finance	142.33
51	USPS	3,500.00
52	USPS	235.00
53	Verizon Wireless	1,303.28
54	Wells Fargo Bank, N.A.	1,594.22
55	WEX BANK	13,513.33
56	Wood Rogers, Inc.	3,080.00

Page Total: \$27,492.14

Grand Total: \$386,490.08

Page Total: \$27,492.14

Accounts Payable Voucher Approval List

User: spineda
 Printed: 12/03/2019 - 2:41PM
 Batch: 00501.12.2019 - Wmnt Rgstr 12/10/19 FY19



Warrant Date	Vendor	Description	Account Number	Amount
12/10/2019	Action Equipment Rentals	SUNRISE VILLAS: EQUIPT RENTAL TO CHG LIGHTS	111-604-300-200	506.87
12/10/2019	ASI Administrative Solutions, Inc	COBRA ADMIN OCT 2019	104-402-300-200	97.90
12/10/2019	Auto Zone, Inc.	CAR WASH SUPPLIES	104-421-300-260	141.79
12/10/2019	Auto Zone, Inc.	REPAIR ITEMS UNIT#224	104-421-300-260	28.33
12/10/2019	Auto Zone, Inc.	DEPT SUPPLIES: SHOP TOWELS	104-433-300-210	14.06
12/10/2019	Badger Meter	EQUIPT MAINT: & REPAIR: METER BODY (5)	105-437-300-140	599.60
12/10/2019	Best Deal Food Co Inc.	PAL THANKSGIVING DINNER	331-425-300-210	177.76
12/10/2019	Best Deal Food Co Inc.	PAL THANKSGIVING DINNER	331-425-300-210	31.56
12/10/2019	Best Deal Food Co Inc.	PAL THANKSGIVING DINNER	331-425-300-210	15.96
12/10/2019	Best Deal Food Co Inc.	DOG FOOD	104-421-300-203	30.42
12/10/2019	California Industrial Rubber	EQUIPT MAINT & REPAIR	105-437-300-140	92.88
12/10/2019	Cannon Financial Services, Inc.	COPIER SVC RENTAL NOV 2019-PD	104-421-300-180	441.80
12/10/2019	Caves & Associates	NEGOTIATIONS DEC 2019	104-402-300-200	510.00
12/10/2019	Central Valley Lawn Care	LANDSCAPE SVC: NOV '19 PHEASANT RIDGE	111-602-300-202	350.00
12/10/2019	City of Avenal	AC SVC AGREEMENT AVENAL -CORCORAN OCT 2019	104-421-300-203	4,236.38
12/10/2019	City of Corcoran	CITY SVC 2410 BELL	301-430-300-316	176.66
12/10/2019	City of Corcoran	CITY SVC 1630 BREWER	301-430-300-316	194.20
12/10/2019	City of Corcoran	CITY SVC 418 BENRUS	301-430-300-316	103.26
12/10/2019	City of Corcoran	CITY SVC 1914 ESTES	301-430-300-316	57.10
12/10/2019	City of Corcoran	LINENS FOR PAL THANKSGIVING; REIMB S BARBOZA	331-425-300-210	72.00
12/10/2019	City of Corcoran	FIREARM EQUIPT: REIMB T AUGUSTUS	104-421-300-210	16.08
12/10/2019	City of Corcoran	CAR WASH PD X2 UNITS	104-421-300-260	60.00
12/10/2019	City of Corcoran	HEMS FOR DED CEREMONY; REIMB R CORTEZ	104-421-300-210	22.36
12/10/2019	City of Corcoran	OFFICE CHRISTMAS ITEMS; REIMB R CORTEZ	104-421-300-210	84.64
12/10/2019	Corcoran Irrigation District	275.30 ASSMT: APN 12-12-22, APN: 22-21-22, APN: 25-21-22	105-437-300-160	137.66
12/10/2019	Corcoran Publishing Company	NIXLE AD 11/7/19 & 11/21/19	104-421-300-156	72.00
12/10/2019	Data Ticket Inc	OCT CITATION PROCESSING FEE	104-406-300-200	293.00
12/10/2019	Farley Law Firm	LEGAL EXPENSES NOV 2019	104-403-300-200	12,217.50
12/10/2019	Farley Law Firm	418 BENRUS	104-403-300-200	517.50
12/10/2019	Farley Law Firm	WELL LIGHTAGATION	105-437-300-200	11,418.87
12/10/2019	Farley Law Firm	RETAINER FEE	104-403-300-200	250.00
12/10/2019	Felder Communications	BATTERY	104-421-300-141	53.58
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	145-410-300-141	51.50
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	104-412-300-141	34.00
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	104-421-300-141	490.00
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	104-431-300-141	42.50

12/10/2019	Felder Communications	RADIO MAINT & REPAIR	109-434-300-141	51.00
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	120-435-300-141	34.00
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	105-437-300-141	59.50
12/10/2019	Felder Communications	RADIO MAINT & REPAIR	121-439-300-141	17.00
12/10/2019	Frontier Communications	ACCT#55999212650917185	120-435-300-220	55.10
12/10/2019	Grainger Inc	EQUIPT MAINT & REPAIR	105-437-300-140	83.64
12/10/2019	Haaker Equipment Company	EQUIPT MAINT & REPAIR: GATE VALVE	120-435-300-140	188.34
12/10/2019	Hach Company	DEPT SUPPLIES: REAGENT	105-437-300-210	217.02
12/10/2019	Ingram Digital Electric	SIGNAL LIGHT REPAIR: WHITLEY & DAIRY	109-434-300-200	509.24
12/10/2019	JMP Office Technologies	INK & SPPL FOR POSTAGE MACHINE @ CITY HALL & PD	104-432-300-150	410.93
12/10/2019	JP Morgan Chase Bank NA	ACCT#934487740-COMCAST	104-421-300-220	3,470.34
12/10/2019	JP Morgan Chase Bank NA	ACCT#934487740-COMCAST	104-421-300-220	1,901.18
12/10/2019	JP Morgan Chase Bank NA	ACCT#8155500400041872 COMCAST	104-432-300-220	291.09
12/10/2019	JP Morgan Chase Bank NA	ACCT#81555004000177130 COMCAST	120-435-300-220	246.66
12/10/2019	JP Morgan Chase Bank NA	ACCT#963230566 COMCAST	104-421-300-220	823.70
12/10/2019	JP Morgan Chase Bank NA	LIEBERT CASSIDY-2020 LEGISLATIVE UPDATE FOR PUBLIC	104-405-300-270	75.00
12/10/2019	JP Morgan Chase Bank NA	MAIL FINANCE: FOLDING & POSTAGE MACHINE @ CITY HA	104-432-300-180	994.45
12/10/2019	JP Morgan Chase Bank NA	MAIL FINANCE: PD POSTAGE MACHINE LEASE PYMT	104-432-300-180	208.17
12/10/2019	JP Morgan Chase Bank NA	COMCAST ACCT#8155500400041872	104-432-300-220	291.09
12/10/2019	JP Morgan Chase Bank NA	COMCAST ACCT#963230566	104-421-300-220	574.69
12/10/2019	JP Morgan Chase Bank NA	COMCAST ACCT#8155500400177130	120-435-300-220	256.66
12/10/2019	JP Morgan Chase Bank NA	TAP MASTER-VALVE REPLC PMP STA#2 -400 PICKERALL AV	105-437-300-200	19,499.00
12/10/2019	Maison Alarm Co. Inc.	RAO ALARM SYSTEM: MONITORING & SVC	104-432-300-200	120.50
12/10/2019	Nacho's Automotive	ANNUAL SMOG TESTING: UNT#254	104-421-300-260	49.75
12/10/2019	Nacho's Automotive	ANNUAL SMOG TESTING: UNT#156	104-412-300-260	49.75
12/10/2019	Nacho's Automotive	ANNUAL SMOG TESTING: UNT#156	120-435-300-260	75.00
12/10/2019	Nolan's Plumbing	DISHWASHER INSTALLATION	315-421-300-200	582.77
12/10/2019	PG&E	ACCT#994970007569	111-601-300-240	9.53
12/10/2019	PG&E	ACCT#994970007569	145-410-300-240	745.35
12/10/2019	PG&E	ACCT#994970007569	138-419-300-206	3,273.08
12/10/2019	PG&E	ACCT#994970007569	104-412-300-240	1,017.37
12/10/2019	PG&E	ACCT#994970007569	104-432-300-240	4,450.45
12/10/2019	PG&E	ACCT#994970007569	104-432-320-240	153.63
12/10/2019	PG&E	ACCT#994970007569	109-434-300-240	397.90
12/10/2019	PG&E	ACCT#994970007569	120-435-300-240	18,998.37
12/10/2019	PG&E	ACCT#994970007569	121-439-300-240	580.89
12/10/2019	PG&E	ACCT#994970007569	105-437-300-240	74,744.22
12/10/2019	PG&E	ACCT#94172356415	301-430-300-316	10.24
12/10/2019	PG&E	ACCT#27777837660	105-437-300-240	37.03
12/10/2019	PG&E	ACCT#84659647279	301-430-300-316	10.18
12/10/2019	PG&E	ACCT#1305938064	104-432-300-240	2,162.83
12/10/2019	PG&E	ACCT#47341957828	301-430-300-316	13.84
12/10/2019	PG&E	ACCT#02640094583	301-430-300-316	137.31
12/10/2019	Proclean Supply	JANITORIAL SUPPLIES	104-432-300-210	1,010.43
12/10/2019	Proclean Supply	JANITORIAL SUPPLIES	105-437-300-210	118.51

12/10/2019	Proclean Supply	JANITORIAL SUPPLIES	120-435-300-210	118.51
12/10/2019	Pumping Solutions, Inc	EQUPT MAINT. & REPAIR: BALL VALVE/SEAT V.	105-437-300-140	302.25
12/10/2019	Reliable Status Towing	TOWING OF VEHICLE ON PROP 2744 SHERMAN AVE.	104-406-300-194	200.00
12/10/2019	Ryan DeVaney	CLETS: TRAIN THE TRAINER 11/5-7/19	104-421-300-270	175.67
12/10/2019	Self Help Enterprises	REHAB: P SVC: ACT/DEL M RAMOS	283-548-300-200	22,947.00
12/10/2019	Self Help Enterprises	LOANS & GRANTS REHABS: M RAMOS	283-548-300-290	95,613.29
12/10/2019	Self Help Enterprises	FTHB: P SER ACT/DEL N MIRANDA	283-548-300-200	3,836.00
12/10/2019	Self Help Enterprises	FRIST TIME HOME BUYERS LOANS: N MIRANDA	283-548-300-313	59,011.02
12/10/2019	Self Help Enterprises	GEN ADMIN PROF SVC	283-548-300-200	446.00
12/10/2019	Self Help Enterprises	GEN ADMIN PROF SVE	177-448-300-200	250.00
12/10/2019	Sunbelt Rentals	PUMP RENTAL: SLUDGE TANK	105-437-300-180	1,945.42
12/10/2019	TF Tire & Service	TIRE REPAIR: UNIT#248	105-437-300-260	27.00
12/10/2019	TF Tire & Service	TIRE REPAIR: UNIT#71	120-435-300-140	199.03
12/10/2019	The Gas Company	ACCT#11484795064	138-419-300-206	15.88
12/10/2019	The Gas Company	ACCT#17151733304	301-430-300-316	9.49
12/10/2019	The Gas Company	ACCT#3129529388	301-430-300-316	4.93
12/10/2019	Top Dog Training Center	MONTHLY K9 TRNG FOR OFR MCALISTER & JACKINOV 201	104-421-300-217	1,200.00
12/10/2019	TSA Consulting Group, Inc.	OCT 2019 SVC FEE 401 A PLAN ADMIN	104-405-300-200	50.00
12/10/2019	Turnupseed Electric Svc Inc	ELECTRICAL REPAIRS: UNPAID BALANCE	120-435-300-140	214.88
12/10/2019	Turnupseed Electric Svc Inc	SVE WORK: 5 1/2 AVE. CONNECT MOTOR	120-435-300-200	709.15
12/10/2019	un Wired Broadband	INTERNET SVC WTP	105-437-300-220	199.95
12/10/2019	Up With People	UP WITH PEOPLE SPONSORSHIP	138-419-300-201	3,000.00
12/10/2019	US Bank Equipment Finance	PW COPIER LEASE	109-434-300-180	142.33
12/10/2019	USPS	POSTAGE FOR BILLING	104-405-300-150	3,500.00
12/10/2019	USPS	ANNUAL PERMIT FEE	104-405-300-150	235.00
12/10/2019	Verizon Wireless	CELL SVC OCT 16-NOV 15, 2019 ACCT#672038320-0001	104-421-300-221	1,303.28
12/10/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHNGS: W CHAVEZ	109-434-300-200	417.56
12/10/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHNGS: W CHAVEZ	104-412-300-200	417.46
12/10/2019	Wells Fargo Bank, N.A.	TEMP WORKER CHNGS: W CHAVEZ	104-432-300-200	759.20
12/10/2019	WEX BANK	Fuel Statement	104-406-300-250	354.06
12/10/2019	WEX BANK	Fuel Statement	145-410-300-250	3,391.27
12/10/2019	WEX BANK	Fuel Statement	104-412-300-250	1,027.66
12/10/2019	WEX BANK	Fuel Statement	104-421-300-250	4,619.55
12/10/2019	WEX BANK	Fuel Statement	104-431-300-250	341.08
12/10/2019	WEX BANK	Fuel Statement	109-434-300-250	371.05
12/10/2019	WEX BANK	Fuel Statement	120-435-300-250	964.88
12/10/2019	WEX BANK	Fuel Statement	105-437-300-250	2,443.78
12/10/2019	Wood Rogers, Inc.	WELL 11-DATA REVIEW /PLANS & SPECS/ECT	105-437-300-200	3,080.00

Warrant Total: 386,490.08

City of

CORCORAN

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**PUBLIC HEARING
ITEM # 5-A**

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Appeal to the City Council regarding Planning Commission decision concerning fence exceptions.

DATE: December 4, 2019

MEETING DATE: December 10, 2019

RECOMMENDATION: (Voice Vote):

Staff requests that the City Council open and continue the public hearing until the January 14, 2020 meeting to allow official 300 foot radius notifications for comments and verification.

DISCUSSION:

At the regularly scheduled Planning Commission meeting held on September 16, 2019 the Planning Commission voted unanimously to disapprove a fence exception request regarding two properties in the Sequoia subdivision. The property owners have appealed the Planning Commission's decision.

The appeal process requires that a notice be sent to adjacent property owners within a 300 foot radius of the property in question a minimum of 10 days prior to the meeting. Staff was not able to send the notices out to meet the 10 day requirement. At this time staff is requesting the Public Hearing be continued until the January 14, 2020 meeting to allow for comments from the property owners within a 300 foot radius.

City of

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

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Public Hearing to obtain comments to consider Ordinance No. 639 Adoption of the 2019 California Title 24 Codes of Regulations.

DATE: December 02, 2019

MEETING DATE: December 10, 2019

RECOMMENDATION: (Voice Vote)

Move to accept and waive first reading of Ordinance No. 639, Amending Title 9 Building Regulations regarding adoption of the 2019 Title 24 California Building Code, 2019 California Residential Code, 2019 California Fire Code, 2019 California Administrative Code, 2019 California Reference Standard Code, 2019 California Plumbing Code, 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Historical Code, the 2019 California Green Code, the 1997 Uniform Housing Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, and the 2018 Uniform Swimming and Hot Tub Code.

DISCUSSION:

This public hearing is to discuss the adoption of the California Title 24 Codes and Standards for the City of Corcoran. The State of California has, as of January 1, 2019 adopted these codes and Standards based of the model code “2018 International Building Code, 2018 International Residential Code, and the 2018 International Fire Code. The Plumbing and mechanical codes remain with the International Association of Plumbing and Mechanical Officials (IAMPO) model codes, although updated to the 2018 code cycle. The Electrical code remains with NEC (National Electric Code) although updated to the 2017 Model code. The adoption also includes the 2019 Green Code.

This code cycle has seen many changes within the model code and the adopted California Codes including the appendixes and has been reviewed by the Building Official. The appendixes must be adopted separately.

BUDGET IMPACT:

Minimal Advertising costs associated with publishing the ordinance. Purchase of code books and code related materials approximately \$4,000 budgeted in the 2019/2020 FY Budget.

ATTACHMENTS:

- Ordinance 639

ORDINANCE NO. 639

**AN ORDINANCE AMENDING TITLE 9 BUILDING REGULATIONS OF THE
CITY OF CORCORAN TO ADOPT 2019 THE TITLE 24 CODE OF
REGULATIONS**

Chapter 1
CALIFORNIA BUILDING CODE
California Code of Regulations
Title 24 Part 2 Volumes 1 and 2

SECTION:

- 9-1-1: Adoption
- 9-1-2: Definitions; Applications of Terms
- 9-1-3: Fees for Permits and Inspection
- 9-1-4: Building Code Exemptions and Superseding Provisions
- 9-1-5: Additional Regulations
- 9-1-6: Ordinance Repeals

Section 9-1-1 of said Code is hereby amended to read as follows:

9-1-1: ADOPTION: The City of Corcoran does hereby adopt by reference as the official Building Code of the City, the 2019 California Building Code California Code of Regulations Title 24, Part 2, Volume 1 of 2, Part 2 Volume 2 of 2, based on the 2018 International Building Model Code and specifically chapter 1 Division 2 scope and administration, Appendix C Group U Agricultural Buildings, Appendix F Rodent Proofing, Appendix H Signs, Appendix I Patio Covers, Appendix J Grading, Appendix Chapter A1 Seismic Strengthening provisions for unreinforced masonry bearing wall. In addition, The City of Corcoran does hereby adopt by reference The 2019 California Historical Building Code, 2019 California Residential Code California Code of Regulations Title 24 Part 2.5 with the exception and exclusion of appendix L Permit Fees. The 2019 Administrative Code, the 1997 Uniform Code for the abatement of Dangerous buildings, the 1997 Uniform housing Code, and the 2019 Referenced Standard Code. If any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter.

The Building Official is hereby authorized and directed to enforce all the provisions of this Chapter. The Building Official shall have the authority to render interpretations of this chapter and these codes and adopt policies and procedures in order to clarify the application of its provisions. For such purpose he/she shall have the powers of a police officer.

9-1-2: DEFINITIONS; APPLICATIONS OF TERMS: Whenever any of the names or terms defined in this Section or in this Chapter or Codes adopted herein by reference, each such term or name shall have the meaning ascribed to it in this Section.

- A. "City" shall mean the City of Corcoran
- B. "The Authority having Jurisdiction" shall mean the Building Official of the City of Corcoran or Inspectors and Code Compliance Officers duly authorized to act in his/her behalf (Ord 497 NS).
- C. "Approved" shall mean Acceptable to the Authority having Jurisdiction.

9-1-3: FEES FOR PERMITS AND INSPECTION: The 2019 Fee schedules contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council based on a fee study performed and adopted in 2019. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official

9-1-4: BUILDING CODE EXEMPTIONS AND SUPERSEDING PROVISIONS: The following sections of the 2019 California Building Codes are deleted, amended, modified or superseded as indicated:

Section 107.3.1 Appendix Chapter 1 of said Code reads as follows:

When the Building Official issues a permit the construction documents shall be Approved, in writing or by stamp as "Reviewed for Code Compliance" One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and shall be kept at the site of work and shall be opened to inspection by the Building Official or a duly authorized representative. Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

Housing Inspections and Letters of Compliance: Upon a request for a housing inspection, the applicant shall be charged a fee of – One Hundred and Ten dollars (\$110.00) per hour with a two hour minimum, and a travel fee of fifty six cents (\$0.56) per mile each way to be paid to the Building Official to cover the cost of the housing inspection and letter of compliance.

9-1-5: **ADDITIONAL REGULATIONS:** (Reserved) (Ord. 497 N.S., 8-17-1992)

9-1-6: **ORDINANCE REPEALS:** All other ordinances or parts of ordinances in conflict herein repealed, including Ordinance 497; except, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Chapter. (Ord. 497 N.S., 8-17-1992)

Chapter 2
CALIFORNIA PLUMBING CODE
California code of regulations
Title 24 part 5

SECTION:

- 9-2-1: Adoption
- 9-2-2: Definitions; Applications of Terms
- 9-2-3: Fees for Permits and Inspection
- 9-2-4: Plumbing Code Exemptions and Superseding Provisions
- 9-2-5: Additional Regulations
- 9-2-6: Ordinance Repeals

9-2-1: **ADOPTION:** The City of Corcoran does hereby adopt by reference as the official Plumbing Code of the City, the 2019 California Plumbing Code Title 24, Part 5 as published by the International Association of Plumbing and Mechanical Officials, based on the 2018 Uniform Plumbing Model Code. The 2018 Uniform Swimming Pool and Hot Tub Code. Included specifically are California Plumbing Code Appendix A (Administration), Appendix D (Drainage Systems), Appendix I (Installation Standards), and Appendix K (Private Sewage Systems). If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the chapter.

The Building Official is hereby authorized and directed to enforce all the provisions of this Chapter. The Building Official shall have the authority to render interpretations of this chapter and this code and adopt policies and procedures in order to clarify the application of its provisions. For such purpose he/she shall have the powers of a police officer.

9-2-2: DEFINITIONS; APPLICATIONS OF TERMS: Whenever any of the names or terms defined in this Section are in this Chapter or Codes adopted herein by reference, each such term or name shall have the meaning ascribed to it in this Section.

- A. "City" shall mean the City of Corcoran
- B. All other names or terms shall apply to the appropriate officer, board or body of the City of Corcoran.
- C. "Authority having Jurisdiction" shall mean the Building Official of the City of Corcoran or inspectors and code compliance Officers duly authorized to act in his/her behalf. (Ord. 497 N.S., 8-17-1992)
- D. "Approved" shall mean Acceptable to the Authority having Jurisdiction.

9-2-3: FEES FOR PERMITS AND INSPECTION: The 2019 Fee schedules contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council (Resolution No. 2968) based on a fee study completed and adopted in 2019. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official

Section 9-2-4 of said Code is hereby deleted.

9-2-5: ADDITIONAL REGULATIONS: (Reserved) (Ord. 497 N.S., 8-17-1992)

9-2-6: ORDINANCE REPEALS: All other ordinances or parts of ordinances in conflict herein are repealed, including Ordinance 497; except, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Chapter. (Ord. 497 N.S., 8-17-1992)

Chapter 3
CALIFORNIA ELECTRICAL CODE
California Code of Regulations
Title 24 Part 3

SECTION:

- 9-3-1: Adoption
- 9-3-2: Definitions; Applications of Terms
- 9-3-3: Fees for Permits and Inspection
- 9-3-4: Electrical Code Exemptions and Superseding Provisions
- 9-3-5: Additional Regulations
- 9-3-6: Ordinance Repeals

9-3-1: ADOPTION: The City of Corcoran does hereby adopt by reference as the official Electrical Code of the City, the 2019 California Electrical Code Title 24 Part 3. Published by BNI Productions, Inc. Based on the 2014 National Electric Model Code, copyright National Fire Production Association.

Included specifically is Annex H (Administration)

The Building Official is hereby authorized and directed to enforce all the provisions of this Chapter. The Building Official shall have the authority to render interpretations of this chapter and this code and adopt policies and procedures in order to clarify the application of its provisions. For such purpose he/she shall have the powers of a police officer. If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the chapter.

9-3-2: DEFINITIONS; APPLICATIONS OF TERMS: Whenever any of the names or terms defined in this Section are in this Chapter or Codes adopted herein by reference, each such term or name shall have the meaning ascribed to it in this Section.

- A. "City" shall mean the City of Corcoran
- B. All other names or terms shall apply to the appropriate officer, board or body of the City of Corcoran.
- C. "Chief Electrical Inspector" shall mean the Building Official of the City of Corcoran.
- D. "Authority having Jurisdiction" shall mean the Building Official of the City of Corcoran or Inspectors and Code Compliance Officers duly authorized to act in His/her behalf
- E. "Approved" shall mean Acceptable to the Authority having Jurisdiction.

9-3-3: FEES FOR PERMITS AND INSPECTION: The 2019 Fee schedules contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council (Resolution No. 2968) based on a fee study completed and adopted in 2019. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official

9-3-4: ELECTRICAL CODE EXEMPTIONS AND SUPERSEDING PROVISIONS: (Reserved) (Ord. N.S., 8-17-1992)

9-3-5 ADDITIONAL REGULATIONS:

- A. Location: the service disconnecting means shall be installed either inside or outside of a building or other structure at readily accessible locations nearest the point of entrance of the service conductors. Except in "H" occupancies, the main service disconnecting means shall be located outside the building at a readily accessible location in case of fire. 2019 CEC 230.70 (A) (1) - (C)
- B. Metal Lighting Fixtures, Lamp Holders and Faceplates: Underground metal lighting fixtures, lamp holders and faceplates shall not be installed in contact with conducting surfaces nor within eight feet (8') vertically or five feet (5') horizontally of laundry tubs, bathtubs, shower baths, plumbing fixtures, steam pipes or other grounded metal work or grounded surfaces.
- C. Metal Pull Chains: Metal pull chains used at these locations shall be provided with insulating links. (Ord. 497 N.S., 8-17-1992)
- D. Rating of Service Disconnecting means for one family dwelling shall have a rating of not less than 100 amperes 3-wire.

9-3-6 ORDINANCE REPEALS: All other ordinances or parts of ordinances in conflict herein are repealed, including Ordinance 497; except, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Chapter. (Ord. 497 N.S., 8-17-1992)

Chapter 4
CALIFORNIA MECHANICAL CODE
California Code of Regulations
Title 24 Part 4

SECTION:

- 9-4-1: Adoption
- 9-4-2: Definitions; Applications of Terms
- 9-4-3: Fees for Permits and Inspection
- 9-4-4: Mechanical Code Exemptions and Superseding Provisions
- 9-4-5: Additional Regulations
- 9-4-6: Ordinance Repeals

9-4-1: ADOPTION: The City of Corcoran does hereby adopt by reference as the official Mechanical Code of the City, the 2019 California Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, based on, 2017 Uniform Mechanical Model Code. Included specifically are the California Mechanical Code Appendix Chapter 1 (Administration) if any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the chapter.

9-4-2: DEFINITIONS; APPLICATIONS OF TERMS: Whenever any of the names or terms defined in this Section are in this Chapter or Codes adopted herein by reference, each such term or name shall have the meaning ascribed to it in this Section.

- A. "City" shall mean the City of Corcoran
- B. All other names or terms shall apply to the appropriate officer, board or body of the City of Corcoran
- C. "Authority having Jurisdiction" shall mean the Building Official of the City of Corcoran or Inspectors and Code Compliance Officers duly authorized to act in his/her behalf.
- D. "Approved" shall mean Acceptable to the Authority having Jurisdiction.

9-4-3: FEES FOR PERMITS AND INSPECTION: The 2019 Fee schedules contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council (Resolution No. 2968) based on a fee study completed and approved in 2019. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official

9-4-4: MECHANICAL CODE EXEMPTIONS AND SUPERSEDING

PROVISIONS: The following section of the California Mechanical Code is hereby amended as follows:

Table 3-C of said Code is hereby amended by adding item 22, which reads as follows:

22. In lieu of the foregoing specific fees, a flat rate may be charged for each unit for single-family dwellings, duplexes and multiple-family units in accordance with the current flat rate fees in the California Mechanical Code. (Ord. 497 N.S., 8-17-1992; 1996 Code)

9-4-5 ADDITIONAL REGULATIONS: (Reserved) (Ord. N.S., 8-17-1992)

9-4-6 ORDINANCE REPEALS: All other ordinances or parts of ordinances in conflict herein are hereby repealed, including Ordinance 497; except, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Chapter. (Ord. 497 N.S., 8-17-1992)

Chapter 5
CALIFORNIA FIRE CODE
California Code of Regulations
Title 24 Part 9

SECTION:

- 9-5-1: Adoption
- 9-5-2: Establishment and Duties of Fire Department
- 9-5-3: Definitions: Application of Terms
- 9-5-4: Establishment of Limits of Districts in Which Storage Of Flammable Or Combustible Liquids in Outside Aboveground Tanks Is To Be Prohibited
- 9-5-5: Establishments of Limits in Which Bulk Storage of Liquefied Petroleum Gases Is To Be Restricted
- 9-5-6: Establishment of Limits of Districts in Which Storage of Explosives and Blasting Agents Is To Be Prohibited
- 9-5-7: Amendments Made In the Uniform Fire Code
- 9-5-8: Appeals
- 9-5-9: New Materials, Processes or Occupancies Which May Require Permits
- 9-5-10: Penalties

9-5-1: ADOPTION: There is hereby adopted by the City Council for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2019 California Fire Code California Code of regulations Title 24 Part 9, based on the 2018 International Fire code, including Appendix chapter 1 division 2 (Administration), Appendix Chapter 4 (special occupancies), Appendix B (Fire flow requirements), Appendix C (Fire Hydrant Locations), Appendix D (Apparatus access), Appendix E (Hazard occupancies), Appendix F (Hazard Rankings), Appendix G (Cryogenic Fluids), Appendix H (Hazard Management Plans) (Ord. 455 N.S., 3-21-1988)

9-5-2 ESTABLISHMENT AND DUTIES OF FIRE DEPARTMENT:

- A. The California Fire Code shall be enforced, supervised, and interpreted by the Kings County Fire Chief or authorized representative and/or the City of Corcoran Building Official.

- B. The Fire Chief of the Fire Department may detail such members of the Fire Department as inspectors as shall from time to time be necessary. The Fire Chief of the Fire Department in conjunction with the Building Official shall recommend to the City Manager the employment of technical inspectors or consultants who, when such authorization is made, shall be selected for their special credentials and qualifications. (Ord. 455 N.S., 3-21-1998)

9-5-3: DEFINITIONS; APPLICATIONS OF TERMS:

- A. Wherever the word “jurisdiction” is used in the California Fire Code, it shall be held to mean City of Corcoran.

- B. Wherever the term “Corporation Counsel” is used in the California Fire Code, it shall be held to mean the Attorney for the City of Corcoran.

- C. Wherever the word “Fire Department” is used in the California Fire Code, it shall be held to mean the Kings County Fire Department.

- D. Wherever the word “Fire Chief” is used in the California Fire Code, it shall be held to mean the Fire Chief of the Kings County Fire Department. (Ord. 497 N.S., 8-17-1992)

Chapter 6
NUMBERING BUILDINGS

SECTION:

9-6-2: Failure to Place Numbers; Lien

Section 9-6-2 of said Code is hereby amended to read as follows:

9-6-2: FAILURE TO PLACE NUMBERS; LIEN:

- A. Failure to Comply: If any owner of an existing structure shall fail or neglect to comply with the provisions of this Chapter, the Building Official is hereby authorized and instructed to purchase and install property numbers. The cost of such numbers, labor for placing them, and administrative cost are set at one hundred dollars (\$110.00). If not paid by the owner of record, such cost shall be, and is hereby declared to constitute, a lien against the property. (Ord. 488 N.S., 5-20-1991)

Chapter 7
MOVING BUILDINGS

SECTION:

Section 9-7-7 of said Code is hereby amended to read as follows:

9-7-7: FEES: The 2019 fee schedule contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council (Resolution No. 2968) based on a fee study completed and approved in 2019. Relocation investigation service shall be for One Hundred and ten dollars (\$110.00) per hour plus fifty cents (\$0.56) per mile. (Ord. 226 N.S., 8-3-1964; 1996 Code)

Chapter 8
CALIFORNIA GREEN CODE
California Code of Regulations part 11

SECTION:

- 9-8-1: Adoption
- 9-8-2: Definitions; Applications of terms
- 9-8-3: Fees for permits and inspections
- 9-8-4: Green Code Exemptions and superseding provisions
- 9-8-5: Additional Regulations

9-8-1 ADOPTION: The City of Corcoran does hereby adopt by reference as the official Green Code of the City, the 2019 California Green Code as published by the California Building Standards Commission. Included specifically is Chapter 1 (Administration). If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the chapter.

9-8-2 DEFINITIONS; APPLICATIONS OF TERMS: Whenever any of the names or terms defined in this Section are in this Chapter or Codes adopted herein by reference, each such term or name shall have the meaning ascribed to it in this Section.

- A. "City" shall mean the City of Corcoran
- B. All other names or terms shall apply to the appropriate officer, board or body of the City of Corcoran
- C. "Authority having Jurisdiction" shall mean the Building Official of the City of Corcoran or Inspectors and Code Compliance Officers duly authorized to act in his/her behalf.
- D. "Approved" shall mean Acceptable to the Authority having Jurisdiction.

9-8-3 FEES FOR PERMITS AND INSPECTION: The 2019 Fee schedules contained in any of these adopted codes are deleted and will be replaced by a fee schedule approved by the City Council (Resolution No. 2968) based on a fee study completed and approved in 2019. The determination of value or valuation under any of the provisions of this Chapter shall be made by the Building Official.

9-8-4: GREEN CODE EXEMPTIONS AND SUPERSEDING PROVISIONS: The following section of the California Green Code is hereby amended as follows:

None:

9-8-5: ADDITIONAL REGULATIONS: (Reserved) (Ord. N.S., 8-17-1992)

9-8-6: ORDINANCE REPEALS: All other ordinances or parts of ordinances in conflict herein are hereby repealed, including Ordinance 497; except, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Chapter. (Ord. 497 N.S., 8-17-1992)

All other provisions of Title 9, of said Code shall be and remain in full force and effect.

This Ordinance shall take effect thirty (30) days from the date of its passage. Before the expiration of fifteen (15) days after its passage, this Ordinance shall be published once in the Corcoran Journal, a newspaper of general circulation, printed and published in the City of Corcoran.

PASSED AND ADOPTED by the City Council of the City of Corcoran at a regular meeting thereof held on the 10th day of December, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED: _____
Sidonio Palmerin, Mayor

ATTEST: _____
Marlene Spain, City Clerk

City of

CORCORAN

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

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: Public hearing regarding proposed revisions to Ordinance 636 and Ordinance 637, removing “Industrial Hemp” or “Hemp” from ordinances and approval of Planning Commission Resolution 19-07 regarding zone classification for industrial hemp processing and manufacturing and its byproducts.

DATE: December 4, 2019

MEETING DATE: December 10, 2019

RECOMMENDATION: (Voice Vote):

1. That City Council consider approving the proposed revisions of Ordinance 636 “*An Ordinance of the City of Corcoran enacting regulations for non-commercial medical and non-medical cannabis use, cultivation, and land uses; and enacting enforcement provisions for cannabis related ordinance violations*” to remove the words “industrial hemp” and “hemp” from the ordinance.
2. That the City Council consider approving the proposed revisions of Ordinance 637 “*An ordinance of the City of Corcoran banning non-medical and medical commercial cannabis cultivation, businesses, transactions and land uses*” to remove the words “industrial hemp” and “hemp” from the ordinance.
3. That the City Council also accept Planning Commission Resolution 19-07 pertaining to zoning and land use for Industrial Hemp processing and manufacturing and its byproducts.

DISCUSSION: At the regularly scheduled City Council meeting on August 13, 2019 Staff, under a Public Hearing presented to the Council revisions to Ordinance 637 and 636 removing Industrial Hemp from the current ordinances that prohibit cannabis. This is required to be in conformance with new State and Federal laws concerning industrial hemp. The Council directed staff to bring the issue of zone classification to the Planning Commission for review, public

hearing(s), and recommendations regarding industrial hemp processing and manufacturing and its byproducts. The Planning Commission determined that industrial hemp processing and manufacturing and its byproducts be an allowed use under a Conditional Use Permit in the Industrial and Highway Commercial Zones on lots of five (5) acres or more.

Below is a brief summary of the definitions and laws passed by the State of California and the Federal Government.

1. Industrial Hemp: means a crop that is limited to types of the plant cannabis sativa L. Having no more than three-tenths of 1 percent Tetrahydrocannabinol (THC).
2. The California Business and Professional Code section 26001 (f) explicitly states that cannabis does not include industrial hemp.
3. Division 24 of the California Food and Agricultural Code provides for the cultivation of industrial hemp by registered growers and established research centers.
4. The Agriculture improvement Act of 2018 (2018 Farm Bill) signed into law by the President on December 20, 2018, effective January 1, 2019, removed hemp from schedule 1 of the federal Controlled Substance Act. Thus, hemp is no longer federally regulated as a controlled substance.
5. All growers of hemp for commercial purposes must register with the county agricultural commissioner prior to cultivation.
6. California law does not currently provide any requirements for the manufacturing, processing, or selling of non-food industrial hemp or hemp products. However, Assembly Bill 228 proposes to establish framework for industrial hemp products to be used as a food, beverage or cosmetic.
7. California law also does not currently provide for a permit or license for the manufacturing, processing, or selling of non-food industrial hemp or hemp products.
8. Division 24 of the California Food and Agriculture Code does not create a distinction between the cultivation of industrial hemp or any other agricultural product with respect to where it may be cultivated. However, the City of Corcoran has the authority to specify its land use and zoning for all its commercial agriculture.

BUDGET IMPACT: No impact at this time.

ATTACHMENTS:

Revised Ordinance 636
Revised Ordinance 637
Planning Commission Resolution 19-07

ORDINANCE NO. 636

AN ORDINANCE OF THE CITY OF CORCORAN
ENACTING REGULATIONS FOR NON-COMMERCIAL
MEDICINAL AND NON-MEDICINAL CANNABIS USE,
CULTIVATION, AND LAND USES; AND ENACTING
ENFORCEMENT PROVISIONS FOR CANNABIS
RELATED ORDINANCE VIOLATIONS.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. There are adverse secondary impacts of marijuana cultivation, processing, manufacturing, distribution, sales and use which include, without limitation, criminal activity, pungent odors, excess water consumption, toxic mold, excess energy consumption and indoor electrical fire hazards. The provisions of this ordinance are intended in order to promote the public safety, health, comfort and general welfare, in order to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the Corcoran Zoning Ordinance.

Section 2. FINDINGS AND PURPOSE. The City Council of the City of Corcoran hereby finds and declares the following:

- (a) California Constitution Article 11, Section 7 authorizes the City of Corcoran ("City") to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws;
- (b) California Government Code § 37100 authorizes the legislative body of a local government to enact local ordinances which are not in conflict with the Constitution and laws of the State of California or the United States;
- (c) The federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies cannabis/marijuana as a Schedule I drug, which is defined as a drug or other substance which has a high potential for abuse, no currently accepted medical use in treatment in the United States, and has not been accepted as safe for use under medical supervision. The federal Controlled Substances Act declares it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, cannabis. The federal Controlled Substances Act contains no exemption for cultivation, manufacture,

distribution, dispensation or possession of cannabis for medical or non-medical purposes;

(d) On June 28, 2016, the Secretary of State of the State of California certified Proposition 64, the Control, Regulate and Tax Adult Use of Cannabis Act ("AUMA" or "Proposition 64"), for the November 8, 2016 statewide presidential general election ballot;

(e) The AUMA became law when a majority of the electorate voted "yes" on Proposition 64. The AUMA, to a certain degree, decriminalized under State law the possession, consumption, cultivation, processing, manufacture, distribution, testing and sale of non-medicinal cannabis/marijuana and derivative products, including edibles, for adults twenty-one (21) years of age and older. The AUMA also included provisions for licensing commercial cannabis and preserved the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries.

(f) On June 27, 2017, Senate Bill 94 ("SB-94"), which was a state budget trailer bill, was signed into law by the Governor of the State of California. This legislation clarified and/or revised certain portions of the AUMA and also certain state statutes pertaining to medicinal cannabis/marijuana, including the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries;

(g) The AUMA now regulates, among other matters, the use of cannabis/marijuana for non-medicinal personal and commercial purposes, including the recreational use of cannabis by adults over twenty-one (21) years of age;

(h) To regulate personal use of cannabis, the AUMA added Health and Safety Code § 11362.1 which, among other things and with certain exceptions, made it "...lawful under state and local law..." for persons 21 years of age or older to "...possess, process, transport, purchase, obtain or give away to persons 21 years of age or older without any compensation whatsoever ..." up to 28.5 grams of non-medical cannabis in the form of concentrated cannabis or not more than eight grams in the form of concentrated cannabis contained in cannabis products;

(i) The AUMA also removed certain state criminal law prohibitions for adult individuals who "...possess, plant, cultivate, harvest, dry or process not more than six living cannabis plants and possess the cannabis produced by the plants ...";

(j) The AUMA also clarified that State law does not prohibit specified adult individuals from smoking or ingesting cannabis or cannabis products;

(k) To regulate commercial use of non-medical cannabis, the AUMA added Division 10 (Cannabis) to the Business & Professions Code, which vested certain state agencies with "...the sole authority to create, issue, deny, renew, discipline, suspend, or revoke

licenses..." for certain non-medicinal commercial cannabis business activity including microbusinesses, transportation, storage (unrelated to manufacturing activities), distribution, testing, and sale of cannabis and cannabis products within the state;

(l) The AUMA provides that specified state agencies shall promulgate rules and regulations and shall begin issuing state business licenses under Division 10 of the Business & Professions Code by January 1, 2018;

(m) The AUMA specifies that a local jurisdiction shall not prevent transportation of non-medicinal cannabis or derivative products on public roads by a licensee transporting cannabis or derivative products in compliance with Division 10;

(n) The AUMA authorized cities to "...reasonably regulate ..." without completely prohibiting cultivation of cannabis inside a private residence or inside an "...accessory structure to a private residence located upon the grounds of a private residence which is fully enclosed and secure...";

(o) The AUMA authorized cities to completely prohibit outdoor cultivation on the grounds of a private residence until a "...determination by the California Attorney General that nonmedical use of cannabis is lawful in the State of California under federal law...";

(p) The AUMA authorized cities to completely prohibit the establishment or operation of any non-medicinal cannabis business licensed under Division 10 within its jurisdiction, including cannabis dispensaries, cannabis retailers and cannabis delivery services;

(q) Absent appropriate local regulation, which is authorized by the AUMA, only state regulations will be controlling within a given local jurisdiction;

(r) Until the AUMA was enacted, state statutes prohibited cultivation, possession and sales of non-medicinal cannabis and therefore overlapping local regulations would have been preempted by state statute;

(s) The City has permissive zoning standards which prohibit all land uses not expressly allowed and has applied the same, without exception, to all instances of medicinal cannabis, including, but not limited to, cultivation, distribution, dispensing, transportation, sales and gifting;

(t) The existence of cannabis cultivation operations carries the potential to increase secondary impacts such as: (1) robberies, break-ins and other thefts due to the high monetary value of cannabis plants; (2) dangerous alterations to the electrical wiring of buildings; (3) toxic amounts of mold spores present in buildings intended for human occupation; (4) the potential for exposure to or increased usage by school aged children; (5) the spread of strong, pungent and/or noxious odors from cannabis plants;

(u) The City has legitimate and compelling interests in protecting the public health, welfare and safety of its residents, as well as preserving the peace and quiet of the neighborhoods within the City;

(v) The City has determined that a regulatory ordinance is necessary to protect the public health, welfare and safety of residents of the City to the maximum extent allowable under California law to address the adverse secondary impacts resulting from changes to California law through the AUMA and Senate Bill 94 (2017);

(w) The cultivation of substantial amounts of cannabis/marijuana in any location or parcel of real property within the City poses serious threats to the health, safety, and well-being of the City and its residents, including the following:

(1) By concentrating substantial amounts of cannabis in one place, such locations and parcels are frequently associated with, and create a significant risk of, burglary, robbery, armed robbery, and larceny and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

(2) Such locations and parcels are frequently associated with other criminal activities, including unlawful sales of cannabis to individuals, including minors who are not qualified medical patients, trafficking of cannabis outside the City by unlawful enterprises, and possession and discharge of unlawful firearms.

(3) The creation of persistent malodorous smells reaching into populated areas far beyond cannabis grow sites. Cannabis plants, as they begin to flower and for a period of two (2) months or more during the growing season (August - October for outdoor grows), produce an extremely strong odor, offensive to many people, and detectable far beyond property boundaries. This malodorous smell is often described as "skunky," as it resembles the odor of a skunk.

(4) The distinctive smell of flowering cannabis also creates an attractive nuisance, alerting persons to the location of the valuable cannabis plants, and creating a risk of theft, burglary, robbery and armed robbery and associated violent confrontations.

(5) Cultivation of large amounts of cannabis also frequently requires excessive use of water resources, which exacerbates drought conditions.

(6) Extensive indoor cultivation of large amounts of cannabis also frequently requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation.

(x) Cultivation and sales of any amount of cannabis and/or derivative products at locations or parcels within one thousand (1,000) feet of schools, school bus stops, school evacuation sites, churches, parks, child care centers, or youth-oriented facilities creates unique risks that the cannabis plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation and sales of any amount of cannabis or derivative products within such locations or parcels is especially hazardous to public safety and welfare, and to the protection of children.

(y) As recognized by the California Attorney General's August 2008 GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF CANNABIS GROWN FOR MEDICAL USE, the cultivation or other concentration of cannabis in any location or parcels without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. There is no known reason why this same principle would not apply to non-medicinal cannabis.

(z) It is the purpose and intent of this Ordinance to implement State law by providing a means for regulating non-medicinal and medicinal cannabis in a manner which is consistent with applicable State laws and which promotes the health, safety, security and welfare of local residents within the City. This Chapter is intended to be consistent with Proposition 64 and Senate Bill 94, and to that end, is not intended to prohibit any person from exercising any right otherwise granted by State law. Rather, the intent and purpose of this Chapter is to establish reasonable regulations upon the manner in which cannabis and cannabis products must or must not be cultivated, manufactured, processed, stored and sold or gifted, in order to protect the public health, safety, security and welfare of all of the residents of the City.

(aa) The limited right of individuals under State law to cultivate cannabis plants for non-medicinal purposes and/or to carry on a cannabis business without violating state criminal laws does not confer the right to create or maintain a public nuisance. By adopting the regulations contained in this Chapter, the City will achieve a significant reduction in the aforementioned harms caused or threatened.

(bb) Nothing in this ordinance shall be construed to allow or legalize cannabis for any purposes, or allow or legalize any activity relating to the cultivation, distribution or consumption of cannabis which is otherwise illegal under state or federal law. No provision of this Chapter shall be deemed a defense or immunity to any action brought against any person by the County District Attorney or the Attorney General of State of California.

Section 3. CODE REPEAL. Except to the extent expressly indicated otherwise

herein, the specific provisions of each and all existing ordinances which are in actual conflict with any provision of this ordinance shall be repealed.

Section 4. CODE REPEAL. The following definitions within section 11-31-2 of the Corcoran Municipal Code are hereby repealed:

Medical Marijuana;
Medical Marijuana Cultivation;
Medical Marijuana Dispensary;
Medical Marijuana Facility; and
Mobile Marijuana Dispensary.

Section 5. CODE AMENDMENT. The following definitions are added, in alphabetical order, to the existing definitions within section 11-31-2 of Chapter 11-31 of Title 11 of the Corcoran Municipal Code:

Cannabis. Shall be defined as provided within California Health and Safety Code section 11018, or successor statute. The terms "cannabis" and "marijuana" shall have the same meaning within the Corcoran Municipal Code. Furthermore, except where otherwise distinguished, the term "cannabis" shall include and refer to both medicinal cannabis and non-medicinal cannabis. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by section 11018.5 of the California Health and Safety Code.

Cannabis business. Shall refer to commercial cannabis activity, as defined within this section.

Commercial cannabis activity. Shall be defined as provided within California Business and Professions Code § 26001(k), or successor statute, but shall not include any business whose only relationship to cannabis is the production or sale of accessories for individual consumption and/or use of cannabis or cannabis products.

Commercial cannabis delivery. Shall be defined as provided within California Business and Professions Code section 26001(p).

Cannabis products. Shall have the meaning as provided within California Health and Safety Code section 11018.1.

Medical Marijuana. Shall have the same meaning as "medicinal cannabis" as defined within California Business and Professions Code § 26001(ai), or successor statute.

Medical Marijuana Cultivation. Shall have the same meaning as "cultivation" as defined within California Business and Professions Code § 26001(1), or successor statute.

Medical Marijuana Dispensary. Shall have the same meaning as "cannabis retailer" as defined within California Revenue and Taxation Code § 340100), or successor statute.

Section 6. CODE ADOPTION. Chapter 11-33 of Title 11 is hereby added to the Corcoran Municipal Code and reads as follows:

CHAPTER 11-33 ADULT-USE CANNABIS REGULATIONS

11-33-010 Authority and Title.

11-33-020 Definitions.

11-33-030 Nuisance Declared.

11-33-040 Registration of Parcels Prior to Non-Commercial Cultivation.

11-33-050 Registration Application and Certificate; Identification Cards.

11-33-060 Regulatory Inspections of Registered Parcels and Records.

11-33-070 Denial of Registration.

11-33-080 Responsibilities of Registrants.

11-33-090 Violations.

11-33-010 Authority and Title.

Pursuant to the authority granted by Article XI, section 7 of the California Constitution, Health and Safety Code § 11362.2(b)(1), and Government Code § 38773.5, the City Council does enact this Chapter, which shall be known and may be cited as the "Adult-Use Cannabis Ordinance."

11-33-020 Definitions.

(a) All definitions set forth within California Health and Safety Code § 11362.7, California Business and Professions Code § 26001 and California Revenue and Taxation Code § 34010, as amended from time to time, and as interpreted by judicial opinions from time to time, shall apply under this Chapter in addition to the definitions set forth within subsection (b) below. In the event of an actual conflict between the definitions within the aforementioned statutes and those contained within subsection (b) below, the definition within subsection (b) shall prevail.

(b) Except where the context otherwise requires, the following definitions shall govern the construction of this Chapter:

- (1) "City" refers to the City of Corcoran.
- (2) "Enforcing officer" means the Chief of Police, Community Development Director or other the Code Enforcement Officer, or the authorized deputies or designees of either, each of whom is independently authorized to enforce this Chapter.
- (3) "Legal parcel" and "parcel" mean any parcel of real property which may be separately sold in compliance with the Subdivision Map Act [Division 2 (commencing with section 66410) of Title 7 of the Government Code].
- (4) The terms "cannabis" and "marijuana" shall have the same meaning within this ordinance. Furthermore, except where otherwise distinguished, the term "cannabis" shall include and refer to both medicinal cannabis and non-medicinal cannabis.
- (5) "Mature cannabis plant" and "immature cannabis plant" shall have the same meaning as those terms are used in California Health and Safety Code § 11362.77.
- (6) "Medical cannabis" shall have the same meaning as medicinal cannabis in California Business and Professions Code § 26001.
- (7) "Municipal Code" refers to the Corcoran Municipal Code.
- (8) The term "State" refers to the State of California.

(c) Effect of Headings/Titles Within this Chapter: Section and subsection headings and title are provided for organizational purposes only and must not be read to in any manner affect the scope, meaning or intent of the provisions associated with them.

11-33-030 Nuisance Declared.

(a) Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each and all of the following activities are hereby declared to be a public nuisance and unlawful when the same occur in violation of any of the provisions of this Chapter or any State law, and any such public nuisance may be abated by the City in any manner allowed by any State law or local ordinance:

- (1) The operation of any indoor and/or outdoor cannabis cultivation site or cultivation area upon any parcel of real property within the City which does not have an active registration with the City; and
- (2) The operation of any cannabis business upon any parcel of real property within the City which does not have an active registration with the City.

(b) Prohibited Non-Commercial Cannabis Activities: Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each of the following shall be prohibited everywhere within the City and shall constitute a public nuisance:

- (1) Outdoor Cultivation: All outdoor possession, planting, cultivation, harvesting, drying or processing of cannabis ~~and industrial hemp~~, including any such activities with non-commercial cannabis upon any private residence under California Health and Safety Code § 11362.1;
- (2) Non-Commercial Cultivation: The operation of any indoor and outdoor cannabis cultivation site or cultivation area upon any parcel of real property within the City without a valid State license therefor issued under Division 10 of the California Business and Professions Code, excluding non-commercial cannabis cultivation under Health and Safety Code § 11362.1 occurring while in full compliance with all applicable provisions of this Chapter, the Municipal Code and State law;
- (3) Use In Certain Areas: The inhalation, ingestion, use and/or other consumption, by any natural person, of any cannabis and/or any cannabis product(s):
 - a. In any place where any form of tobacco use is prohibited under California Labor Code § 6404.5 (or successor statute);
 - b. Within any building and/or other facility owned, leased, operated or controlled by City;
 - c. Upon any public road, street, right-of-way, easement, sidewalk, park or recreation site; and
 - d. Upon any privately owned parcel, when such inhalation,

ingestion, use and/or other consumption is to any degree detectable to the unaided senses of any reasonable observer who is not located upon the same parcel; and

(4) Child-Resistant Containers: Failure to at all times maintain cannabis products and harvested cannabis within secured child-resistant containers, except during active use or consumption in accordance with State law.

(c) Cannabis Use Prohibited During Public Business Hours: Notwithstanding any other ordinance of the City to the contrary, and to any extent not already prohibited by State law, federal law or subsection (b), inhalation, ingestion, use and/or other consumption of any cannabis and/or any cannabis product(s) by any natural person is prohibited upon each parcel of real property within the City during such times when any commercial business conducted thereon is open to the public.

11-33-040 Registration of Parcels Prior to Non-Commercial Cannabis Cultivation.

(a) Registration Required: This section applies to non-commercial cannabis cultivation under Health and Safety Code § 11362.1. Each parcel of real property within the City must be registered under this section with the City Manager or designee prior to the non-commercial cultivation thereon of any quantity of cannabis whatsoever. Violation of this requirement is hereby declared to be unlawful and a public nuisance which may be abated by the City in any manner allowed by State law or local ordinance. Registration of a parcel does not create any vested right or any land-use entitlement.

(b) Conditions of Active Registration: Registration of any parcel of real property under this section shall be invalid, void and inactive except during such times when all of the following conditions are all simultaneously satisfied:

(1) Registration Application Requirements: Any person owning, leasing, occupying and/or having charge or possession of the parcel has, within the twelve (12) months preceding each date when cultivation will occur, submitted an accurate and signed application for registration, which was ultimately approved for registration by the City, containing all of the following information and documentation:

(A) The name of each person, owning, leasing, occupying

and having possession of the parcel;

(B) The maximum number of plants which will be cultivated on the parcel;

(C) Written consent to allow a City inspection of the cultivation area, during normal business hours and on a mutually suitable date, in order to complete the registration process; and

(D) Such other information and/or documentation as the City Manager reasonably determines is necessary to ensure compliance with State law and this Chapter including, without limitation, information reasonably necessary to establish compliance with subsection (b)(2) of this section.

The application information and documentation shall be received in confidence, and shall be used or disclosed only for purposes of administration or enforcement of this Chapter and/or State law, or as otherwise required by law or legal process.

The City Council may, by adoption of a resolution, establish a fee for such annual registration, which may include a fee for issuance of a registration certificate in accordance with all applicable legal requirements. Such fee must be paid in full for a registration to be valid and effective. All registrations, whether initial or renewal, of all parcels of real property shall expire at the end of the day on January 31st of the calendar year following the calendar year in which the parcel was registered.

(2) **Zoning Compliance:** This subsection shall apply notwithstanding any other provision within the Municipal Code. For cannabis cultivations within the scope of Health and Safety Code § 11362.1, the parcel to be registered must be located within any zone where a residential land use is permitted, as established by Title 9 of the Municipal Code.

(3) **Owner's Consent:** When a person cultivating cannabis on any parcel is not the legal owner(s) of the parcel, such person(s) must obtain the notarized written consent to such cultivation from the legal owner(s) of the parcel prior to commencing cultivation of cannabis on such parcel, and must provide the original of said consent to the City Manager at the time of application for registration of the parcel. Any withdrawal or revocation of the

owner's consent must be notarized and shall, without any notice from the City, terminate any existing annual registration at the end of the thirtieth (30th) day after personal service of the notice, which must be dated, upon the tenant(s)/occupant(s), provided that a copy is contemporaneously served upon or mailed to the City. Any such notice which is mailed to a tenant(s)/occupant(s) must be postmarked and shall require an additional five (5) days to become effective.

(4) Indoor Cultivation Requirements: Subject to the other requirements within this Chapter, the total area used for cannabis cultivation must be contiguous and not exceed one hundred (100) square feet. When it is unattended by the registrant, such cultivation area must be locked and completely inaccessible to anyone without a unique physical and/or alphanumeric key. The cannabis plants within the cultivation area must not be detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level. Each door providing access into any cultivation area must be locked at all times when not within the view of the cultivator. After a citation issued for excessive odor becomes final and non-appealable, and after written notice of at least fifteen (15) business days, the City may require, as a condition for maintaining registration of a parcel, the installation of a City-approved ventilation system which includes one or more charcoal filters sufficient to eliminate further violations pertaining to cannabis odor. Each building must also comply with any existing, adopted or revised ordinances and all applicable State and local standards pertaining to ventilation rates, exhaust termination, ventilation inlets and humidity levels.

(5) Cultivation Building Requirements: All cannabis cultivations must occur within a properly constructed and permitted real property improvement which is the private residence of the cultivator or is upon the parcel containing such private residence. Such private residence or accessory structure thereto which contains a cultivation area must be fully enclosed and must be fully compliant with all applicable State and local laws, building standards and all of the following shall apply:

(A) Portables Prohibited: Cultivation within any trailer, camper and any other form of portable enclosure which is not a "private residence" under Health and Safety Code section 11362.2(b)(5) is prohibited.

(B) Windows: The exterior windows to all buildings or

structures where cannabis is cultivated, must eliminate visibility of all cannabis plants from all ground level exterior vantage points and must be equipped with security bars. Security bars must be installed on the inside of detached garages and other auxiliary buildings which are not certified or permitted as human living spaces and such buildings must have fire rated drywall properly installed. Windows must not be broken.

(C) **Doors:** All frames for doors which allow entry into the building from the outside must be made of metal or solid wood reinforced with metal at the point where locks latch to them. All non-metal doors must be solid-core and equipped with either a deadbolt lock, or a properly functioning industrial grade padlock and locking mechanism, which can only be unlocked with a unique key.

(D) **Electrical:** The lighting and electrical system for the cultivation area must comport with applicable building standards, including those pertaining to cultivation areas, and not exceed consumption of 1,200 watts at any time. The use of an extension cord of any kind is prohibited for all aspects of cannabis cultivation.

(E) **Flooring:** The flooring beneath each cannabis plant must not consist of carpet or other non-water proof material which can be penetrated by water or other liquids.

(F) **Irrigation Equipment:** Use of all garden hoses, drip irrigation lines, irrigation timers and other irrigation components designed for outdoor use is prohibited for all indoor cannabis cultivation. All water fixtures and modifications thereto must be inspected and approved by the City. A City-approved backflow prevention device must be properly installed, functioning and inspected for each water fixture used primarily for cannabis cultivation. The presence of any toxic mold in any quantity which exceeds the naturally occurring level is prohibited.

(G) **Effluents:** Discharge into the City's sanitary sewer system of any effluent containing any cannabis cultivation waste product, chemical, fertilizer or pesticide is prohibited, including discharges into household drains, commercial drains, storm drains and other private and public drainage

systems within the City. Furthermore, such discharges are also prohibited into any community water system, municipal water system and all other public or private water systems.

(H) Chemical: All pesticides, fertilizers and other treatments or chemicals used for cannabis cultivation must not be stored within any area of a private residence which does not comply with all requirements of this Chapter for a cannabis cultivation area. All such items must not be visible or otherwise detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level.

(6) Plant Size: At all times during indoor cannabis cultivation under Health and Safety Code § 11362.1 within a parcel containing a private residence, each cannabis plant must not exceed a height which is the lesser of eight (8) feet or one (1) foot from the ceiling above the plant, and the width must not exceed three (3) feet, provided that in no event should the size of cannabis plants which are grown together increase to a degree that any of them to any degree obstruct ingress and egress between each doorway and window within the room wherein they are located. Notwithstanding the foregoing, cannabis plants must not be cultivated in such a manner that the cannabis plant makes contact with any wall, door, window or ceiling at any time and there must at all times exist at least a one (1) foot space between each plant and the walls, doors, windows and the ceiling.

(7) Safety Requirements: At all times during indoor cannabis cultivation under Health and Safety Code § 11362.1 within a parcel containing a private residence, whenever any person under the age of twenty-one (21) years resides, regularly visits or is actually present upon such parcel, the cultivated cannabis plants must not be located within any common area of such private residence which is accessible by such minor including, without limitation, any hallway, living room, den, family room, kitchen, bathroom, garage or sunroom. Minors under the age of twenty-one (21) years also must not be allowed access into any indoor cultivation area during cultivation, harvesting, drying or processing of cannabis. Except when being actively consumed or handled in accordance with applicable State and local laws, all harvested cannabis and all cannabis products which are located on the parcel must be secured in a safe or room which is locked and inaccessible by persons under the age of twenty-one (21) years of age.

(8) Records: At all times during cannabis cultivation under Health and Safety Code § 11362.1 which occurs within the City, at least one legible and up-to-date hardcopy journal must be maintained on the parcel, containing all of the following information:

- (A) Each cannabis plant's date of acquisition;
- (B) The source of such acquisition;
- (C) Height and width in inches during each calendar month;
- (D) Each cannabis plant's corresponding owner; and
- (E) The date of each journal entry next to the printed and signed name of the person making the entry into the journal.

Said journal must be retained for a period of not less than five (5) years after each date listed within the journal. As a pre-condition of registration or registration renewal, the City may require individual tags, bar codes or other physical labels or markers to be affixed onto each cannabis plant exceeding one inch in vertical height.

(9) Metered Water: Water service to the parcel must be metered with a device which is both capable of wireless transmission of metering data and approved by the City.

(10) Building Standards: All waterlines, electrical wiring and structures used for cultivation of cannabis must comply with all applicable building codes, laws and ordinances.

(11) Compliance with State Cannabis Laws: Each registrant must at all times remain in full compliance with all State statutes which are applicable to cannabis including, without limitation, those pertaining to personal cultivation, sales, gifting, use and possession.

(12) Overdue City Balance: Each owner of the parcel to be registered must not have any amount which is overdue, thirty (30) or more days, to the City in unpaid fines, penalties, fees, charges, taxes, assessments and/or other payments, including homebuyer or housing rehabilitation loans from the City and other contracted payments of any kind.

(13) Code Violations: Each parcel to be registered must not have any active recorded instrument pertaining to any code violation which has been finally determined, or which otherwise can no longer be appealed, and which requires the City to inspect and clear such violation.

(d) Registration Voided Upon Violation: Any registration which becomes void for lack of compliance with any requirement of this Chapter shall remain void and ineffective from the initial moment of noncompliance and cannot be reinstated without a renewal application.

(e) Responsibility for Cultivation Violations: No person owning, leasing, occupying or having charge or possession of any parcel within the City shall cause, allow, suffer, or permit such parcel to be used for cultivation of cannabis in violation of any provision in this Chapter. Violation of this provision by any person owning, leasing, occupying or having charge or possession of any registered parcel shall be grounds for revocation of registration in addition to abatement under this Chapter.

(f) The City Manager or designee shall have authority to, in writing, waive any registration fee and/or requirements otherwise needed for registration, and thereafter issue a registration. When, after reasonable consultation with the Office of the City Attorney, it is reasonably believed that State or federal law might so require.

11-33-50 Registration Application and Certificate.

Applications: Each applicant seeking to register a parcel for a cannabis cultivation must be the owner or authorized tenant of the parcel and submit a written application on a form approved by the City. Within twenty (20) business days after receipt of registration application, the City Manager or designee shall either:

- (1) Act upon the registration application;
- (2) Provide a written notice of extension, not to exceed twenty (20) business days; or
- (3) Return the registration application with written notification as to why the application is incomplete.

(b) Registration Certificate: Upon approval of a registration application, the City shall issue a registration certificate which must be maintained within the registered parcel and physically posted on the door or other entryway into the cultivation area. This certificate is subject to inspection by any Enforcement Officer, whenever she/he is on the parcel for a lawful purpose, during such times when cannabis is actively cultivated on the parcel. Duplicate registration certificates will require payment of fee which shall be set by resolution of the City Council.

11-33-060 Regulatory Inspections of Registered Parcels and Records.

(a) **Annual Inspections:** Each parcel upon which cultivation of cannabis occurs must be inspected by the City a minimum of one (1) time each calendar year.

(b) **Regulatory Parcel Inspections:** Each parcel upon which cultivation of cannabis occurs shall be subject to inspection by the City during the ordinary business hours. If the owner or other person in charge of or in possession of the parcel fails to consent to the regulatory inspection, the registrant shall be deemed to have requested that the City obtain and execute a regulatory inspection warrant and a fee shall be assessed against the registrant. Said fee shall be set in accordance with a fee resolution approved by the City Council. The inspection required by this section shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

(c) **Regulatory Records Inspections:** The records required to be maintained under this Chapter shall be subject to inspection by the City during the ordinary business hours. Said inspection shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

11-33-070 Denial of Registration.

(a) **Identification:** Each applicant must verify their identity by presenting an unexpired identification card or driver's license issued by any U.S. state or the federal government.

(b) **Grounds for Denial/Revocation/Suspension:** The City Manager, or her/his designee, may deny, refuse to renew, suspend or revoke any registration obtained or sought to be obtained under this Chapter where the applicant or registrant satisfies any one or any combination of the following:

- (1) Failed to provide a fully completed application for registration;
- (2) Provided inaccurate information on an application for registration;
- (3) Failed to pay to the City the required registration fee and inspection costs;
- (4) Repeatedly violated this Chapter within the preceding twenty-four (24) months;

- (5) Refused to allow the City to conduct a regulatory inspection of the parcel registered or inspection of records required, as required by this Chapter;
- (6) Failed to pay to the City any amount which is overdue, thirty (30) or more days, to the City in unpaid fines, penalties, fees, charges, taxes, assessments and/or other payments, including contracted payments; or
- (7) Failed to provide written approval or written clearance to cultivate cannabis, which must be dated no earlier than sixty (60) days before the date of application, from the applicant's parole officer or probation officer, if the applicant is on active parole or formal probation.

(c) Appeal: Any person aggrieved by a denial of their application for registration may appeal the decision in the same manner as a notice to abate under Section 11-33-130. Upon receipt of a request for appeal, the City Manager or designee may elect to have the appeal proceed under Section 11-33-130 or another process within the Municipal Code, by providing a copy of such process.

11-33-080 Responsibilities of Registrants.

- (a) For the purpose of enforcing the requirements of this Chapter, the registrant of each parcel within the City shall be fully responsible for all conduct occurring on the parcel which may violate the terms of this Chapter, including the conduct of each of the registrant's invitees, guests, employees, agents and independent contractors working on the parcel, if applicable.
- (b) If any violation of the requirements of this Chapter occurs on a registered parcel, notice of suspension, revocation or restriction may be issued by providing written notice thereof within or in addition to a notice of violation and/or a notice to abate, which identifies the violation(s) supporting the decision to suspend, revoke or restrict the registration. The suspension, revocation or restriction shall become final when finding regarding the related violation(s) becomes final, unless an immediate suspension, revocation or restriction is reasonably necessary to protect against a substantial risk of significant bodily harm, death or significant property damage.
- (c) In addition, the City may report all violations committed by State licensees to the State.

11-33-090 Violations.

(a) Any violation of the provisions of this Chapter by any member of the public is hereby declared to be a public nuisance and may be abated by any or all remedies available under local, State and federal laws.

(b) The City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.

(c) Each cannabis plant cultivated in violation of the applicable provisions of this Chapter shall constitute a separate and distinct violation.

(d) Each and every day that a violation exists as to any violation within this Chapter shall constitute a separate and distinct violation.

(e) Each violation of this Chapter may be enforced by any and all lawful remedies available under the Municipal Code and applicable state statute(s), including but not limited to civil fines and penalties, infraction citation, public nuisance abatement and civil injunction, and all available remedies shall be cumulative and not preclude other available remedies.

Section 7. CODE ADOPTION. Chapter 11-32 of Title 11 is hereby added to the Corcoran Municipal Code and reads as follows:

CHAPTER 11-32 CANNABIS ABATEMENTS

- 11-32-010 Notice to Abate Cannabis Violation.
- 11-32-020 Contents of Notice.
- 11-32-030 Service of Notice.
- 11-32-040 Administrative Review.
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11-32-010 Notice to Abate Cannabis Violation.

Whenever the enforcing officer determines that a public nuisance as described in Chapter 11-33 or 11-34 exists on any parcel within the City, he or she is authorized to notify the record owner(s) and/or occupant(s) of the parcel, through issuance of a written Notice to Abate Cannabis Violation ("*notice to abate*").

11-32-020 Contents of Notice.

The written notice required under section 11-32-010 must be in writing and must:

- (a) Identify the owner(s) of the parcel upon which the nuisance exists, as named in the records of the county assessor, and identify the occupant(s), if other than the owner(s), and if known or reasonably identifiable.
- (b) Describe the location of such parcel by its commonly used street address, giving the name or number of the street, road or highway and the number, if any, of the parcel.
- (c) Identify such property by reference to the assessor's parcel number.
- (d) Contain a statement that cannabis violation exists on the parcel and that it has been determined by the enforcing officer to be a public nuisance as described in Chapter 11-33 or 11-34.
- (e) Describe the cannabis violation that exists and the actions required to abate it.
- (h) Contain a statement that the owner or occupant is required to abate the cannabis violation within fourteen (14) calendar days after the date of service of the required *notice to abate*.
- (i) Contain a statement that the owner or occupant may, within ten (10) calendar days after the date that said notice was served, make a request in writing to the City Clerk for a hearing with the City Manager or the City Manager's designee to appeal the determination of the enforcing officer that the conditions existing constitute a public nuisance, or to show other cause why those conditions should not be abated in accordance with the provisions of this Chapter.
- G) Contain a statement that, unless the owner or occupant abates the cannabis violation, or requests a hearing before the City Manager or designee,

within the time prescribed in the written notice, the enforcing officer will abate the nuisance. It shall also state that the abatement costs, including administrative costs, shall be made a special assessment added to the real property tax assessment roll and become a lien on the parcel, or be placed on the unsecured tax roll.

- (k) Indicate that the parcel may be sold by the tax collector after three (3) years of unpaid delinquent assessments.

11-32-030 Service of Notice.

(a) The *notice to abate* shall be served by delivering it personally to any adult occupant of the parcel and, pursuant to Government Code § 38773.S(c), shall also be served by certified United States mail address to each owner of the parcel, together with a Certificate of Mailing, to the address of each owner of the parcel as shown on the last equalized assessment roll, except that:

(1) If the records of the county assessor show that the ownership has changed since the last equalized assessment roll was completed, the written notice shall also be mailed to each new owner at his or her address as it appears in said records; or

(2) In the event that, after reasonable effort, the enforcing officer is unable to serve the written notice as required by this section, service shall be accomplished by posting a copy of the written notice on the parcel upon which the nuisance exists as follows:

- (A) Copies of the written notice shall be posted along the frontage of the subject property and at each entryway or such other locations on the property reasonably likely to provide notice to the owner and occupant.
- (B) In no event shall fewer than two (2) copies of the written notice be posted on a property pursuant to this section.

(b) The service of the written notice is deemed complete as of the date of deposit in the U.S. mail, personal delivery, or posting, as applicable.

(c.) Upon completion of service of the *notice to abate*, said notice may be recorded in the Office of the County Recorder pursuant to Government Code § 38773.S(e).

11-32-040 Administrative Review.

(a) Any person upon whom a *notice to abate* has been served may

appeal the determination of the enforcing officer, that the conditions set forth in such notice constitute a violation and/or public nuisance, to the City Manager or designee, or may show cause before the City Manager or designee why those conditions should not be abated in accordance with the provisions of this Chapter.

(b) An administrative review must be commenced by filing a written request for a hearing with the City Clerk within ten (10) calendar days after the date when the relevant notice was served upon them. The written request shall include a statement of all facts supporting the appeal. The time requirement for filing the written request for administrative review shall be deemed jurisdictional and may not be waived. In the absence of a timely filed written request which complies fully with the requirements of this section, the findings of the enforcing officer contained in the relevant notice shall become final and conclusive on the eleventh (11th) day following service of the relevant notice.

(c) Upon timely receipt of a written request for hearing which complies with the requirements of this section, the City Clerk shall set a hearing date not less than seven (7) days nor more than thirty (30) days from the date the request was filed, unless the City and the person requesting the hearing agree otherwise in writing. The City Clerk shall send written notice of the hearing date to the requesting party, to any other parties upon whom the City served, and to the enforcing officer. Pursuant to Government Code § 38773.S(c), said notice of the hearing date shall be sent by certified mail to the record owners of the parcel.

(d) Any hearing conducted pursuant to this Chapter need not be conducted according to technical rules relating to evidence, witnesses and hearsay. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely upon in the conduct of serious affairs regardless of the existence of any common law or statutory rule which might make improper the admission of the evidence over objection in civil actions. The City Manager or designee has discretion to exclude evidence if its probative value is substantially outweighed by the probability that its admission will necessitate undue consumption of time.

(e) The City Manager or designee may continue the administrative hearing from time to time.

(t) The City Manager or designee shall consider the matter de novo, and may affirm, reverse, or modify the determinations contained in the notice identifying the disputed violations. The City Manager or designee shall issue a written decision in the form of a resolution, which shall include

findings relating to the existence or nonexistence of the alleged cannabis violation, as well as findings concerning the propriety and means of abatement of the conditions set forth in the *notice to abate*. Such decision shall be mailed to, or personally served upon, the party requesting the hearing, any other parties upon whom the *notice to abate* was served, and the enforcing officer except that pursuant to Government Code § 38773.S(c), said notice shall be sent by certified mail to the record owners of the parcel.

(g) The decision of the City Manager or designee shall be final and conclusive.

(h) After issuance of the decision of the City Manager or designee, if a *notice to abate* was recorded against any property that, under the decision of the City Manager or designee, shall not secure any special assessment under this Chapter, the City Clerk shall cause a *Notice of Withdrawal* to be recorded in the Office of the County Recorder pursuant to Government Code § 38773.S (e). Said *Notice of Withdrawal* need not be acknowledged but must have attached a certified copy of the City Manager or designee resolution authorizing the recordation of the *Notice of Withdrawal*, and shall specifically reference the official recorded document number listed on the *notice to abate* to be withdrawn.

11-32-050 Liability for Costs and Expenses.

(a) In any enforcement action brought pursuant to this Chapter, whether by administrative proceedings, judicial proceedings, or summary abatement, each person who causes or permits to exist, or who maintains any cannabis violation shall be liable for all costs incurred by the City, including, but not limited to, administrative costs, and any and all costs incurred to undertake, or to cause or compel any responsible party to undertake, any abatement action in compliance with the requirements of this Chapter, whether those costs are incurred prior to, during, or following enactment of this Chapter.

(b) In any action by the enforcing officer to abate a cannabis violation under Chapter 11-33 or 11-34, whether by administrative proceedings, judicial proceedings, or summary abatement, the prevailing party shall be entitled to a recovery of the reasonable attorneys' fees incurred. In no action, administrative proceeding or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees actually incurred by the City in such action or proceeding. Pursuant to Government Code § 38773.S (b), recovery of attorneys' fees under this subsection shall be limited to those actions or proceedings in which the City elects, in the *notice to abate*, to seek recovery of its own

attorneys' fees.

11-32-060 Abatement by Owner or Occupant.

Any owner or occupant may abate any cannabis violation on parcel of real property owned, occupied or controlled by them or cause such cannabis violation to be abated at any time prior to commencement of abatement by, or at the direction of, the enforcing officer.

11-32-070 Enforcement.

(a) Whenever the enforcing officer becomes aware that an owner or occupant has failed to abate any cannabis violation within fourteen (14) days of the date of service of the *notice to abate*, or if an such notice was appealed, as of the date set by the City Manager or designee requiring such abatement, if any, the enforcing officer may take one or more of the following actions:

(1) Enter upon the parcel and abate the nuisance with City personnel, or by private contractor under the direction of the enforcing officer. The enforcing officer may apply to a court of competent jurisdiction for an abatement warrant authorizing entry upon the property for the purpose of undertaking the abatement work. If any part of the work is to be accomplished by a private contractor(s), a written estimate of the work shall be provided to the owners and occupants of the parcel. Nothing herein shall be construed to require that any contract be awarded under this Chapter through competitive bidding procedures whenever such procedures are not required by the general laws of the State of California or this Code; or

(2) Request that the City Attorney commence a civil action to redress, enjoin and/or abate the public nuisance.

11-32-080 Accounting.

The enforcing officer shall keep a written accounting of the cost of every abatement carried out and shall render a report in writing, itemized by parcel, to the City Manager or designee showing the cost of abatement and the administrative costs for each parcel.

11-32-090 Notice of Hearing on Accounting; Waiver by Payment.

Upon receipt of the accounting report of the enforcing officer, the City Clerk shall send a copy of each report by certified mail addressed to each corresponding property owner and include therewith a notice informing each owner that at the date and time specified, which shall not be less than five (5) business days after the date of mailing of the notice, the City Manager

or designee will meet to review the accounting report and that each owner may appear at said time and be heard. The owner may waive the hearing on the accounting by paying the cost of abatement and the cost of administration to the City Clerk prior to the time set for the hearing by the City Manager or designee. Unless otherwise expressly stated by the owner, payment of any costs of abatement and any costs of administration prior to said hearing shall be deemed a full waiver of the right to said hearing and a conclusive admission that said accounting is accurate and reasonable.

11-32-100 Hearing on Accounting.

(a) At the time fixed, the City Manager or designee shall meet to review the report of the enforcing officer. An owner may appear at said time and be heard on the question of whether the accounting, so far as it pertains to the cost of abating a nuisance upon the land of the owner, is accurate and the amounts reported are reasonable. The cost of administration shall also be reviewed.

(b) The report of the enforcing officer shall be admitted into evidence. The owner(s) shall bear the burden of proving by clear and convincing evidence that the accounting is not accurate and reasonable.

11-32-110 Modifications.

The City Manager or designee shall make such modifications in the accounting as it deems necessary and thereafter shall confirm the report by resolution.

11-32-120 Special Assessment and Lien.

After the hearing on the accounting under section 11-32-100, the City Manager or designee may order that the cost of abatement of any nuisance pursuant to Chapter 11-33 or 11-34 and the administrative costs as confirmed by the City Manager or designee be recorded as a special assessment against the respective parcels of land and placed upon the secured County tax roll, or placed on the unsecured roll, pursuant to section 38773.5 of the Government Code. However, the cost of abatement and the cost of administration as finally determined by the City Manager or designee shall not be placed on any tax roll if paid in full prior to entry of said costs on the tax roll. The City Manager or designee may also authorize or require that a *Notice of Abatement Lien* be recorded against the respective parcels of real property pursuant to section 38773.S (e) of the Government Code.

11-32-130 Enforcement by Civil Action.

As an alternative to the procedures set forth in sections 11-32-010 through 11-32-040, the City may abate the violation of Chapters 11-33 and 11-34 by the prosecution of a civil action through the City Attorney, including an

Action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of any violation of Chapter 11-33 or 11-34 or requiring compliance with other terms.

11-32-140 Summary Abatement.

Notwithstanding any other provision of this Chapter, when any cannabis violation constitutes an immediate threat to public health, security or safety, and when the procedures set forth in sections 11-32-010 through 11-32-040 would not result in abatement of that nuisance within a short enough time period to avoid that threat, the enforcing officer may direct any officer or employee of the City to summarily abate the nuisance. The enforcing officer shall make reasonable efforts to notify the persons identified in section 11-32-030, but the formal notice and hearing procedures set forth in this Chapter shall not apply. Pursuant to Government Code § 38773, the City may nevertheless recover its costs for abating that nuisance in the manner set forth in sections 11-32-080 through 11-32-120.

11-32-150 No Duty to Enforce.

Nothing in this Chapter shall be construed as imposing on the enforcing officer or the City any duty to issue a *notice to abate*, nor to abate any cannabis violation, nor to take any other action with regard to any cannabis violation, and neither the enforcing officer nor the City shall be held liable for failure to issue an order to abate any cannabis violation, nor for failure to abate any cannabis violation, nor for failure to take any other action with regard to any cannabis violation.

Section 8. CODE ADOPTION. Subsection V. of section 4-1-1 of the Corcoran Municipal Code is hereby amended to read in its entirety as follows:

It is hereby declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises or an alleyway or other public right of way fronting said premises in such manner that any of the following conditions are found to exist thereon:

- V. Cannabis: A violation, by any member of the public, of any cannabis regulation within the Corcoran Municipal Code.

Section 9. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant

to CEQA Guidelines sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment] and 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemptions, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 10. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Corcoran, or any official, employee or agent thereof.

Section 11. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 12. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 13. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable State and

federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.


Section 14. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the Corcoran Journal , a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on November 14 2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

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


RAYMOND LERMA, Mayor

ATTEST:


MARLENE LOPEZ, City Clerk

ORDINANCE NO. 637

AN ORDINANCE OF THE CITY OF CORCORAN
BANNING NON-MEDICINAL AND MEDICINAL
COMMERCIAL CANNABIS CULTIVATION,
BUSINESSES, TRANSACTIONS AND LAND USES.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS
FOLLOWS:

Section 1. PURPOSE. There are adverse secondary impacts of cannabis/marijuana cultivation, processing, manufacturing, distribution, sales and use which include, without limitation, criminal activity, pungent odors, excess water consumption, toxic mold, excessive energy consumption and indoor electrical fire hazards, loitering at dispensaries and robbery of cannabis businesses which transact business primarily in cash. The provisions of this ordinance are intended to promote the public safety, health, comfort and general welfare, in order to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the Corcoran Zoning Ordinance.

Section 2. FINDINGS AND PURPOSE. The City Council of the City of Corcoran hereby finds and declares the following:

(a) California Constitution Article 11, Section 7 authorizes the City of Corcoran ("City") to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws;

(b) California Government Code § 37100 authorizes the legislative body of a local government to enact local ordinances which are not in conflict with the Constitution and laws of the State of California or the United States;

(c) The federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies cannabis/marijuana as a Schedule I drug, which is defined as a drug or other substance which has a high potential for abuse, no currently accepted medical use in treatment in the United States, and has not been accepted as safe for use under medical supervision. The federal Controlled Substances Act declares it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, cannabis. The federal Controlled Substances Act contains no exemption for cultivation, manufacture, distribution, dispensation or possession of cannabis for medical or non-medical purposes;

(d) On June 28, 2016, the Secretary of State of the State of California certified Proposition 64, the Control, Regulate and Tax Adult Use of Cannabis Act ("**AUMA**" or "**Proposition 64**"), for the November 8, 2016 statewide presidential general election ballot;

(e) The AUMA became law when a majority of the electorate voted "yes" on Proposition 64. The AUMA, to a certain degree, decriminalized under state law the possession, consumption, cultivation, processing, manufacture, distribution, testing and sale of non-medicinal cannabis/marijuana and derivative products, including edibles, for adults twenty-one (21) years of age and older. The AUMA also included provisions for licensing commercial cannabis and preserved the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries.

(t) On June 27, 2017, Senate Bill 94 ("**SB-94**"), which was a state budget trailer bill, was signed into law by the Governor of the State of California. This legislation clarified and/or revised certain portions of the AUMA and also certain state statutes pertaining to medicinal cannabis/marijuana, including the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries;

(g) The AUMA now regulates, among other matters, the use of cannabis/marijuana for non-medicinal personal and commercial purposes, including the recreational use of cannabis by adults over twenty-one (21) years of age;

(h) To regulate personal use of cannabis, the AUMA added Health and Safety Code § 11362.1 which, among other things and with certain exceptions, made it "...lawful under state and local law..." for persons 21 years of age or older to "...possess, process, transport, purchase, obtain or give away to persons 21 years of age or older without any compensation whatsoever..." up to 28.5 grams of non-medical cannabis in the form of concentrated cannabis or not more than eight grams in the form of concentrated cannabis contained in cannabis products;

(i) The AUMA also removed certain state criminal law prohibitions for adult individuals who "...possess, plant, cultivate, harvest, dry or process not more than six living cannabis plants and possess the cannabis produced by the plants...";

G) The AUMA also clarified that state law does not prohibit specified adult individuals from smoking or ingesting cannabis or cannabis products;

(k) To regulate commercial use of non-medical cannabis, the AUMA added Division 10 (Cannabis) to the Business & Professions Code, which vested certain state agencies with "...the sole authority to create, issue, deny, renew, discipline, suspend, or revoke licenses..." for certain non-medicinal commercial cannabis business activity including

microbusinesses, transportation, storage (unrelated to manufacturing activities), distribution, testing, and sale of cannabis and cannabis products within the state;

(l) The AUMA provides that specified state agencies shall promulgate rules and regulations and shall begin issuing state business licenses under Division 10 of the Business & Professions Code by January 1, 2018;

(m) The AUMA specifies that a local jurisdiction shall not prevent transportation of non-medicinal cannabis or derivative products on public roads by a licensee transporting cannabis or derivative products in compliance with Division 10;

(n) The AUMA authorized cities to "...reasonably regulate..." without completely prohibiting cultivation of cannabis inside a private residence or inside an "...accessory structure to a private residence located upon the grounds of a private residence which is fully enclosed and secure";

(o) The AUMA authorized cities to completely prohibit outdoor cultivation on the grounds of a private residence until a "...determination by the California Attorney General that nonmedical use of cannabis is lawful in the State of California under federal law...";

(p) The AUMA authorized cities to completely prohibit the establishment or operation of any non-medical cannabis business licensed under Division 10 within its jurisdiction, including cannabis dispensaries, cannabis retailers and cannabis delivery services;

(q) Absent appropriate local regulation, which is authorized by the AUMA, only state regulations will be controlling within a given local jurisdiction;

(r) Until the AUMA was enacted, state statutes prohibited cultivation, possession and sales of non-medicinal cannabis and therefore overlapping local regulations would have been preempted by state statute;

(s) The City has permissive zoning standards which prohibit all land uses not expressly allowed and has applied the same, without exception, to all instances of medicinal cannabis, including, but not limited to, cultivation, distribution, dispensing, transportation, sales and gifting;

(t) The existence of cannabis cultivation operations carries the potential to increase secondary impacts such as: (1) robberies, break-ins and other thefts due to the high monetary value of cannabis plants; (2) dangerous alterations to the electrical wiring of buildings; (3) toxic amounts of mold spores present in buildings intended for human occupation; (4) the potential for exposure to or increased usage by school aged children; (5) the spread of strong, pungent and/or noxious odors from cannabis plants;

(u) The City has legitimate and compelling interests in protecting the public health, welfare and safety of its residents, as well as preserving the peace and quiet of the neighborhoods within the City;

(v) The City has determined that a regulatory ordinance is necessary to protect the public health, welfare and safety of residents of the City to the maximum extent allowable under California law to address the adverse secondary impacts resulting from changes to California law through the AUMA and Senate Bill 94 (2017);

(w) The cultivation of substantial amounts of cannabis/marijuana in any location or parcel of real property within the City poses serious threats to the health, safety, and well-being of the City and its residents, including the following:

(1) By concentrating substantial amounts of cannabis in one place, such locations and parcels are frequently associated with, and create a significant risk of, burglary, robbery, armed robbery, and larceny and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

(2) Such locations and parcels are frequently associated with other criminal activities, including unlawful sales of cannabis to individuals, including minors who are not qualified medical patients, trafficking of cannabis outside the City by unlawful enterprises, and possession and discharge of unlawful firearms.

(3) The creation of persistent malodorous smells reaching into populated areas far beyond cannabis grow sites. Cannabis plants, as they begin to flower and for a period of two (2) months or more during the growing season (August - October for outdoor grows), produce an extremely strong odor, offensive to many people, and detectable far beyond property boundaries. This malodorous smell is often described as "skunky," as it resembles the odor of a skunk.

(4) The distinctive smell of flowering cannabis also creates an attractive nuisance, alerting persons to the location of the valuable cannabis plants, and creating a risk of theft, burglary, robbery and armed robbery and associated violent confrontations.

(5) Cultivation of large amounts of cannabis also frequently requires excessive use of water resources, which exacerbates drought conditions.

(6) Extensive indoor cultivation of large amounts of cannabis also frequently requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation.

(x) Cultivation and sales of any amount of cannabis and/or derivative products at

locations or parcels within six hundred (600) feet of schools, school bus stops, school evacuation sites, churches, parks, child care centers, or youth-oriented facilities creates unique risks that the cannabis plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation and sales of any amount of cannabis or derivative products within such locations or parcels is especially hazardous to public safety and welfare, and to the protection of children.

(y) As recognized by the California Attorney General's August 2008 GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF CANNABIS GROWN FOR MEDICAL USE, the cultivation or other concentration of cannabis in any location or parcels without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. There is no known reason why this same principle would not apply to non-medicinal cannabis.

(z) It is the purpose and intent of this ordinance to implement State law by providing a means for regulating non-medicinal and medicinal cannabis in a manner which is consistent with applicable state laws and which promotes the health, safety, security and welfare of local residents within the City. This Chapter is intended to be consistent with Proposition 64 and Senate Bill 94, and to that end, is not intended to prohibit any person from exercising any right otherwise granted by state law. Rather, the intent and purpose of this Chapter is to establish reasonable regulations upon the manner in which cannabis and cannabis products must be cultivated, manufactured, processed, stored and sold or gifted, in order to protect the public health, safety, security and welfare of all of the residents of the City.

(aa) The limited right of individuals under state law to cultivate cannabis plants for non-medicinal purposes and/or to carry-on a cannabis business without violating state criminal laws does not confer the right to create or maintain a public nuisance. By adopting the regulations contained in this Chapter, the City will achieve a significant reduction in the aforementioned harms caused or threatened by the cultivation of non-medicinal cannabis and/or carrying on of any cannabis business within the City.

(bb) Nothing in this ordinance shall be construed to allow or legalize cannabis for any purposes, or allow or legalize any activity relating to the cultivation, distribution or consumption of cannabis which is otherwise illegal under state or federal law. No provision of this Chapter shall be deemed a defense or immunity to any action brought against any person by the County District Attorney or the Attorney General of State of California.

Section 3. CODE ADOPTION. Chapter 11-34 of Title 11 is hereby added to

The Corcoran Municipal Code and reads as follows:

CHAPTER 11-34 COMMERCIAL CANNABIS

11-34-010 Authority and Title.

11-34-020 Definition

11-34-030 Nuisance Declared.

11-34-040 Responsibilities of Landowners.

11-34-050 Violations.

11-34-010 Authority and Title.

Pursuant to the authority granted by Article XI, section 7 of the California Constitution, Health and Safety Code § 11362.2(b)(1), and Government Code § 38773.5, the City Council does enact this Chapter, which shall be known and may be cited as the "Commercial Cannabis Ordinance."

11-34-020 Definitions.

(a) All definitions set forth within California Health and Safety Code § 11362.7, California Business and Professions Code § 26001 and California Revenue and Taxation Code § 34010, as amended from time to time, and as interpreted by judicial opinions from time to time, shall apply under this Chapter in addition to the definitions set forth within subsection (b) below. In the event of an actual conflict between the definitions within the aforementioned statutes and those contained within subsection (b) below, the definition within subsection (b) shall prevail.

(b) Except where the context otherwise requires, the following definitions shall govern the construction of this Chapter of the Municipal Code:

(1) "City" refers to the City of Corcoran.

(2) "Enforcing officer" means the Chief of Police, Community Development Director or other the Code Enforcement Officer, or the authorized deputies or designees of the same, each of whom is independently authorized to enforce this Chapter.

(3) "Legal parcel" and "parcel" means any parcel of real property which may be separately sold in compliance with the Subdivision Map Act [Division 2 (commencing with section 66410) of Title 7 of the Government Code].

(4) The terms "cannabis" and "marijuana" shall have the same

meaning within this ordinance. Furthermore, except where otherwise distinguished, the term "cannabis" shall include and refer to both medicinal cannabis and non-medicinal cannabis.

(5) "Medical cannabis" shall have the same meaning as medicinal cannabis in California Business and Professions Code § 26001.

(6) "Municipal Code" refers to the Corcoran Municipal Code.

(7) "Cannabis business" shall mean any "cannabis business activity" as defined California Business and Professions Code § 26001(k), or successor statute, but shall not include any business whose only relationship to cannabis is the production or sale of accessories for individual consumption and/or use of cannabis or cannabis products. For the purpose of this division, "cannabis" does not mean "industrial hemp" as defined by section 11018.5 of the California Health and safety code.

(8) The term "State" refers to the State of California.

(c) Effect of Headings/Titles Within this Chapter: Section and subsection headings and title are provided for organizational purposes only and must not be read to in any manner affect the scope, meaning or intent of the provisions associated with them.

11-34-030 Nuisance Declared.

(a) Prohibited Cannabis Activities: Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each of the following shall be prohibited everywhere within the City and shall constitute a public nuisance:

(1) Cannabis Retail Sales: Each retail sale of cannabis and cannabis products. ~~and industrial hemp;~~

(2) Commercial Cannabis Business: The operation of any business of the type which requires or could obtain licensure under Division 10 of the California Business and Professions Code (presently consisting of sections 26000-26211) within any portion of the City of Corcoran, including all lands therein and each and all zoning districts established by Title 9 of the Corcoran Municipal Code;

(3) Retail Deliveries Within the City: The delivery, as defined by Businesses and Professions Code § 26001(p) or any successor

statute, of cannabis and/or cannabis product(s) to any parcel of real property within the City in connection with a retail sale thereof; and

- (4) Microbusinesses: The operation of any cannabis microbusiness within any land-use zone within the City.

11-34-040 Responsibilities of Landowners for Violations.

- (a) No person owning, leasing, occupying or having charge or possession of any parcel within the City shall cause, allow, suffer or permit such parcel to be used for a cannabis business in violation of any provision in this Chapter. For the purpose of enforcing the requirements of this Chapter, the record owner of each parcel within the City shall be fully responsible for all conduct occurring on the parcel which may violate the terms of this Chapter, including the conduct of each of the occupants, invitees, guests, employees, agents and independent contractors on the parcel, if applicable.
- (b) The City may report all violations of this Chapter committed by State licensees to the State.

11-34-050 Violations.

- (a) Any violation of the provisions of this Chapter by any member of the public is hereby declared to be a public nuisance and may be abated by any or all remedies available.
- (b) The City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.
- (c) Each cannabis plant cultivated in violation of the applicable provisions of this Chapter shall constitute a separate and distinct violation.
- (d) Each and every day that a violation exists as to any violation within this Chapter shall constitute a separate and distinct violation.
- (e) Each violation of this Chapter may be enforced by any and all lawful remedies available under the Municipal Code and applicable state statute(s), including but not limited to civil fines and penalties, infraction citation, criminal prosecution, public nuisance abatement and civil

injunction, as appropriate, and all available remedies shall be cumulative and not preclude other available remedies.

Section 4. CEQA REVIEW. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment] and 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemptions, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

Section 5. NO LIABILITY. The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Corcoran, or any official, employee or agent thereof.

Section 6. PENDING ACTIONS. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 7. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any

one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or un-enforceable.

Section 8. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of *this* ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

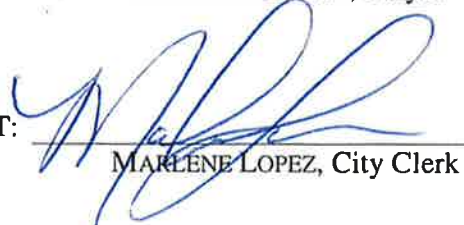
Section 9. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code § 36933(c)(1) and a summary shall be published once in the Corcoran Journal, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on Nov 14 .2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

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


RAYMOND LERMA, Mayor

ATTEST:


MARLENE LOPEZ, City Clerk

**CORCORAN PLANNING COMMISSION
RESOLUTION NO. 19-07
INDUSTRIAL HEMP ZONING DESIGNATION**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on November 18, 2019, the Commission approved the following:

Whereas, In September 2018, SB 1409 was enacted in which the definition of Industrial Hemp in section 11018.5 subdivision (a) of the California Health and Safety Code was amended deleting the reference deleting the reference to industrial Hemp strictly being a crop for fiber and oilseed production. , this act removes barriers to the growth of industrial hemp as an agricultural product and for agricultural and academic research.

Whereas, In December 2018, the President signed into law the 2018 Federal Farm Bill, which removed industrial hemp from the federal list of controlled substances, authorizing the US Department of Agriculture to create quality control standards for hemp production, and gave states the ability to adopt regulation over the production of hemp within a state; and:

Whereas, the City Council has removed the ban of Industrial Hemp or Hemp from Ordinance 637 “An Ordinance of the City of Corcoran banning non-medical and medicinal commercial cannabis cultivation, business, transaction and land uses.” and:

Whereas, the City Council has directed the Planning Commission for their recommendations for zoning designation for the processing and manufacturing of industrial hemp and its by-products; and:

Whereas, the Zoning Ordinance regulates land use and development within the City including the permitted locations of certain uses; and

Whereas, City proposed certain amendments to the Zoning Ordinance to establish permitted zoning locations and regulations for the processing and manufacturing of Industrial Hemp and its by-products

Whereas, this Commission considered the staff report on November 18, 2019; and

Whereas, the Planning Commission recommends that the City Council adopt the amendments (as defined below);

(A) That the Processing and manufacturing of Industrial Hemp or Hemp and its by-products be an allowed use in the Industrial and Highway Commercial zones on lots five (5) acres or more.

(B) That the processing and manufacturing of Industrial Hemp or Hemp and its by-products be allowed by Conditional Use permit with the following consideration.

1. Safety and security
2. Nuisance prevention
3. Waste management
4. Water use, recycling, restrictions and control

(C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

(D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

(E) 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 Amendment and Resolution 19-07 should be approved.

AYES: DeVaney, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSENT: Bega and Van Velson

ABSTAIN:

Adopted this 18th day of November 2019



Planning Commission Chairman



Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 19-07 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 18th day of November, 2019, by the vote as set forth therein.

DATED: November 18, 2019



Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:



Mariene Spain, City Clerk

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

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

MEMO

TO: Corcoran City Council

**FROM: Dylan Zable, Water Department
Joe Faulkner, Public Works Director**

DATE: December 5, 2019

MEETING DATE: December 10, 2019

SUBJECT: Review Nitrate Mitigation Study prepared by Corona Environmental.

Recommendation:

Review Nitrate Mitigation Study prepared by Corona Environmental.

Discussion:

In 2016, Corona Environmental prepared analyzed the City's domestic water supply and provided a draft report to:

- Summarize the City's historical water quality
- Describe the nitrate-related regulatory drivers
- Provide overview of nitrate non-treatment and treatment solutions
- Recommend best approach to maintain potable water supply

Budget Impact:

None.

Attachments:

- City of Corcoran Nitrate Mitigation Study, Draft Report March 2016 prepared by Corona Environmental.

City Offices

**City of Corcoran
Nitrate Mitigation Study**

DRAFT Report

March 8, 2016

DRAFT

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Introduction

The City of Corcoran (City) (PWSID CA1610004) owns and operates nine groundwater wells, eight active wells and one standby well. Three of the City's active wells contain elevated nitrate concentrations above the State of California maximum contaminant level (MCL). Please note that as of July 16, 2015 the State of California is using a nitrate MCL consistent with the United States Environmental Protection Agency (EPA), which is 10 mg/L of nitrate as nitrogen, where previously the MCL was 45 mg/L of nitrate as nitrate. This is not a change in the regulatory limit, rather a change in notation. For the purpose of this report the nitrate values are shown as nitrate, because that is how the state was storing the water quality data at the time of writing.

Nitrate concentrations above the MCL pose an acute health risk; the major health concern of nitrate exposure through drinking water is the risk of methemoglobinemia, or "blue baby syndrome." Due to the nature of the infant digestive system, nitrate is reduced to nitrite which can render hemoglobin unable to carry oxygen (SWRCB, 2010).¹

Elevated concentrations of naturally occurring arsenic in the City's wells required the installation of a centralized drinking water treatment (WTP) plant in 2006 to remove arsenic from groundwater; arsenic concentrations exceed the 10 µg/L MCL in all nine of the City's wells.

This report describes the City's drinking water system; summarizes the historical water quality of the City's wells; describes the nitrate-related regulatory drivers; provides an overview of relevant nitrate non-treatment and treatment solutions; and recommends the best approach to maintain potable water supply.

Drinking Water System Description

The United States Environmental Protection Agency (USEPA) Safe Drinking Water Information System (SDWIS) records identify the City as a large Community Water System serving a population of 24,154 via 3,161 connections. The City has eight operational groundwater wells and an additional standby well (see Table 1 for well characteristics). An additional well (Well 11A) is under construction. Wells 1A, 2A, and 3A have nitrate concentrations exceeding the MCL; reductions in production from these three wells has been necessitated by, and production remains limited by, the City's interim strategy for maintaining nitrate concentrations below the MCL through blending with other sources at the WTP. With a capacity of 21.6 million gallons per day (MGD), the existing arsenic WTP can treat all nine wells at one centralized treatment facility. Arsenic is removed through a coagulation/filtration treatment process using ferric chloride (FeCl₃) coagulant and a dual-media (anthracite-sand) filtration system.

displays the location of the arsenic WTP and the names and locations of the City's nine groundwater wells. Well 10A is the standby well for the City.

¹ State Water Resources Control Board, Division of Water Quality, GAMA Program (2010). "Groundwater Information Sheet: Nitrate/Nitrite." Accessed Sept. 3, 2014, 2010 via <http://www.swrcb.ca.gov/gama/docs/coc_nitrate.pdf>.

Table 1. City of Corcoran well characteristics.

Well	Source ID	Sanitary Seal Depth (ft)	Screened Interval (ft)	Total Depth (ft)	Year Constructed
1A ¹	1610004-001	58	194 to 465	515	1975
2A ¹	1610004-002	52	217 to 467	510	1975
3A ¹	1610004-003	50	250 to 470	477	1981
4B ²	1610004-004	50	235 to 485	505	2006
6A ¹	1610004-006	490	520 to 1,130	1,350	1997
7A ¹	1610004-007	485	515 to 1,000	1,350	1997
8B ¹	1610004-008	50	370 to 470 530 to 900	945	2013
9B ¹	1610004-009	315	340 to 490 550 to 880	915	2012
10A ²	1610004-010	60	226 to 500	500	1967

¹ Information from well logs

² Information from a document titled "Corcoran well history"

Figure 1. Aerial map of the groundwater wells serving the City of Corcoran.



Historical Water Production

The production of each well varies throughout the year, depending on water demand and water quality. Monthly water production data were obtained from the City for portions of 1992, 1994, 1995, 1999, and March 2008 through December 2015. Table 2 lists the Well ID, design capacity (in gallons per minute, gpm), and 2014 average utilization for the nine groundwater wells. The annual production in 2014 was 2,021 million gallons, while the maximum reported annual production from 2008 – 2015 was 2,083 million gallons in 2013.

Table 2. Well ID, design capacity (gpm), and 2014 utilization for the nine groundwater wells in Corcoran, CA.

Well ID	Design Capacity (gpm)	Utilization (2014)
Well 1A	1,450	2%
Well 2A	900	12%
Well 3A	1,300	73%
Well 4B	1,200	66%
Well 6A	1,600	70%
Well 7A	1,600	14%
Well 8B	1,800	Under rehabilitation in 2014
Well 9B	2,300	26%
Well 10A (standby)	1,350	0%

Table A-1 of the Appendix lists all historical water production data provided by the City of Corcoran for the City's nine wells. For each well, monthly production is listed in millions of gallons (Mgal) along with the corresponding percent of total monthly production. Review of production data from 2014 and 2015 indicates a maximum day demand (MDD) for the City totaling 10.6 million gallons per day (MGD). In 2015 Wells 3A, 4B, and 6A produce the greatest proportion of total flow for the City throughout the year, representing 24.8%, 27.5%, and 25.7% of total annual production, respectively. In recent years the City has relied on Wells 2A, 9B, and 7A, seasonally, while Wells 8B and 1A have been used infrequently on an as needed basis, and Well 10A is a standby well. Production from the high-nitrate wells, 1A, 2A, and 3A, accounts for 0.4%, 6.5%, and 24.8% of total annual production in 2015, respectively.

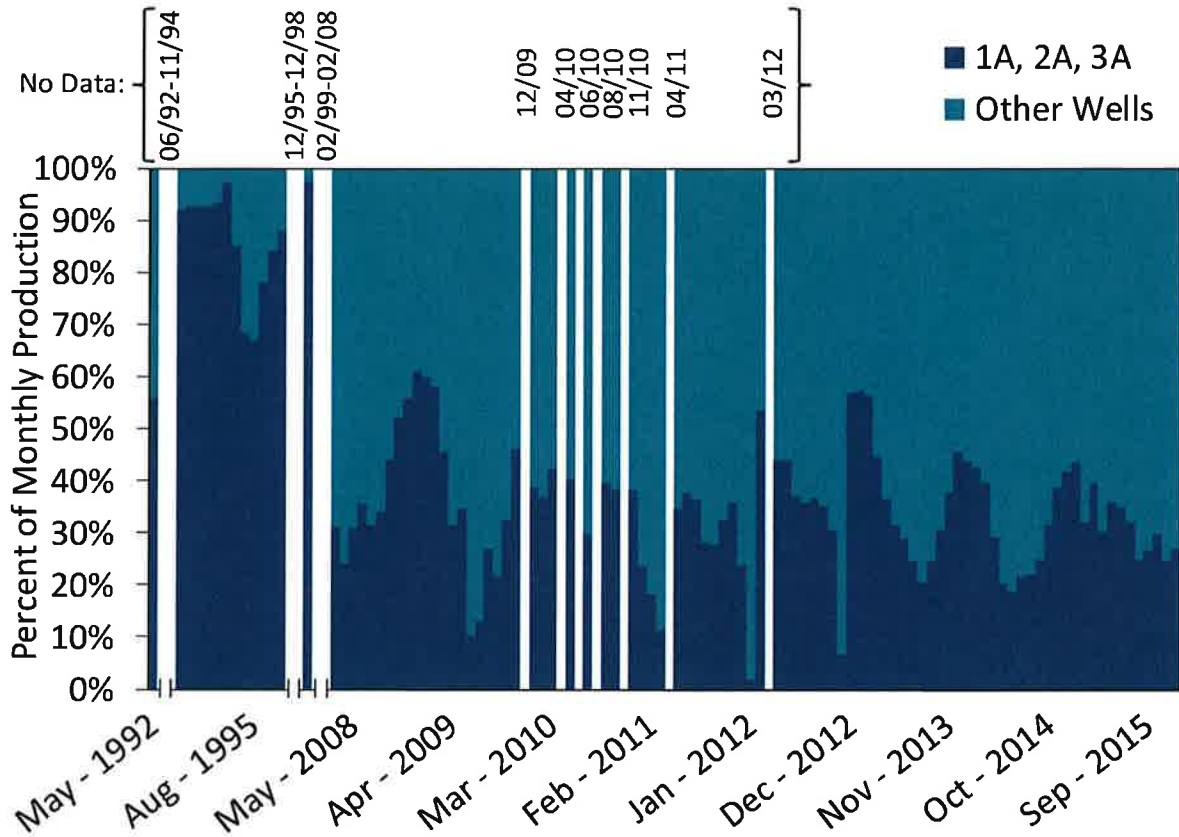
Although limited historical pumping data are available, the production data from 1995 shows that Wells 1A and 2A were used much more during that year, compared with 2008 to 2015. Significantly higher use of Wells 1A and 2A is also apparent in the limited data from 1992, 1994, and 1999. As will be discussed in the subsequent section, Wells 1A and 2A have the highest nitrate concentration, while Well 3A nitrate levels are only most recently above the MCL; production data indicate a decreased reliance on Wells 1A and 2A in recent years due to nitrate contamination.

Figure 2 examines historical monthly production data, illustrating the change in production from the high nitrate wells over time; the relative contribution of Wells 1A, 2A, and 3A to total monthly flow is compared with that of the City's other wells. Production data were not available for June 1992 through November 1994; December 1995 through December 1998; February 1999 through February 2008, December 2009; April, June, August, and November 2010; April 2011; and March 2012.

Given available data, water production rates over the period of record have remained relatively static, other than a decline in 2015, which can be attributed to drought. Historical data characterize Wells 1A, 2A, and 3A as primary producers to meet total water supply demands; for example, during 1995, water

production for Wells 1A, 2A, and 3A accounted for 85% of total monthly production on average. In comparison, more recent years have seen a decline in the collective production from Wells 1A, 2A, and 3A, with a mean contribution to total monthly production of 31% and 32% from these wells in 2014 and 2015, respectively.

Figure 2. Historical production data: Contribution to total monthly production (Source: City of Corcoran).



Historical Water Quality

Water quality results for the City’s nine wells have been compiled from City and California State Water Resources Control Board, Division of Drinking Water (DDW) sources. Water quality results from 1985 – 2015 are summarized in Table 3. The water quality analysis was performed on results through June 2015; however, nitrate samples through the end of 2015 have also been included. These water quality parameters have the potential to impact the future use and treatability of the high-nitrate sources, Wells 1A, 2A, and 3A. The concentration of contaminants above drinking water regulations are shown in **bold**. Arsenic has been the primary water quality concern for the City’s overall water supply, with average levels across the period of record exceeding the arsenic MCL in all nine groundwater wells and maximum reported concentrations as high as 4 to 5 times the MCL. Table 3 includes nitrate samples dating back to 1985, when nitrate concentrations in Wells 1A, 2A, and 3A were significantly lower than current levels. Historical trends in nitrate levels are further illustrated in Figure 3.

Table 3. Water quality summary table, results from 1985 – 2015 (Sources: City of Corcoran and DDW).

		Well 1A	Well 2A	Well 3A	Well 4B	Well 6A	Well 7A	Well 8B	Well 9B	Well 10A
Arsenic (µg/L)	Average	14	21	18	20	14	13	29	27	28
	Maximum	32	40	30	26	33	20	33	29	55
	Count	60	66	65	38	57	51	4	16	20
Nitrate as NO ₃ (mg/L)	Average	59	40	28	7.4	0.1	0.1	0.5	0.0	0.3
	Maximum	133	110	46	19	2.0	2.0	1.0	0.0	2.0
	Count	169	51	43	29	27	27	2	10	13
Sulfate as SO ₄ (mg/L)	Average	58	48	30	47	5.1	4.7	7.3	2.0	4.0
	Maximum	87	100	48	77	6.0	6.0	8.1	3.2	13
	Count	11	10	11	8	6	7	3	4	8
TDS (mg/L)	Average	297	248	222	248	153	154	163	253	331
	Maximum	440	440	380	320	170	160	170	280	430
	Count	11	10	11	8	6	7	3	4	8
Iron (µg/L)	Average	17	32	50	61	367	436	437	164	280
	Maximum	100	160	300	290	690	700	700	400	1100
	Count	10	9	10	8	7	8	3	3	7
Manganese (µg/L)	Average	0.1	2.4	5.2	7.6	0.0	0.0	80	91	34
	Maximum	1.0	20	30	31	0.0	0.0	82	110	64
	Count	10	9	10	8	5	7	3	4	8
pH	Average	8.3	8.3	8.2	8.3	9.2	9.2	8.1	8.3	8.2
	Maximum	9.6	9.2	8.5	8.4	9.4	9.4	8.2	8.4	8.5
	Count	11	11	11	8	6	55	3	4	8
Alkalinity as CaCO ₃ (mg/L)	Average	81	80	85	90	93	95	90	175	195
	Maximum	100	96	94	95	96	99	98	190	250
	Count	11	10	11	8	6	7	3	4	8
Hardness as CaCO ₃ (mg/L)	Average	73	51	44	61	5.8	5.4	20	55	102
	Maximum	110	130	62	95	9.0	9.8	22	66	154
	Count	10	9	10	7	5	7	3	3	7
Uranium (µg/L)	Average	13	8.8	5.0	8.4	0.0	-	11	1.7	1.2
	Maximum	13	8.8	5.0	8.4	0.0	-	14	2.0	1.2
	Count	1	1	1	1	1	-	4	2	1

Nitrate concentrations have increased significantly in Wells 1A, 2A, and 3A over time, with levels exceeding the 45 mg/L MCL in Well 1A beginning in 2004, consistently exceeding the MCL in Well 2A in 2014 and first exceeding the MCL in Well 3A in 2015 (Figure 3). Table 4 summarizes the available historical nitrate data annually for Wells 1A, 2A, and 3A from 1985 – 2015. The highest reported nitrate concentrations to date have been observed in Wells 1A and 2A, with maximum nitrate levels of 133 and 110 mg/L as NO₃ in samples from 2015 and 2014, respectively. Well 3A nitrate levels increased beginning in the year 2000, ultimately exceeding the MCL in 2015.

Figure 3. Historical nitrate as NO_3 from 1985 to 2015 for the nine groundwater wells (Sources: City of Corcoran and DDW).

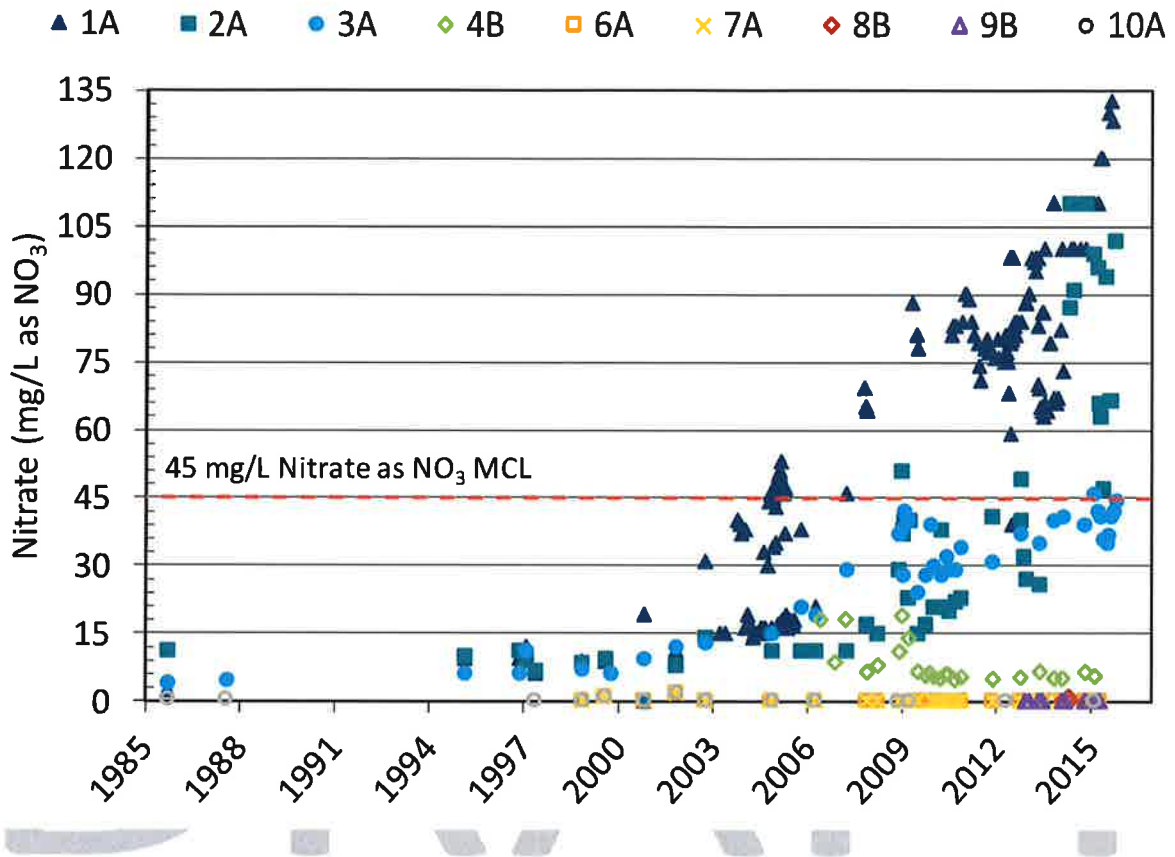
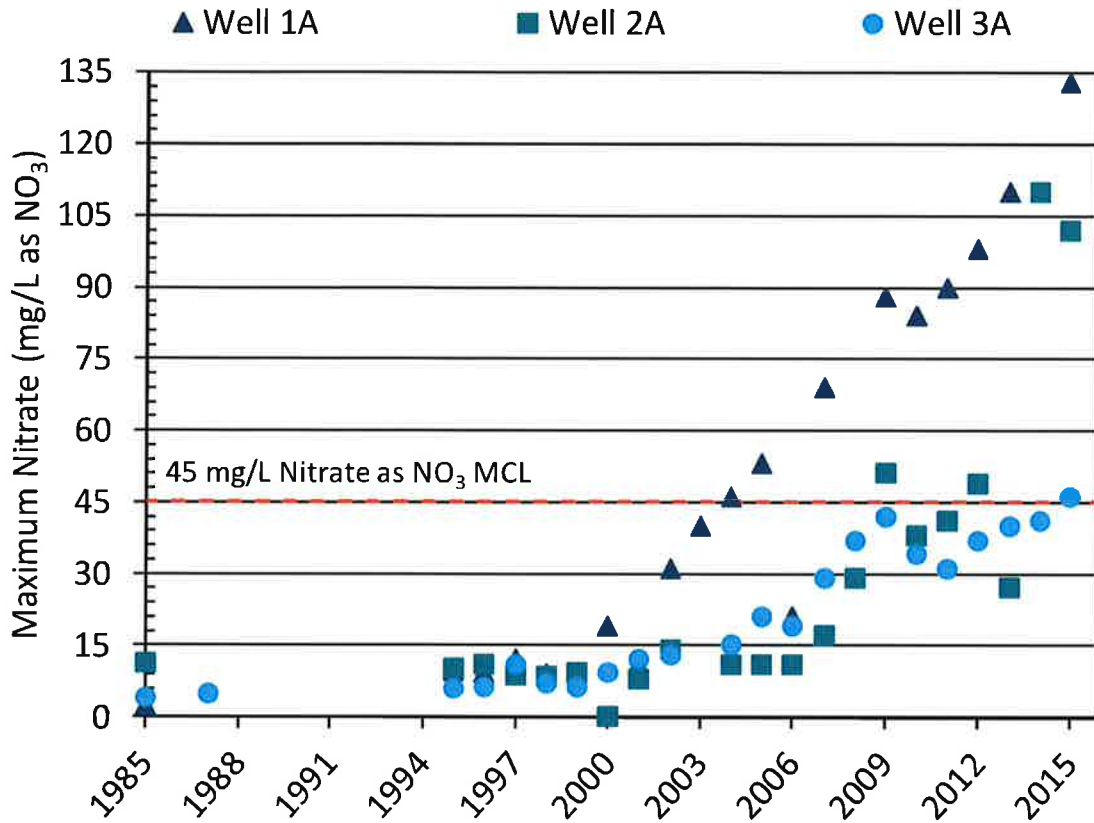


Table 4. Annual summary of nitrate results (mg/L as NO3) for Wells 1A, 2A, and 3A for available data from 1985 – 2015 (Sources: City of Corcoran and DDW).

	Well 1A				Well 2A				Well 3A			
	Min	Max	Avg	#	Min	Max	Avg	#	Min	Max	Avg	#
1985	2.4	2.4	2.4	1	11.2	11.2	11.2	1	4.0	4.0	4.0	1
1987	-	-	-	-	-	-	-	-	4.8	4.8	4.8	1
1995	9.5	9.5	9.5	1	10.0	10.0	10.0	1	6.0	6.0	6.0	1
1996	9.4	9.4	9.4	1	11.0	11.0	11.0	1	6.2	6.2	6.2	1
1997	6.1	12.0	9.1	2	6.6	8.7	7.7	2	11.0	11.0	11.0	1
1998	8.9	8.9	8.9	1	8.4	8.4	8.4	1	7.1	7.1	7.1	1
1999	8.9	8.9	8.9	1	9.3	9.3	9.3	1	6.2	6.2	6.2	1
2000	19.0	19.0	19.0	1	0.0	0.0	0.0	1	9.3	9.3	9.3	1
2001	11.0	11.0	11.0	1	8.0	8.0	8.0	1	12.0	12.0	12.0	1
2002	31.0	31.0	31.0	1	14.0	14.0	14.0	1	13.0	13.0	13.0	1
2003	15.0	40.0	27.3	4	-	-	-	-	-	-	-	-
2004	14.0	46.0	22.0	26	11.0	11.0	11.0	1	15.0	15.0	15.0	1
2005	16.0	53.0	35.6	34	11.0	11.0	11.0	1	21.0	21.0	21.0	1
2006	21.0	21.0	21.0	1	11.0	11.0	11.0	1	19.0	19.0	19.0	1
2007	46.0	69.0	61.0	4	11.0	17.0	14.0	2	29.0	29.0	29.0	1
2008	-	-	-	-	15.0	29.0	22.0	2	37.0	37.0	37.0	1
2009	78.0	88.0	82.3	3	15.0	51.0	32.6	8	24.0	42.0	34.1	7
2010	81.0	84.0	82.8	4	20.0	38.0	24.2	6	28.0	34.0	30.3	6
2011	71.0	90.0	80.6	13	41.0	41.0	41.0	1	31.0	31.0	31.0	1
2012	39.0	98.0	78.0	27	32.0	49.0	40.3	3	37.0	37.0	37.0	1
2013	63.0	110.0	83.6	23	26.0	27.0	26.5	2	35.0	40.0	37.5	2
2014	66.0	110.0	92.9	13	87.0	110.0	101.6	5	39.0	41.0	40.0	2
2015	110.0	132.9	121.6	7	47.0	101.9	77.7	9	35.0	46.0	40.4	9

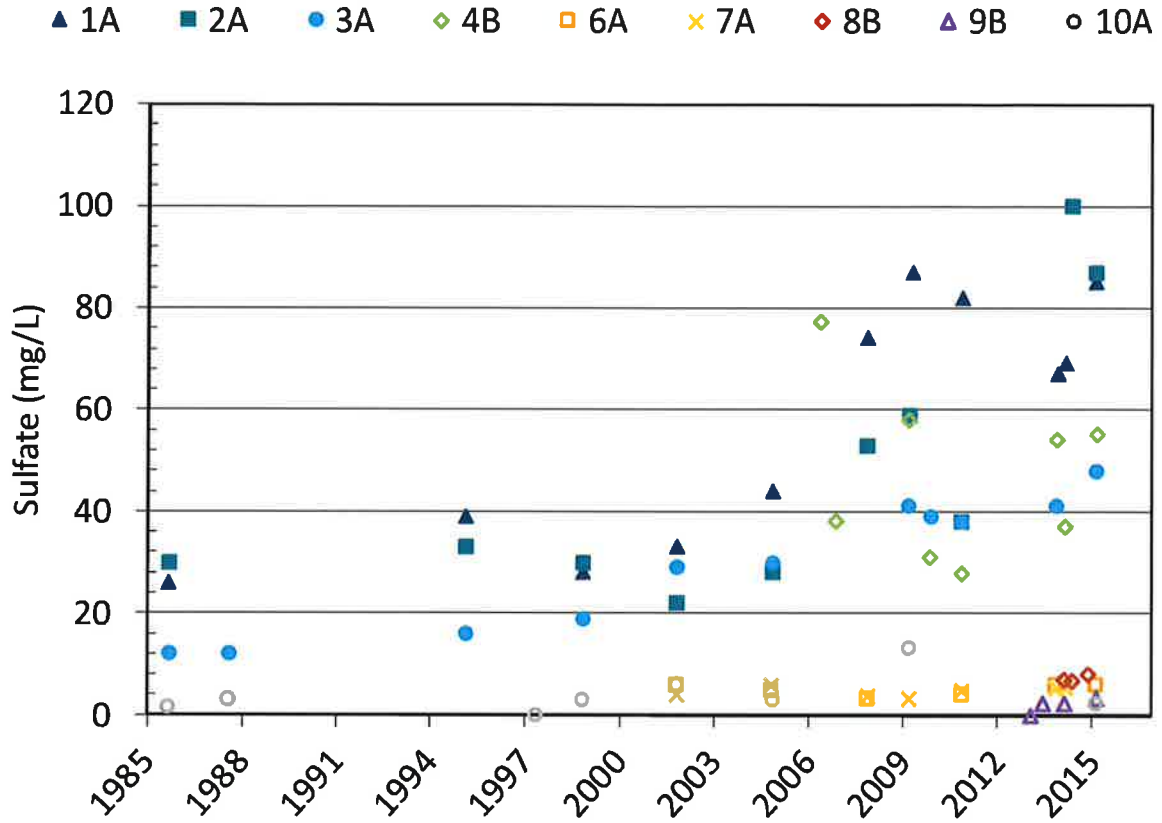
The historical trend of nitrate concentrations for Wells 1A, 2A, and 3A is illustrated in Figure 4, with annual maximum nitrate results from 1985 to 2015.

Figure 4. Annual maximum nitrate results for Wells 1A, 2A, and 3A from 1985 to 2015 (Sources: City of Corcoran and DDW).



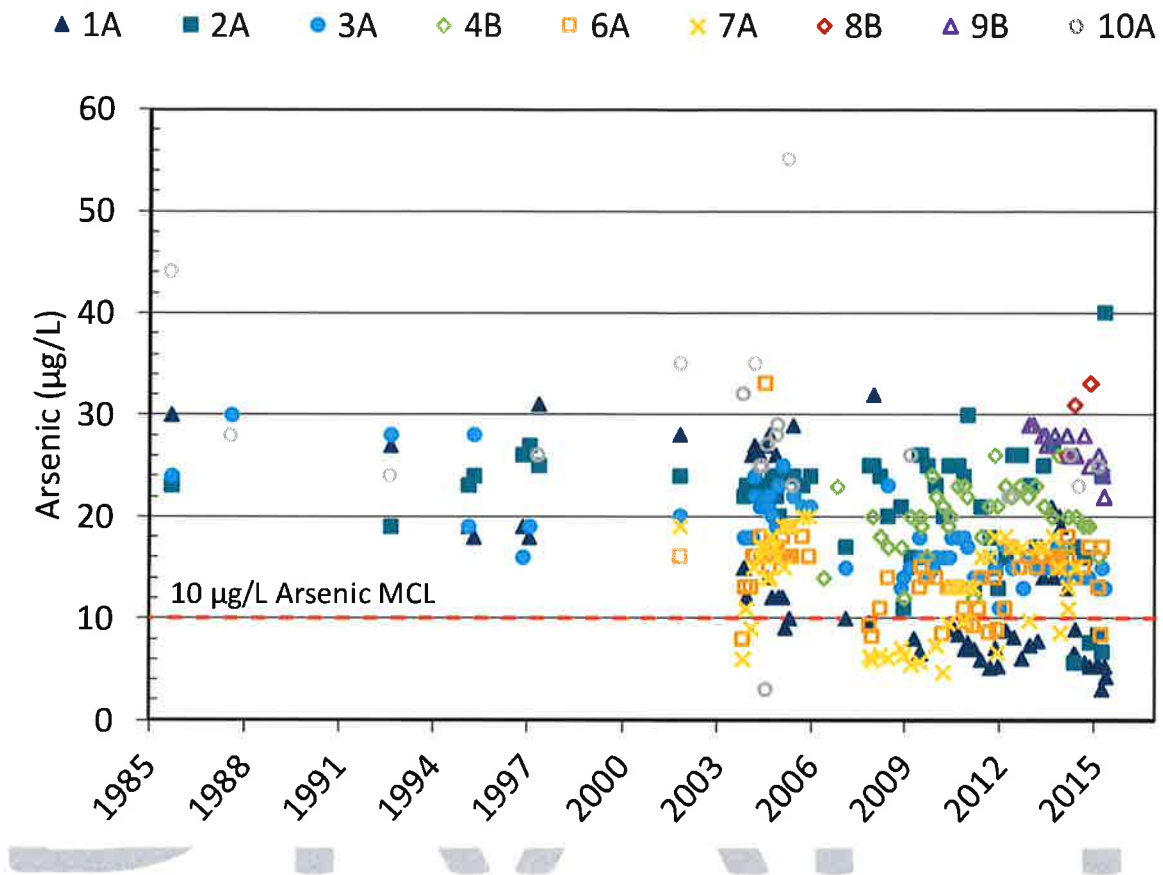
General water quality parameters and co-occurring inorganic, radiological, and organic contaminants data were also reviewed for the City's wells; constituents with the potential to impact treatment are included above in Table 3. Figure 5 displays historical sulfate concentrations in the City's wells, with the highest levels found in Wells 1A, 2A, and 3A, illustrating sulfate levels trending upward with nitrate levels in recent years. The elevated iron in Well 3A should also be taken into consideration for potential impacts on nitrate treatment. Hardness and alkalinity can be important considerations for treatment, with the potential to affect the need for pre- and post-treatment. Ammonia and Total Organic Carbon (TOC) levels were examined due to recent sample detections in several of the City's wells; however, corresponding levels in the high-nitrate wells are either unavailable or at low levels. Last, radionuclides and key inorganic contaminants including arsenic, chromium, and selenium must be considered when selecting a nitrate treatment approach as they can be removed along with nitrate and potentially complicate waste disposal alternatives.

Figure 5. Historical sulfate concentrations from 1985 to 2015 for the nine groundwater wells (Sources: City of Corcoran and DDW).



Reported arsenic concentrations from 1985 – 2015 are displayed in Figure 6 for all of the City’s wells. Well 1A and Well 2A, the sources with the highest nitrate concentrations, have exhibited their lowest arsenic concentrations in 2014 and 2015.

Figure 6. Historical arsenic concentrations from 1985 to 2015 for the nine groundwater wells (Sources: City of Corcoran and DDW).



Regulatory Drivers and Project Goals

As a Community Water System, the City of Corcoran must comply with USEPA and California drinking water regulations that are administered by the California DDW. Water quality data indicate two primary concerns: arsenic and nitrate. The City must maintain compliance with the 10 µg/L arsenic MCL and the 45 mg/L (as NO₃) nitrate MCL. To date, the City has addressed the arsenic requirements through the use of a centralized treatment plant for the removal of arsenic and has provisionally addressed the nitrate contamination by blending high-nitrate sources with low-nitrate sources to ensure the distribution of compliant drinking water. However, blending has necessitated significant cutbacks in production from three of the City's nine groundwater wells. In addition, rising nitrate levels in those wells are expected to render blending unsustainable, and require consideration of alternative measures to maintain compliance.

Since nitrate poses an acute health risk, DDW generally requires increased monitoring if nitrate concentrations delivered to the distribution system come within a 20% margin of safety of the MCL, meaning greater than 36 mg/L as NO₃. As such, the water quality goal for this project is <36 mg/L as NO₃.

With respect to water production, the goal is 10.6 MGD (maximum day demand), with the biggest source out of service, which is consistent with the supply requirements outlined in Title 22. This is an absolute minimum requirement.

Overview of Nitrate Mitigation Alternatives

Both non-treatment and treatment solutions can be considered for nitrate mitigation in groundwater supplies (Jensen et al., 2012², Seidel et al., 2011³). Non-treatment options include source abandonment, source modification, the development of alternative sources, and blending. The feasibility of non-treatment options can be limited by various factors including location, budget, source availability, and variability of water quality (i.e., fluctuations in nitrate levels), resulting in the need for treatment to remove or reduce nitrate. Current treatment methods include strong base anion exchange (SBA-IX), reverse osmosis (RO), electrodialysis / electrodialysis reversal (ED/EDR), and biological denitrification (BD). The following sections describe each of these potential non-treatment and treatment methods and their applicability for the City of Corcoran water supply.

Non-Treatment Alternatives

Source Destruction

If there is adequate capacity from other sources, the simplest option for management of nitrate contaminated potable water sources is well destruction. However, the lack of sufficient alternative water supplies often rules out well destruction as an option. In this case, the three high-nitrate wells, particularly Well 3A, represent a significant portion of the City's annual water production. The City would not be able to meet a maximum day demand if all three high nitrate sources were destroyed. Therefore, well destruction alone is not a viable solution for the City and is eliminated from further analysis. Well replacement is considered further.

Source Modification

Modification of impacted source wells by limiting screened intervals to regions of better water quality can in some cases allow for withdrawal of water with lower nitrate levels. Down hole remediation requires characterization of the water quality profile to determine screening depth ranges with potentially better quality water. Specialized monitoring equipment and techniques are available that can be used without removing pumps. With water profile characterization, existing wells can potentially be selectively screened using a packer/plug to limit withdrawal from unwanted regions.

In most applications the primary drawback of this alternative is the associated loss of production capacity. In this location, source modification is unlikely to be successful because of the regional geohydrology. Corcoran is located in the San Joaquin Valley Groundwater Basin, Tulare Lake Sub-basin. The upper aquifer is unconfined, meaning that water from the surface can infiltrate into the

² Jensen V., Darby, J, Seidel C., Gorman C. "Drinking Water Treatment for Nitrate- Technical Report 6; Addressing Nitrate in California's Drinking Water." California State Water Resources Control Board, 2012.

³ Seidel, C., Gorman C., Darby, J., Jensen, V. "An Assessment of the State of Nitrate Treatment Alternatives." American Water Works Association,

<http://www.awwa.org/Portals/0/files/resources/resource%20dev%20groups/tech%20and%20educ%20program/documents/TECNitrateReportFinalJan2012.pdf>, 2011.

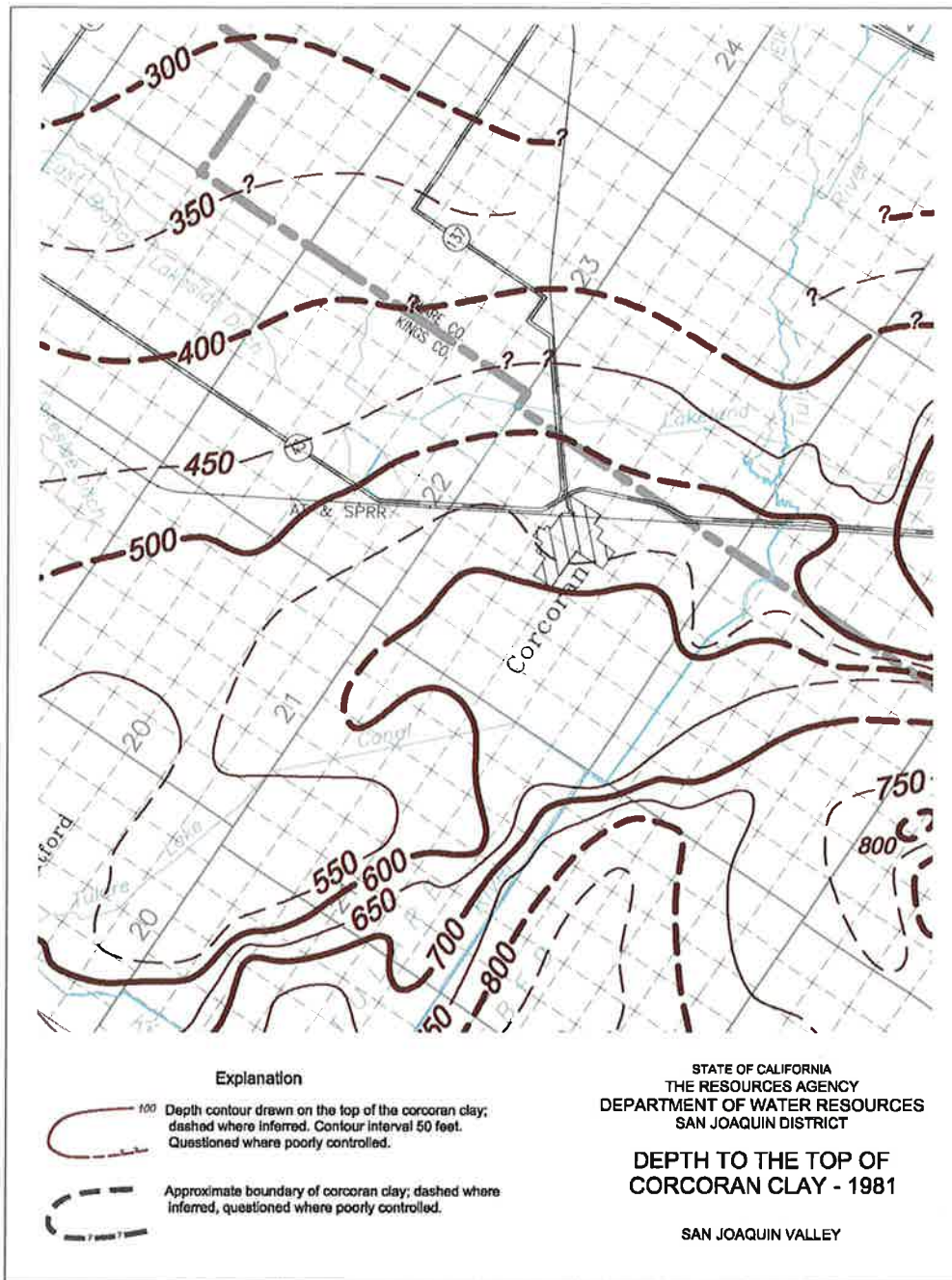
groundwater (Department of Water Resources, 2006⁴). The Corcoran clay is considered to be low permeability, and therefore a hydraulic barrier to water and contamination from above. In the area of the City's wells, the clay has been mapped at a depth around 500 feet below the surface, which is shown in Figure 7 (adapted from Department of Water Resources, 1981⁵).

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⁴ Department of Water Resources, "San Joaquin Valley Groundwater Basin Tulare Lake Subbasin", California's Groundwater Bulletin 118, <http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/5-22.12.pdf>, 2006.

⁵ Department of Water Resources, "Depth to the Top of Corcoran Clay" http://www.water.ca.gov/pubs/groundwater/depth_to_top_of_corcoran_clay_map_1981/depth_to_the_top_of_corcoran_clay-1981.pdf, 1981.

Figure 7. Depth to the Top of Corcoran Clay



The drillers log for Well 6A documents the Corcoran Clay layer from 470 feet to 520 feet below the surface. Refer to Table 1 to see the well information summary. Wells 1A, 2A, and 3A do not have any screened intervals below 470 feet. Wells 6A and 7A, in contrast, are sealed with cement to depths of 490 and 485 feet respectively. Wells 3A and 7A are physically close to each other, but show very different nitrate concentrations, likely due to the deep seal present in Well 7A. Since Wells 1A, 2A, and 3A are not drilled below the Corcoran clay, which acts as a barrier to nitrate contamination, this alternative is not considered further.

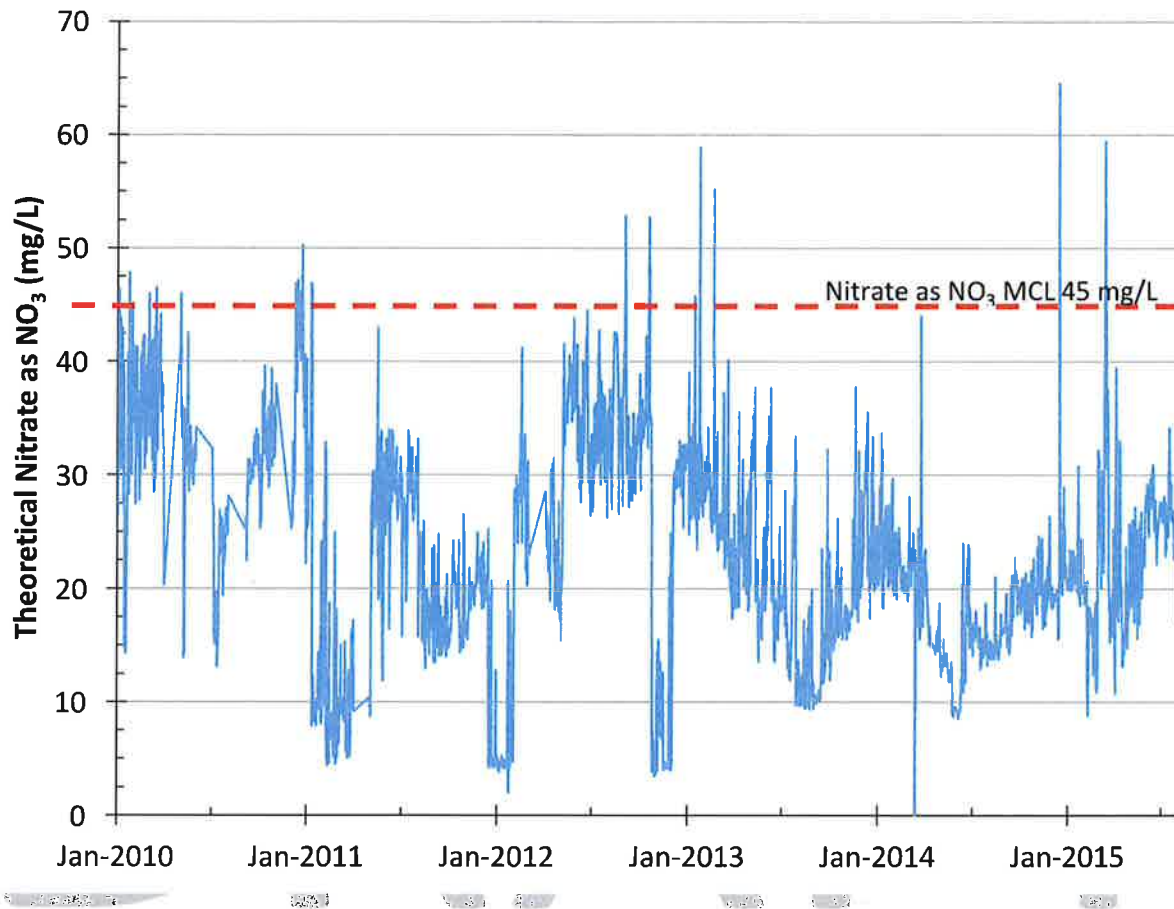
Blending

The dilution of a nitrate impacted source with an alternate low nitrate concentration source – blending – has been the City’s interim strategy for producing compliant potable water. Blending can be applied without or with treatment. Blending is sometimes applied to produce compliant potable water, but relies on the availability of another low nitrate concentration source and the consistency of nitrate levels in both supplies to avoid MCL violations. A permit amendment issued by the California Department of Public Health (now the called the Division of Drinking Water), dated August 2010, allows the City to blend Well 1A, with the other sources to keep the water that is delivered to the distribution system below the nitrate MCL. However, recent significant increases in nitrate concentrations in Wells 2A and 3A, as well as increases in concentration in 1A, have rendered the 2010 blend unsustainable.

To evaluate the blend approved in 2010, the current nitrate levels were used to calculate a theoretical nitrate blend concentration, with historical production data. Please note that this is a calculation, and not necessarily a reflection of the actual nitrate concentration at that time. Since nitrate is an acute health concern the blend should be calculated with real time flow data, to the extent possible. For this exercise the daily flow for each well was used, since that is which data are available. The results of this calculation are shown in Figure 8. The theoretical calculated nitrate blend concentration exceeds the MCL on several occasions. The blend approved in 2010 is no longer adequately protective of public health, due to the increasing nitrate concentrations in Wells 1A, 2A, and 3A.

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Figure 8. Theoretical nitrate blend calculation, using historical production data, and current nitrate concentrations.



The blend plan approved in 2010 was only for the Well 1A. Wells 1A, 2A, and 3A, have increasing nitrate concentrations, so in addition to Wells 2A and 3A being added to the blend plan, Well 1A has even more restricted use than in the plan approved in 2010. Very high nitrate concentrations in Wells 1A and 2A have limited their production. Well 3A, which has been one of the lead wells historically, will now also have restricted use.

An interim blend plan has been proposed to the Division of Drinking Water. No comments have been received as of the time this report was written. This is designed to enable the City to continue using the contaminated wells on a reduced basis and meet water quality standards temporarily until a long-term treatment or well replacement plan can be developed, funded and implemented. The restrictions on the use of Wells 1A, 2A, and 3A, at the current nitrate levels, limit operational flexibility. Wells 1A, 2A and 3A show a consistent and predictable rise in nitrate over time. The exceptional recent rise in nitrate in Well 2A, - from 26 mg/L on July 1, 2013 to 110 mg/L on June 12, 2014 at the time of the next sample collected - demonstrates that any of these wells could experience a sudden rise in nitrate, and make the interim blend plan invalid. Table 5 shows the maximum nitrate concentration allowed in the interim blend plan.

Table 5. Maximum nitrate concentration allowed in the interim blend plan.

Well	Maximum Allowable Nitrate Concentration for Interim Blend Plan (mg/L as NO ₃)
Well 1A	145
Well 2A	130
Well 3A	62

Development of Alternative Sources

Developing a new water source could be considered to replace the production from the existing wells. In this case, new wells of equal or greater capacity would need to be drilled in an area that can easily be piped to the existing arsenic treatment plant. As indicated by the water quality analysis described above and illustrated in Figure 3, given the presence of wells with low nitrate in other parts of the City's system, this is a viable alternative that will be examined further.

The City WTP operation staff have communicated that Wells 1A, 2A, and 3A have water quality that is easier to manage at the WTP, compared with the other wells. Potential new wells sited and drilled following similar approaches to those used for more recent wells would be expected to have similar water quality challenges to those other wells in Corcoran. The arsenic treatment plant is experiencing several operational challenges, and this could be compounded by the introduction of replacement wells that are more challenging for operations staff to treat.

Treatment Alternatives

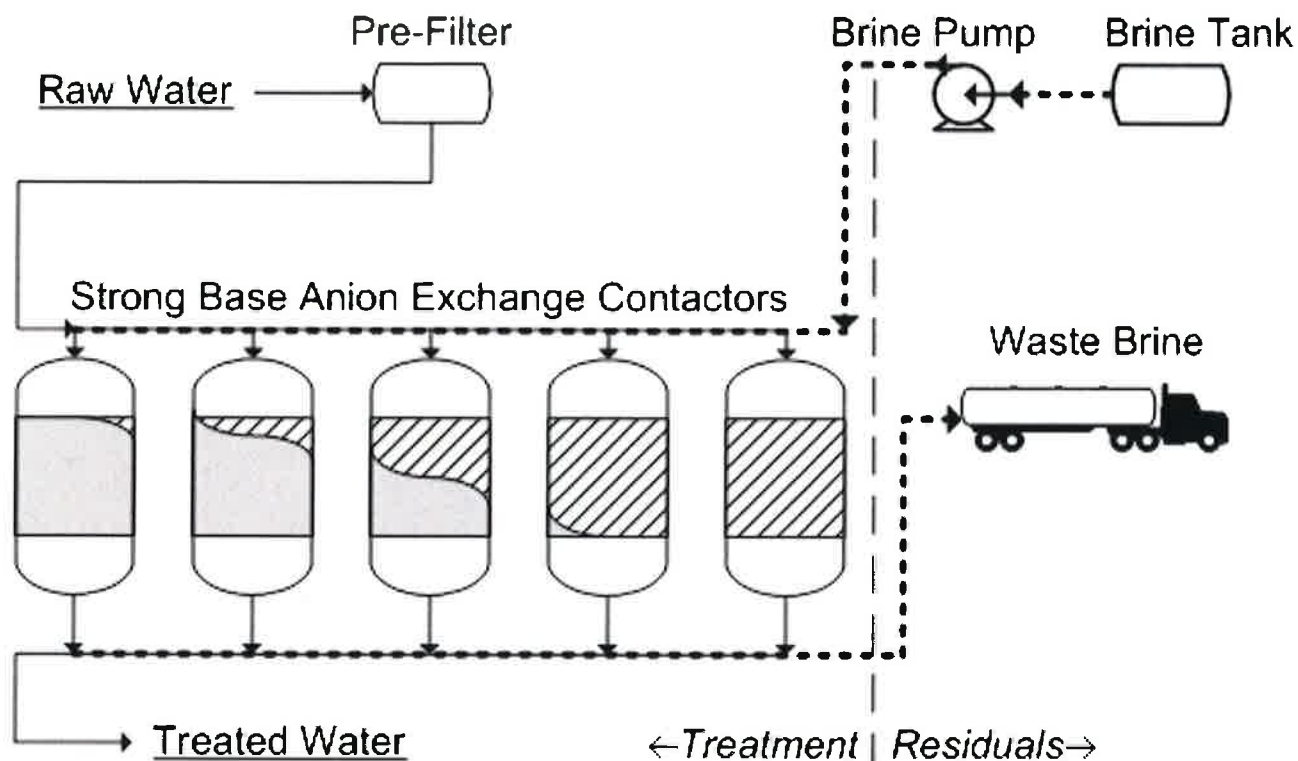
The nitrate treatment alternatives of strong base anion exchange, reverse osmosis, and electrodialysis / electrodialysis reversal all transfer nitrate ions from water to a concentrated waste stream that requires disposal. USEPA lists these three processes as accepted potable water treatment methods for nitrate removal (USEPA, 2010⁶). In contrast, through biological denitrification, nitrate is converted to nitrogen gas, rather than simply displaced to a concentrated waste stream that requires disposal.

Strong Base Anion Exchange

Strong base anion exchange (SBA-IX) treatment is the most common form of active nitrate treatment in the United States and has been implemented throughout the California. SBA-IX is also a common treatment method for perchlorate, arsenic, and uranium and is an emerging technology for hexavalent chromium. As shown in Figure 9, raw water is typically pre-filtered to remove any particulate that may be present. SBA-IX resin is housed in contactors and removes the contaminant of concern. Once the resin capacity is exhausted, it is regenerated with a brine solution, typically sodium chloride (NaCl), to restore the exchange capacity.

⁶ U.S. EPA (United States Environmental Protection Agency). Basic Information about Nitrate in Drinking Water, <http://water.epa.gov/drink/contaminants/basicinformation/nitrate.cfm>, 2010.

Figure 9. Typical SBA-IX treatment process schematic.



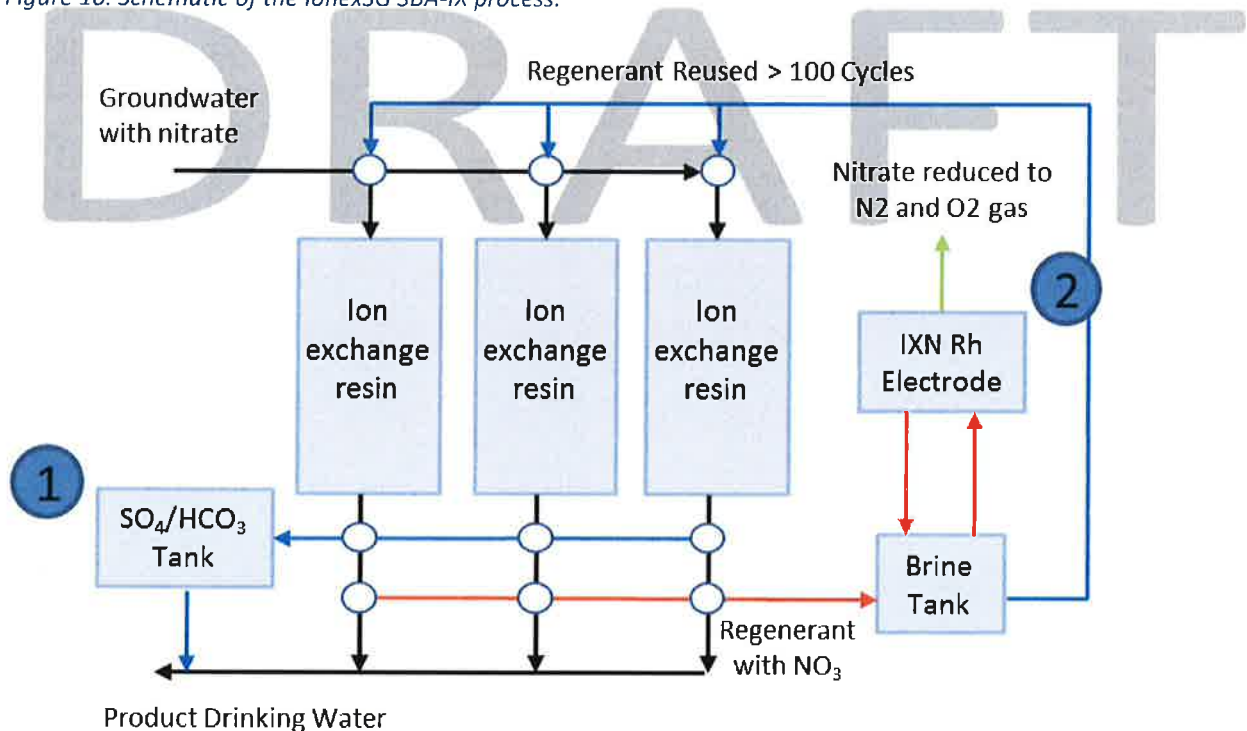
The disposal of the regenerant brine is often the greatest challenge to implementing SBA-IX treatment systems. Disposal options depend on the availability of high strength liquid waste discharge (e.g., > 25 g/L chloride) and metals disposal limits (e.g., total and/or Cr(VI)). In the absence of a brine line for ocean discharge or acceptable local wastewater discharge, waste brine is typically trucked off-site for disposal at an appropriately licensed facility. For nitrate treatment, approximately 500 – 1,000 bed volumes of treatment can be expected between regenerations. This value is generally governed by nitrate and sulfate concentrations in the raw water. Average nitrate concentrations for samples from 2015 range from 40 – 122 mg/L as NO₃ in Wells 1A, 2A, and 3A, with a maximum concentration of 133 mg/L as NO₃ in Well 1A. Trending with nitrate concentrations, in the same time period, sulfate concentrations range from 48 – 87 mg/L, with a maximum concentration of 87 mg/L in Well 2A. Upstream of the existing WTP, waters from all operating wells are blended; to implement treatment for only the high nitrate wells, nitrate treatment would be installed prior to the blend of Wells 1A, 2A, and 3A with other operating wells. As such, the influent flow to the nitrate treatment system will not have passed through the arsenic treatment system and thus, will have raw water arsenic concentrations. SBA-IX has the ability to remove contaminants other than nitrate, including arsenic. With arsenic removal in the nitrate treatment system, the waste stream will consist of the spent brine, rinse water, and both the nitrate and the arsenic removed by the anion exchange resin. Given the current raw water arsenic concentrations and anticipated ion exchange system operations, the resulting brine waste stream is expected to have arsenic concentrations greater than the 5 mg/L hazardous waste limit requiring hazardous liquid waste disposal.

Advances in SBA-IX Treatment

Several recent advances have been made in SBA-IX treatment, but perhaps the most striking is the near zero liquid waste process patented by IonexSG. The advances developed by IonexSG focus on brine minimization and are accomplished via a segmented regeneration that allows for two processes: sulfate return and brine reuse. The reuse of SBA-IX regenerant brine has always been limited by sulfate and nitrate accumulation. The segmented regeneration approach allows for the segregation of the sulfate and bicarbonate from the brine. Because this portion of the brine almost exclusively contains sulfate, bicarbonate and sodium chloride, it can safely be metered back to the treated water in the sulfate return process, and, in fact, has secondary benefits of reducing the corrosivity of the treated water. The sulfate return process has conditional approval from the DDW for potable use in California and the first full-scale system is now operational.

Brine reuse is accomplished by destroying the accumulated nitrate in the brine via an electrolytic nitrate reduction cell which reduces the nitrate to nitrogen gas. These processes enable the recovery and reuse of the remaining brine fraction as depicted in Figure 10. Since the primary operational cost for SBA-IX is the disposal of regenerant brine, these process improvements can drastically reduce the lifecycle cost of the SBA-IX process for nitrate removal. The economic benefits of sulfate return are applicable to all system sizes; however, brine reuse is not typically considered for systems treating less than 500 gpm given the added complexities and relatively smaller brine disposal volumes for smaller systems.

Figure 10. Schematic of the IonexSG SBA-IX process.



Reverse Osmosis

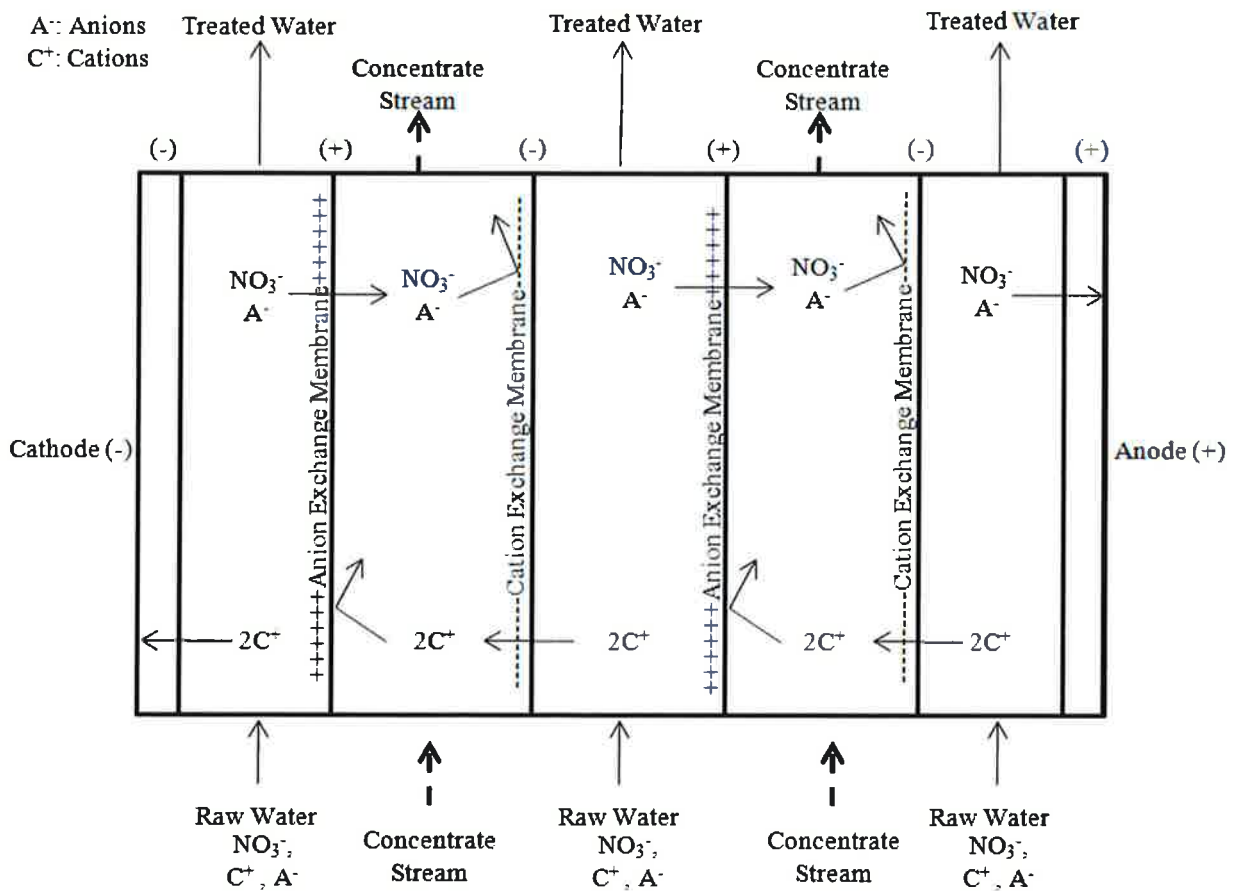
Reverse osmosis (RO) is a pressure driven membrane process in which the applied pressure is used to overcome an osmotic gradient allowing purified water to be passed through semi-permeable membranes while ions, including nitrate are rejected. Rejected ions accumulate in the concentrate

stream which requires disposal. For inland communities without access to an ocean outfall, disposal options are limited to direct sewer disposal (if available), drying beds, or deep well injection. The volume of the concentrate stream can approach 20% of the produced water. Due to this volume of water loss and corresponding concentrate disposal limitations, RO is not further considered for the City of Corcoran.

Electrodialysis

Nitrate removal by electrodialysis is accomplished by passing an electrical current through a series or stack of anion and cation exchange membranes, resulting in the movement of ions from the feed solution to a concentrated waste stream. Illustrated in Figure 11, nitrate ions (and other anions) move through the anion exchange membrane toward the anode. Continuing toward the anode, nitrate is rejected by the anion-impermeable cation exchange membrane and trapped in the recycled waste stream. Cations can be removed in a similar manner, migrating toward the cathode through the cation exchange membrane and rejected by the cation-impermeable anion exchange membrane. Nitrate selective membranes allow for treatment without significantly altering the balance of other ions in the water.

Figure 11. Illustration of ED membrane stack.



While ED/EDR is considered a viable technology for nitrate removal, like RO, its drawback is the need to dispose of high volumes of waste concentrate. ED/EDR systems also are operationally complex. For

these reasons there are few ED/EDR systems operating for the purpose of nitrate removal in the United States. As such, this technology is not considered further in this analysis for the City of Corcoran.

Biological Denitrification

Biological denitrification in potable water treatment is more common in Europe with full-scale systems in France, Germany, Austria, Poland, Italy and Great Britain; however, in recent years, this treatment technology is gaining recognition as a viable nitrate treatment alternative for California drinking water systems. Substrate and nutrient addition is necessary and post-treatment can be more intensive than for SBA-IX. Biological denitrification offers the ability to address multiple contaminants and the avoidance of costly waste brine disposal, since the nitrate is completely reduced to nitrogen gas. That said, biological denitrification requires several unit processes and operations are more demanding than that of a SBA-IX system. Typically, the unit processes can include a combination of the following: substrate addition (phosphoric and or acetic acid), biological contactor, re-oxygenation, media filtration, and disinfection. The process also requires the management of backwash waste water which is typically sent to a local sewer, when available, and may require adsorption with GAC to resolve taste and odor issues.

Common configurations of the biological contactor include fixed bed, fluidized bed, or membrane bioreactors. Fixed bed biological contactors operate in up-flow or down-flow systems and would operate under pressure. Typically, pressure vessels are loaded with sand, gravel, plastic media or GAC to support biomass growth. As treatment progresses, the excess biomass accumulates in the biological contactor and must then be backwashed. Fluidized bed contactors operate in up-flow mode with light weight support media that, as the name suggests, are fluidized while operational. With no packed media bed in this configuration, head loss is minimized and the system does not require backwash since the biomass is removed as a function of the water moving through the vessel. Last, membrane bioreactors (MBRs) can also be used as the denitrification contactor. In this configuration membranes serve as the biomass substrate for denitrification and as a means to achieve filtration without addition of another unit process. MBRs can provide additional operational control and a smaller treatment process when compared to fixed or fluidized bed at the expense of additional capital costs.

Biological denitrification capital costs are substantially higher than traditional SBA-IX capital costs; however, disposal costs for inland SBA-IX systems can lead to high O&M costs. In the case of the City of Corcoran, biological denitrification may provide O&M cost savings over traditional SBA-IX systems, and will therefore be considered as a treatment alternative for the City.

Residential Treatment using Point of Entry / Point of Use (POE/POU)

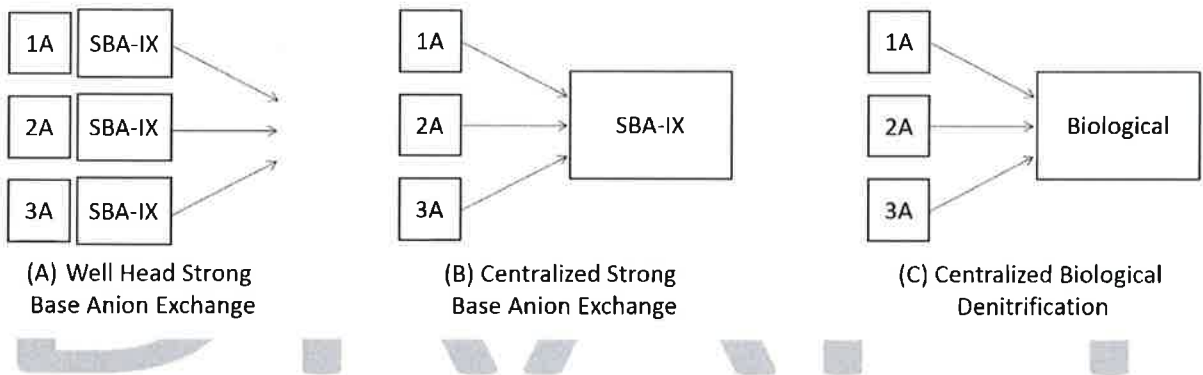
POU and POE water treatment devices can be used on a short-term basis to address high nitrate levels and other constituents of concern (e.g. TDS, sulfate, chloride, other inorganic contaminants) at the residential scale. A POU treatment device is installed for the purpose of reducing contaminants in drinking water at a single tap, typically the kitchen tap. A POE treatment device is installed for the purpose of reducing contaminants in all water entering a house or building.

Water systems using POU/POE devices for compliance are responsible for meeting federal, state, and local requirements. Section 116380, of the California Health and Safety Code limits the use of POU and POE treatment to public water systems with fewer than 200 service connections. As stated above, Corcoran has more than 3,100 service connections, therefore, POU/POE is not an allowed treatment option and is not considered further.

Summary of Treatment and Non-Treatment Alternatives

Regarding non-treatment alternatives, the development of new groundwater sources will be considered. Other non-treatment alternatives such as well modification are not acceptable due to the loss of production capacity. Source abandonment is not possible without other supply alternatives. Two treatment options, SBA-IX and biological denitrification, will be considered further as options to achieve the City of Corcoran water quality and operational goals. Illustrated in Figure 12, three treatment scenarios are included: (A) SBA-IX treatment for each of the three wells at the well head, (B) centralized SBA-IX treatment of the combined flow from the three wells, and (C) centralized biological treatment of the combined flow from the three wells. Other treatment technologies such as RO and ED / EDR are not considered at full-scale due to the high rate of water waste and corresponding disposal challenges. Last, POE/POU systems are not considered further given the prohibition of their use for long-term compliance. Costs associated with the development of new groundwater sources, SBA-IX treatment, and biological treatment are further developed below.

Figure 12. Nitrate treatment options considered for Wells 1A, 2A, and 3A.



New Groundwater Source Cost Estimates

There are several cost categories that must be considered to evaluate the option of replacement wells. In addition to the well drilling, equipping and instrumentation, land acquisition, and destruction of the contaminated wells must be considered. A nested monitoring well is recommended prior to construction of full scale wells. There may be additional costs for the existing WTP to successfully treat these new wells for arsenic.

The new wells must be drilled to the deeper aquifer, and sealed to about 500 feet below the Corcoran clay confining geologic layer to avoid nitrate contamination. Although it is more expensive to drill deep wells, it is necessary in this situation to limit the potential of nitrate contamination.

Quad Knopf, the City of Corcoran's city engineering firm, is currently budgeting approximately \$2,000,000 for each new well. This does not include costs for land acquisition or piping to connect the raw water to the existing WTP. Additional land would be needed, as the existing well properties are not sufficient for a second well. The cost of property is estimated at \$20,000 per site. Pipeline costs have been excluded in this analysis presuming new wells would be sited nearby existing raw water pipelines.

The California Department of Water Resources (DWR) Well Standards require that all abandoned wells be properly destroyed (DWR, 2015)⁷. A well is considered abandoned if it is not planned for future use. If replacement wells are drilled, destruction of the high nitrate wells is required. Destruction of the existing wells is an additional cost of approximately \$100,000 per well. Well destruction can be expensive because of the need to dispose of hazardous building materials, such as lead paint, and in some cases mercury and asbestos. Based on the ages of the high nitrate wells, it is likely that lead paint will need proper handling and disposal.

When drilling a new well, in an area of existing groundwater contamination, it is advisable to construct a pilot hole or series of nested wells to different depths. This allows for the verification of the water quality prior to constructing the full scale well. Nested wells can be kept as monitoring wells, which are used to look at changes in water quality at different depths. The cost of a pilot hole or nested wells can range from \$160,000 to \$300,000. The nested well option is more expensive. In this case it would be preferred so that changes in water quality at different depths could be monitored.

The water quality of any new well is expected to be similar to the other low nitrate wells. The wells are expected to have higher arsenic concentrations and potentially ammonia and total organic carbon, which would add to the operational difficulties at the existing WTP. There is a separate, ongoing project to evaluate current operational issues, and recommend improvements at the existing WTP. The cost of needed improvements to address potential new well water treatment challenges is not included at this time.

The estimated costs associated with replacement wells are summarized in Table 6. Total costs, not including the possible treatment plant improvement costs, are approximately \$6.7M.

Table 6. Estimated cost for replacement wells.

Item	Price per unit	Number needed	Subtotal
Well	\$2,000,000	3	\$6.0M
Land	\$20,000	3	\$0.06M
Well destruction	\$100,000	3	\$0.30M
Pilot hole, or nested monitoring well	\$300,000	1	\$0.30M
		Total	\$6.7M
Treatment plant improvements			Not included at this time

Wells 4B and 10A are perforated above the Corcoran clay. If the nitrate contaminated wells are destroyed the potential for nitrate plume migration exists. Well 4B is geographically close to the high nitrate wells and could experience nitrate contamination. Please refer to Figure 1, which is a map of the well locations. Well 10A, is a standby well, and subsequently is only used for emergencies. It is further away from the area of nitrate contamination. These two factors make 10A less likely to experience nitrate contamination in the near term. Treatment of the nitrate contaminated wells may slow or even

⁷ DWR, 1981 and 1990. Well Standards, Section 22.

http://www.water.ca.gov/groundwater/well_info_and_other/california_well_standards/wws/wws_combined_sec_20-22.html, accessed November 10, 2015.

prevent the spread of nitrate contamination to Well 4B. The increased risk of contamination of Well 4B needs to be considered when evaluating well replacement. A more detailed geohydrologic investigation would be needed to understand the local groundwater flow, and the impacts of pumping prior to destruction of the contaminated wells.

Treatment Cost Development

The cost request provided to the equipment providers included historical water production and water quality details as described above. The cost information from the equipment providers was compiled to develop conceptual level capital and annual operational and maintenance cost estimates for each of the treatment alternatives. In cases where the equipment providers utilized inaccurate estimates (e.g., annual production or utilization), those costs were adjusted to reflect the conditions described in this document. Sales tax of 7.5% was applied to equipment purchase costs. Land acquisition for the treatment site for the well head treatment scenario was estimated at \$20,000 based upon recent and available local land appraisals and sales.

Standard engineering multipliers were applied to the initial treatment equipment costs to develop estimates of the total installed equipment capital costs. The installed treatment equipment cost multipliers that were used in this analysis are shown in Table 7.

Table 7. Installed capital cost multipliers.

Category	Denotation	Percentage	Formula
Initial Treatment Equipment Capital	A		
Installation	B	30%	$A \times 0.30$
Electrical and I&C	C	25%	$A \times 0.25$
General Site Civil	D	20%	$A \times 0.20$
Subtotal	E		$A + B + C + D$
Overhead and Profit	F	15%	$E \times 0.15$
Contingency	G	25%	$E \times 0.25$
Total Construction Capital Costs	H		$E + F + G$
Planning, Engineering, Legal and Admin	I	15%	$H \times 0.15$
Construction Admin	J	10%	$H \times 0.10$
Total Installed Capital Equipment			$H + I + J$

Net present worth costs are shown for a 10-, 20-, and 30-year period with a 1.0%, 1.2%, and 1.5% interest rate respectively⁸. The level of accuracy for the cost estimates corresponds to a Class 4 Estimate as defined by the Association for the Advancement of Cost Engineering (AACE) International. This level of engineering cost estimating is generally made with limited information, including process block diagrams, preliminary equipment lists, and indicated layout, and it is appropriate for feasibility study evaluations. Cost estimates prepared at this level of engineering are generally considered to have an accuracy range of +50/-30 percent.

⁸ https://www.whitehouse.gov/omb/circulars_a094/a94_appx-c, November 2015 version, accessed March 7, 2016.

SBA-IX Treatment Cost Estimates

Installed SBA-IX treatment system costs have been developed for two scenarios: (1) well head treatment systems for each of the three nitrate impacted sources and (2) centralized treatment of the combined flow from the three nitrate impacted wells. In both cases, nitrate treatment would occur upstream of the existing arsenic treatment plant. Based on water production and water quality data, as discussed in previous sections, the design basis for the two scenarios are listed in Table 8.

Table 8. SBA-IX design scenarios.

Scenario	Well	Design Flow	% Utilization	Nitrate Concentration (mg/L as NO ₃)
Well head treatment	1A	1,450	4	120
	2A	900	32	110
	3A	1,300	63	46
Centralized treatment	Combined 1A, 2A, 3A	3,650	32	91.2

Capital and operational cost estimates of SBA-IX equipment were solicited from two equipment providers, IonexSG and Envirogen, both of which have delivered and operate similar sized SBA-IX systems for other California community water systems.

IonexSG

Based on the water quality and production data provided, IonexSG developed capital and O&M costs for SBA-IX with sulfate return for (1) a centralized SBA-IX system to treat the combined flow from Wells 1A, 2A, and 3A and (2) individual well head SBA-IX systems for Wells 1A, 2A, and 3A. The O&M costs shown are inclusive of hazardous waste brine management and disposal at \$2.00/gallon, and NaCl salt supply. For each treatment system, an annual labor cost of \$25,000 was applied to account for operating the system based on a 0.25 Full-time Equivalent (FTE) with an annual rate of \$100,000. The sulfate return treatment process for the well head systems and the centralized system is estimated by IonexSG to be 99.90% and 99.79% efficient, respectively, in this application.

Envirogen

Based on the water quality and production data provided, Envirogen developed capital and O&M costs for (1) a centralized SBA-IX system to treat the combined flow from Wells 1A, 2A, and 3A and (2) individual well head SBA-IX systems for Wells 1A, 2A, and 3A. Each well head system is comprised of 16 4' vessels and regeneration equipment with an estimated footprint of 40' x 60' for each well head system. The centralized system is comprised of 32 4' vessels and regeneration equipment with an anticipated system footprint of 50' x 120'. The O&M costs shown are inclusive of hazardous waste brine management and disposal at \$2.00/gallon, and NaCl salt supply. For each treatment system, a labor cost of \$25,000 was applied to account for operating the system based on a 0.25 FTE with an annual rate of \$100,000. The combined well head systems and the centralized system are estimated to be 99.82% and 99.76% efficient, respectively, in this application.

Cost estimates are summarized in Table 9 and Table 10 for the well head and centralized treatment alternatives, respectively. As seen in Table 9, the total installed capital cost for well head treatment is estimated to range from \$7.80M to \$7.83M for three complete installed and functional systems, with a total 20-year net present worth ranging from \$32.0M to \$49.6M.

Table 9. Summary of capital and O&M costs for SBA-IX well head treatment.

	IonexSG				Envirogen			
	1A	2A	3A	Total	1A	2A	3A	Total
Treatment Equipment	\$0.81M	\$0.68M	\$0.87M	\$2.36M	\$0.80M	\$0.75M	\$0.80M	\$2.35M
Sales Tax (7.5%)	\$0.061M	\$0.051M	\$0.065M	\$0.18M	\$0.060M	\$0.056M	\$0.060M	\$0.18M
Capital Equipment	\$0.87M	\$0.73M	\$0.94M	\$2.54M	\$0.86M	\$0.81M	\$0.86M	\$2.53M
Installed Capital Equipment Costs	\$2.66M	\$2.24M	\$2.87M	\$7.77M	\$2.63M	\$2.47M	\$2.63M	\$7.74M
Land (100' x 100')	\$0.02M	\$0.02M	\$0.02M	\$0.06M	\$0.02M	\$0.02M	\$0.02M	\$0.06M
Total Installed Capital Costs	\$2.68M	\$2.26M	\$2.89M	\$7.83M	\$2.65M	\$2.49M	\$2.65M	\$7.80M
Annual O&M Costs	\$0.20M	\$0.68M	\$0.49M	\$1.36M	\$0.21M	\$1.02M	\$1.13M	\$2.36M
10 Year NPW Costs	\$4.6M	\$8.7M	\$7.5M	\$20.8M	\$4.6M	\$12.1M	\$13.4M	\$30.20M
20 Year NPW Costs	\$6.2M	\$14.3M	\$11.5M	\$32.0M	\$6.3M	\$20.5M	\$22.7M	\$49.6M
30 Year NPW Costs	\$7.5M	\$18.6M	\$14.5M	\$40.6M	\$7.7M	\$26.9M	\$29.9M	\$64.5M

Table 10. Summary of capital and O&M costs for SBA-IX centralized treatment.

	IonexSG	Envirogen
Treatment Equipment	\$2.46M	\$1.80M
Sales Tax (7.5%)	\$0.18M	\$0.14M
Capital Equipment	\$2.65M	\$1.94M
Total Installed Capital Costs	\$8.1M	\$5.9M
Annual O&M Costs	\$2.62M	\$2.94M
10-Year NPW Costs	\$32.9M	\$33.8M
20-Year NPW Costs	\$54.5M	\$58.0M
30-Year NPW Costs	\$71.1M	\$76.6M

As seen in Table 10, the total installed capital costs for centralized SBA-IX treatment range from \$5.9M to \$8.1M for a complete installed and functional system, and the 20-year net present worth costs range from \$54.5M to \$58.0M.

Biological Treatment Cost Estimates

Installed biological treatment system costs have been developed for centralized nitrate treatment upstream of the existing arsenic treatment plant. Based on water production and water quality data, as discussed in previous sections, the design basis assumes centralized biological treatment of the combined flow from Wells 1A, 2A, and 3A, with a total corresponding design flow of 3,650 gpm, percent utilization of 31.75%, and an influent nitrate concentration of 91.2 mg/L nitrate as NO₃. Capital and operational cost estimates of biological treatment equipment were solicited from two equipment providers, Envirogen and AdEdge.

AdEdge

Based on the water quality and production data provided, AdEdge developed capital and O&M costs for a centralized biological system to treat the combined flow from Wells 1A, 2A, and 3A. The AdEdge design is comprised of a biottra™ two stage fixed bed system with an estimated footprint of 66' x 28'. The O&M costs shown are inclusive of electric, substrate, and nutrient use. A labor cost of \$50,000 was applied to account for operating the system based on a 0.50 Full-time Equivalent (FTE) with an annual rate of \$100,000. The system is estimated to be 96% water efficient in this application, with backwash water recycled to the head of the existing arsenic WTP.

Envirogen

Based on the water quality and production data provided, Envirogen developed capital and O&M costs for a centralized biological system to treat the combined flow from Wells 1A, 2A, and 3A. The Envirogen design is a fluidized bed reactor with an estimated footprint of 40' x 50'. The O&M costs shown are inclusive of electric, substrate, and nutrient use. A labor cost of \$50,000 was applied to account for operating the system based on a 0.50 Full-time Equivalent (FTE) with an annual rate of \$100,000. System water efficiency was not reported.

A summary of the biological treatment cost estimates is provided in Table 11.

Table 11. Summary of capital and O&M costs for centralized biological treatment.

	AdEdge	Envirogen
Treatment Equipment	\$2.7M	\$2.4M
Sales Tax (7.5%)	\$0.20M	\$0.18M
Capital Equipment	\$2.9M	\$2.6M
Total Installed Capital Costs	\$8.9M	\$7.9M
Annual O&M Costs	\$0.43M	\$0.93M
10-Year NPW Costs	\$12.9M	\$16.7M
20-Year NPW Costs	\$16.4M	\$24.3M
30-Year NPW Costs	\$19.1M	\$30.2M

As seen in Table 11, the total installed capital costs for biological treatment range from \$7.9M to \$8.9M for a complete installed and functional system, and the 20-year net present worth costs range from \$16.4M to \$24.3M.

Summary of Nitrate Treatment Cost Estimates

Table 12 and Figure 13 compare the estimated costs for each of the nitrate treatment alternatives considered: (1) well head SBA-IX treatment, (2) centralized SBA-IX treatment, and (3) centralized biological treatment.

Table 12. Comparison of estimated costs for nitrate treatment alternatives.

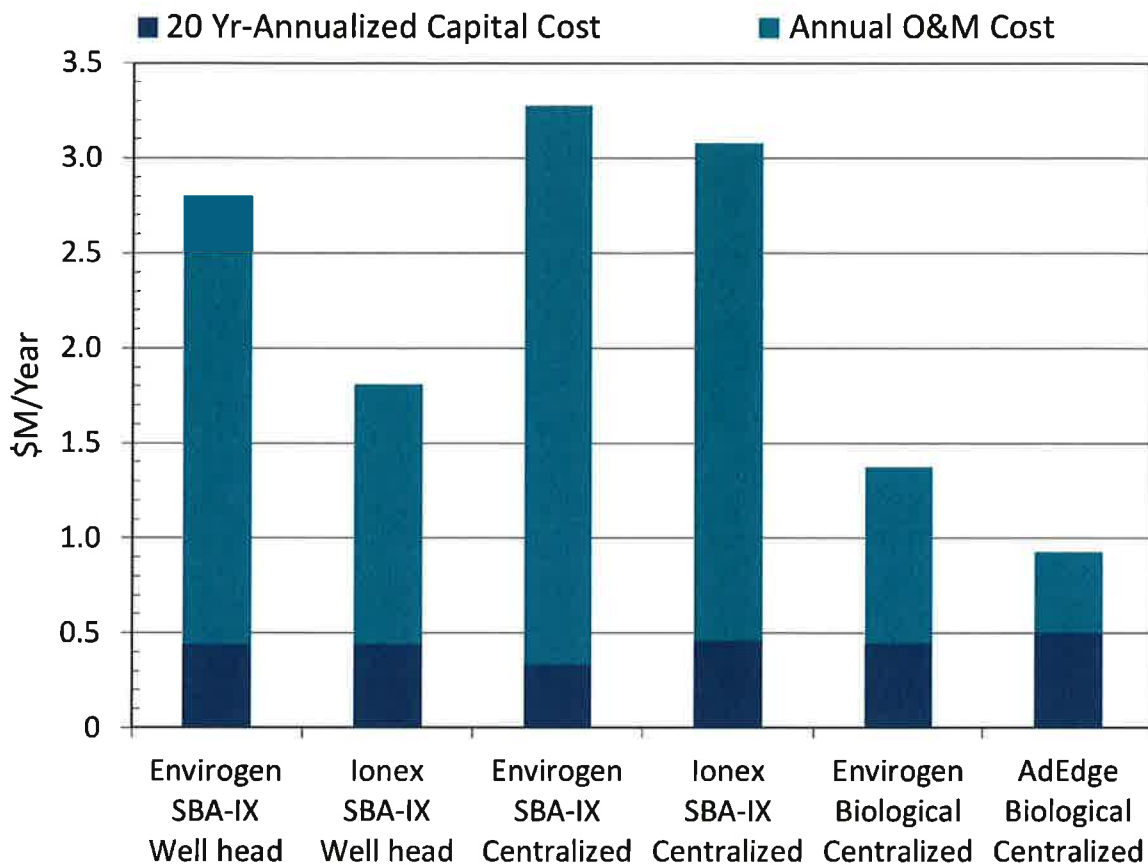
		Well head SBA-IX ¹	Centralized SBA-IX	Centralized Biological
Total Capital Costs	\$M	7.80 to 7.83	5.9 to 8.1	7.9 to 8.9
Annual O&M Costs	\$M	1.36 to 2.36	2.62 to 2.94	0.43 to 0.93
Annualized Capital²	\$K/year	441 to 443	335 to 458	447 to 503
	\$/AF	236 to 237	179 to 245	239 to 269
	\$/kgal	0.72 to 0.73	0.55 to 0.75	0.73 to 0.82
Annual O&M	\$K/year	1,365 to 2,361	2,622 to 2,943	425 to 929
	\$/AF	730 to 1,263	1,403 to 1,574	227 to 497
	\$/kgal	2.24 to 3.88	4.30 to 4.83	0.70 to 1.53
Annualized Total²	\$K/year	1,807 to 2,802	3,081 to 3,278	928 to 1,376
	\$/AF	967 to 1,499	1,648 to 1,753	496 to 736
	\$/kgal	2.97 to 4.60	5.06 to 5.38	1.52 to 2.26
10-Year NPW Costs³	\$M	20.8 to 30.2	32.9 to 33.8	12.9 to 16.7
20-Year NPW Costs³	\$M	32.0 to 49.6	54.5 to 58.0	16.4 to 24.3
30-Year NPW Costs³	\$M	40.6 to 64.5	71.1 to 76.6	19.1 to 30.2

¹Three well total.

²Annualized costs are based on a 1.2% interest rate over 20 years. \$/kgal and \$/AF are with respect to produced flow, based on anticipated percent utilization.

³Net present worth costs are based on a 1.0%, 1.2%, and 1.5% interest rate over a 10-, 20-, and 30-year period, respectively.

Figure 13. Annualized capital cost and annual O&M cost for well head SBA-IX, centralized SBA-IX, and centralized biological treatment for nitrate removal in Corcoran, CA (Source: Vendor estimates).



Conclusions and Recommendations

Nitrate concentrations in Wells 1A, 2A, and 3A substantially exceed the nitrate MCL and are trending upward. The City’s current approach to maintain compliance through blending is not sustainable given the loss of production from the three contaminated wells and the likelihood of continued increasing nitrate concentrations in those wells or any others in operation. Those conditions limit the City’s ability to provide sufficient water supply and make operations of the existing WTP more challenging.

Both non-treatment and treatment options have been considered to address the nitrate concentrations and maintain potable water supply. The considered non-treatment and treatment options each come with their own associated costs, challenges and benefits. The conceptual capital costs for replacement wells and treatment options are similar - ranging from \$5.9M to \$8.9M. While replacement wells would not have continued operational costs if their realized water quality is acceptable, there is no guarantee that newly drilled wells will be equal to or better in quality than the existing wells. On the other hand, treatment with SBA-IX or biological options can address water quality concerns, but have substantial operational and maintenance costs. All things considered, the treatment options provide the most confidence for maintaining potable water supply. Given the hazardous waste generation and associated higher annual costs for ion exchange, the biological treatment options are preferred.

Appendix

Table A-1. Historical production data: Monthly production (millions of gallons, Mgal) and percent of total system flow (Source: City of Corcoran).

Well	1A		2A		3A		4B		6A		7A		8B		9B		10A		All		
	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Total Mgal	%	
1992																					
Jan-Apr	42.3	22.8	40.8	22.0	20.6	11.1	60.4	32.5	-	-	-	-	-	-	-	-	21.6	11.6	185.8	55.9	
May	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Jun-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1993																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1994																					
Jan-Nov	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dec	45.4	30.5	41.9	28.2	49.8	33.5	11.6	7.8	-	-	-	-	-	-	-	-	-	-	148.7	92.2	
1995																					
Jan	61.9	36.1	39.7	23.1	57.7	33.6	12.3	7.2	-	-	-	-	-	-	-	-	-	-	171.5	92.8	
Feb	55.8	35.5	37.3	23.8	52.8	33.6	11.1	7.1	-	-	-	-	-	-	-	-	-	-	157.0	92.9	
Mar	61.6	35.2	64.8	37.1	35.9	20.5	12.6	7.2	-	-	-	-	-	-	-	-	-	-	174.9	92.8	
Apr	56.7	35.2	62.3	38.6	31.6	19.6	10.7	6.6	-	-	-	-	-	-	-	-	-	-	161.3	93.4	
May	54.5	29.9	78.0	42.7	45.2	24.7	4.8	2.6	-	-	-	-	-	-	-	-	-	-	182.5	97.4	
Jun	42.3	20.8	80.6	39.7	49.9	24.6	30.3	14.9	-	-	-	-	-	-	-	-	-	-	203.2	85.1	
Jul	10.8	5.5	68.3	34.4	56.7	28.6	62.4	31.5	-	-	-	-	-	-	-	-	-	-	198.3	68.5	
Aug	11.4	5.9	66.4	34.2	52.6	27.1	63.7	32.8	-	-	-	-	-	-	-	-	-	-	194.1	67.2	
Sep	20.9	12.4	54.8	32.4	56.4	33.4	36.9	21.8	-	-	-	-	-	-	-	-	-	-	169.1	78.2	
Oct	24.3	17.0	34.3	24.1	61.7	43.3	22.3	15.6	-	-	-	-	-	-	-	-	-	-	142.6	84.4	
Nov	31.1	24.9	50.0	40.1	28.7	23.0	14.8	11.9	-	-	-	-	-	-	-	-	-	-	124.6	88.1	
Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1996																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1997																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1998																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1999																					
Jan	23.4	27.2	26.4	30.6	34.4	39.9	0.0	0.0	0.1	0.1	1.9	2.2	-	-	-	-	0.0	0.0	86.2	97.7	
Feb-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2000																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2001																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2002																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2003																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2004																					
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Well	1A		2A		3A		4B		6A		7A		8B		9B		10A		All		1A, 2A, 3A		
	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Total Mgal	%		%	
2005																							
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2006																							
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2007																							
Jan-Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2008																							
Jan-Feb	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mar	0.4	0.3	40.6	30.2	1.1	0.9	39.7	29.6	4.6	3.4	0.1	0.1	47.7	35.5	0.1	0.1	0.0	0.0	134.2	0.0	0.0	31.3	31.3
Apr	0.0	0.0	39.8	24.1	0.0	0.0	40.9	24.8	17.9	10.8	0.1	0.0	65.0	39.4	1.4	0.9	0.0	0.0	165.0	0.0	0.0	24.1	24.1
May	0.0	0.0	21.3	9.6	47.4	21.5	38.1	17.3	21.4	9.7	1.4	0.6	39.3	17.8	51.8	23.5	0.0	0.0	220.7	0.0	0.0	31.1	31.1
Jun	0.0	0.0	25.1	10.2	62.1	25.3	38.7	15.8	41.5	16.9	3.2	1.3	13.6	5.5	61.6	25.0	0.0	0.0	245.8	0.0	0.0	35.5	35.5
Jul	0.0	0.0	19.6	7.6	61.5	23.9	39.0	15.1	48.8	18.9	7.5	2.9	17.2	6.7	64.1	24.9	0.0	0.0	257.8	0.0	0.0	31.5	31.5
Aug	0.0	0.0	28.3	10.5	63.6	23.6	40.0	14.8	52.7	19.6	1.2	0.5	34.5	12.8	49.1	18.2	0.0	0.0	269.3	0.0	0.0	34.1	34.1
Sep	0.0	0.0	37.0	16.6	61.4	27.5	39.3	17.6	54.3	24.3	0.2	0.1	27.2	12.2	4.0	1.8	0.0	0.0	223.4	0.0	0.0	44.1	44.1
Oct	0.0	0.0	31.3	17.0	65.0	35.2	40.8	22.1	26.7	14.5	0.1	0.1	19.3	10.4	1.3	0.7	0.0	0.0	184.5	0.0	0.0	52.2	52.2
Nov	0.0	0.0	3.8	3.1	64.4	52.7	33.7	27.6	0.8	0.7	0.0	0.0	18.5	15.1	1.0	0.8	0.0	0.0	122.2	0.0	0.0	55.8	55.8
Dec	0.0	0.0	0.0	0.0	68.3	60.9	29.7	26.5	0.0	0.0	0.0	0.0	13.7	12.2	0.5	0.4	0.0	0.0	112.2	0.0	0.0	60.9	60.9
2009																							
Jan	0.0	0.0	0.3	0.3	67.4	59.7	27.9	24.7	0.0	0.0	0.0	0.0	16.5	14.7	0.8	0.7	0.0	0.0	112.9	0.0	0.0	60.0	60.0
Feb	0.0	0.0	1.1	1.1	57.4	57.1	23.8	23.6	0.0	0.0	0.1	0.1	17.0	16.9	1.2	1.2	0.0	0.0	100.7	0.0	0.0	58.2	58.2
Mar	0.0	0.0	1.4	0.9	64.8	44.7	32.7	22.5	0.0	0.0	0.3	0.2	42.8	29.5	3.0	2.1	0.0	0.0	145.0	0.0	0.0	45.6	45.6
Apr	0.0	0.0	4.7	2.5	54.1	29.0	36.3	19.5	0.0	0.0	22.9	12.3	63.9	34.2	4.6	2.5	0.0	0.0	186.6	0.0	0.0	31.5	31.5
May	0.0	0.0	9.7	3.9	75.8	30.7	37.8	15.3	3.7	1.5	34.1	13.8	76.8	31.1	9.5	3.8	0.0	0.0	247.1	0.0	0.0	34.6	34.6
Jun	0.0	0.0	1.2	0.6	19.2	9.7	38.8	19.5	45.4	22.8	16.1	8.1	56.0	28.1	22.5	11.3	0.0	0.0	199.2	0.0	0.0	10.3	10.3
Jul	0.0	0.0	26.2	10.7	5.8	2.4	40.9	16.8	55.8	22.9	3.3	1.4	66.1	27.1	45.5	18.7	0.0	0.0	243.5	0.0	0.0	13.1	13.1
Aug	0.0	0.0	32.1	13.1	33.9	13.8	41.1	16.7	52.1	21.2	0.0	0.0	57.2	23.3	28.9	11.8	0.0	0.0	245.2	0.0	0.0	26.9	26.9
Sep	0.0	0.0	31.9	18.1	6.2	3.5	37.9	21.6	38.4	21.8	0.0	0.0	44.5	25.3	17.0	9.7	0.0	0.0	175.8	0.0	0.0	21.7	21.7
Oct	0.0	0.0	31.2	20.4	18.6	12.2	40.4	26.4	23.5	15.4	0.0	0.0	26.0	17.0	13.1	8.6	0.0	0.0	152.9	0.0	0.0	32.6	32.6
Nov	0.0	0.0	29.4	22.4	30.9	23.6	39.4	30.0	18.2	13.9	0.0	0.0	8.9	6.8	4.3	3.3	0.0	0.0	131.1	0.0	0.0	46.0	46.0
Dec	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010																							
Jan	0.0	0.0	16.4	19.0	16.9	19.6	40.9	47.4	8.4	9.7	0.0	0.0	2.4	2.8	1.2	1.4	0.0	0.0	86.2	0.0	0.0	38.6	38.6
Feb	0.0	0.0	16.6	24.4	8.4	12.3	38.8	57.1	3.7	5.5	0.1	0.1	0.4	0.5	0.0	0.0	0.0	0.0	67.9	0.0	0.0	36.8	36.8
Mar	0.0	0.0	22.3	22.4	19.7	19.9	41.5	41.9	14.3	14.4	0.5	0.5	0.8	0.8	0.0	0.0	0.0	0.0	99.2	0.0	0.0	42.3	42.3
Apr	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May	0.0	0.0	27.7	17.6	35.5	22.6	36.1	23.0	34.5	22.0	1.2	0.8	22.1	14.1	0.0	0.0	0.0	0.0	157.0	0.0	0.0	40.2	40.2
Jun	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul	0.0	0.0	29.1	11.6	45.2	18.0	23.6	9.4	43.1	17.2	40.2	16.0	58.6	23.4	11.1	4.4	0.0	0.0	250.9	0.0	0.0	29.6	29.6

Well	1A		2A		3A		4B		6A		7A		8B		9B		10A		All		1A, 2A, 3A	
	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Total Mgal	%	Total Mgal	%
2010																						
Aug	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sep	0.1	0.1	29.6	14.9	48.7	24.6	39.1	19.7	25.4	12.8	40.4	20.4	14.7	7.4	0.0	0.0	0.0	0.0	0.0	198.1	0.0	39.6
Oct	0.1	0.1	27.8	18.9	28.5	19.4	41.6	28.3	10.5	7.2	34.7	23.6	3.6	2.5	0.0	0.0	0.0	0.0	0.0	146.8	0.0	38.4
Nov	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dec	0.8	0.8	22.2	22.5	14.7	14.9	41.6	42.0	4.8	4.8	11.6	11.7	3.2	3.2	0.0	0.0	0.0	0.0	0.0	98.8	0.0	23.6
2011																						
Jan	0.3	0.3	8.6	8.6	14.7	14.7	41.5	41.6	5.5	5.5	26.1	26.1	3.3	3.3	0.0	0.0	0.0	0.0	0.0	100.0	0.0	18.2
Feb	0.2	0.2	5.5	5.9	11.0	12.0	38.1	41.6	4.6	5.0	29.3	32.0	2.9	3.2	0.0	0.0	0.0	0.0	0.0	91.7	0.0	11.3
Mar	0.2	0.2	0.2	0.2	9.1	10.8	40.3	47.9	0.9	1.1	28.3	33.6	5.2	6.2	0.0	0.0	0.0	0.0	0.0	84.2	0.0	23.6
Apr	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May	0.2	0.1	19.7	12.3	35.4	22.2	40.4	25.3	0.0	0.0	51.2	32.1	12.8	8.0	0.0	0.0	0.0	0.0	0.0	159.6	0.0	34.6
Jun	0.3	0.2	28.1	14.8	43.2	22.8	41.0	21.6	20.7	10.9	47.3	24.9	9.3	4.9	0.0	0.0	0.0	0.0	0.0	189.9	0.0	37.7
Jul	0.3	0.1	29.7	13.4	50.1	22.7	41.6	18.8	32.8	14.9	53.3	24.1	13.0	5.9	0.0	0.0	0.0	0.0	0.0	220.8	0.0	36.3
Aug	0.2	0.1	12.8	5.7	50.3	22.5	42.0	18.8	55.8	24.9	62.8	28.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	224.0	0.0	28.2
Sep	0.8	0.4	2.9	1.6	47.3	25.8	41.0	22.3	30.2	16.5	61.4	33.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	183.5	0.0	27.7
Oct	0.2	0.2	1.4	0.9	49.9	31.5	44.6	28.1	12.1	7.6	50.4	31.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	158.7	0.0	32.5
Nov	0.4	0.3	0.4	0.3	48.3	35.4	42.3	31.0	5.3	3.9	39.8	29.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	136.5	0.0	36.0
Dec	0.2	0.2	0.3	0.3	24.8	23.3	41.2	38.8	8.8	8.3	30.9	29.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	106.3	0.0	23.8
2012																						
Jan	0.4	0.5	0.3	0.3	0.8	0.9	39.6	48.4	5.1	6.2	35.7	43.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	81.9	0.0	1.7
Feb	0.2	0.2	0.6	0.7	47.5	52.7	29.1	32.3	0.2	0.2	12.5	13.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	90.2	0.0	53.6
Mar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr	0.2	0.2	0.3	0.3	51.3	43.7	36.3	30.9	17.4	14.8	12.1	10.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	117.6	0.0	44.1
May	8.3	4.2	31.2	15.9	47.0	24.0	37.7	19.2	34.1	17.4	37.8	19.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	196.1	0.0	44.1
Jun	14.0	6.5	34.8	16.1	31.6	14.7	36.1	16.7	49.3	22.9	50.1	23.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	215.8	0.0	37.2
Jul	17.1	7.5	34.7	15.3	29.5	13.0	36.0	15.9	59.0	26.1	50.2	22.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	226.6	0.0	35.9
Aug	22.6	10.4	32.7	15.0	24.2	11.1	35.0	16.1	55.5	25.5	47.3	21.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	217.3	0.0	36.6
Sep	6.0	3.3	34.9	19.4	22.3	12.4	35.8	19.9	37.5	20.8	43.6	24.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	180.0	0.0	35.1
Oct	0.5	0.3	26.1	18.0	17.6	12.2	39.6	27.3	28.1	19.4	32.9	22.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	144.8	0.0	30.5
Nov	0.7	0.7	2.6	2.7	3.2	3.3	38.1	38.7	44.8	45.5	9.0	9.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	98.4	0.0	6.7
Dec	0.0	0.0	0.4	0.5	49.1	56.4	29.7	34.1	7.5	8.6	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	87.0	0.0	56.9
2013																						
Jan	1.6	1.7	1.9	2.1	49.9	53.6	29.3	31.5	8.8	9.5	1.6	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	93.1	0.0	57.3
Feb	0.2	0.3	1.7	2.0	45.7	54.0	28.1	33.2	1.7	2.0	7.3	8.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	84.7	0.0	56.2
Mar	0.3	0.2	1.6	1.4	49.0	42.9	31.8	27.9	5.9	5.1	25.6	22.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	114.2	0.0	44.5
Apr	1.5	1.0	9.5	5.9	47.1	29.4	33.5	20.9	28.9	18.1	39.4	24.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	159.9	0.0	36.3

Well	1A		2A		3A		4B		6A		7A		8B		9B		10A		All		1A, 2A, 3A			
	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Mgal	%	Total Mgal	%	Total Mgal	%		
2013	May	4.0	2.1	13.0	6.7	44.0	22.7	29.1	15.0	61.1	31.5	43.1	22.2	0.0	0.0	0.0	0.0	0.0	0.0	194.3	0.0	194.3	31.4	
	Jun	9.9	3.7	21.7	8.1	45.5	17.0	31.7	11.9	55.5	20.8	36.7	13.7	0.0	0.0	66.1	24.8	0.0	0.0	267.1	0.0	267.1	28.9	
	Jul	10.0	3.4	16.0	5.4	47.0	15.8	33.5	11.3	58.4	19.7	31.8	10.7	0.0	0.0	100.5	33.8	0.0	0.0	297.2	0.0	297.2	24.6	
	Aug	3.3	1.3	3.1	1.2	47.1	18.0	29.7	11.3	53.5	20.4	21.2	8.1	0.0	0.0	104.4	39.8	0.0	0.0	262.2	0.0	262.2	20.4	
	Sep	3.1	1.5	2.4	1.2	45.5	22.0	21.8	10.6	42.8	20.8	7.5	3.6	0.0	0.0	83.3	40.3	0.0	0.0	206.4	0.0	206.4	24.7	
	Oct	1.1	0.7	0.7	0.5	47.1	29.5	29.9	18.7	59.8	37.5	16.9	10.6	0.0	0.0	4.1	2.6	0.0	0.0	159.6	0.0	159.6	30.6	
	Nov	1.6	1.3	1.5	1.2	45.5	35.1	15.1	11.7	53.9	41.7	8.4	6.5	0.0	0.0	3.4	2.6	0.0	0.0	129.4	0.0	129.4	37.5	
	Dec	5.5	4.8	0.0	0.0	47.0	40.9	0.9	0.8	52.8	45.9	8.8	7.7	0.0	0.0	0.0	0.0	0.0	0.0	115.1	0.0	115.1	45.6	
	2014	Jan	3.9	3.3	0.0	0.0	47.0	40.5	7.4	6.3	53.7	46.3	4.2	3.6	0.0	0.0	0.0	0.0	0.0	0.0	116.1	0.0	116.1	43.8
		Feb	0.4	0.4	0.0	0.0	42.4	42.2	10.3	10.3	45.0	44.8	2.4	2.4	0.0	0.0	0.0	0.0	0.0	0.0	100.6	0.0	100.6	42.6
		Mar	3.6	3.0	0.0	0.0	44.8	36.7	21.7	17.8	37.1	30.4	8.2	6.7	1.8	1.4	5.0	4.1	0.0	0.0	122.3	0.0	122.3	39.6
		Apr	0.2	0.1	0.0	0.0	46.0	29.0	36.9	23.3	45.0	28.5	19.6	12.4	0.0	0.0	10.6	6.7	0.0	0.0	158.3	0.0	158.3	29.2
May		0.0	0.0	0.0	0.0	42.6	20.3	52.0	24.8	50.2	23.9	28.0	13.3	0.0	0.0	37.1	17.7	0.0	0.0	209.8	0.0	209.8	20.3	
Jun		3.5	1.4	13.3	5.3	30.4	12.1	62.6	24.9	53.8	21.4	28.3	11.3	5.1	2.0	54.1	21.5	0.0	0.0	251.1	0.0	251.1	18.8	
Jul		1.0	0.4	12.2	4.7	41.9	16.3	55.8	21.8	61.9	24.1	17.8	7.0	5.4	2.1	60.3	23.5	0.0	0.0	256.4	0.0	256.4	21.5	
Aug		0.5	0.2	10.2	4.3	41.3	17.5	55.0	23.3	59.6	25.3	10.0	4.2	2.1	0.9	57.3	24.3	0.0	0.0	236.0	0.0	236.0	22.0	
Sep		0.3	0.1	14.1	7.1	34.6	17.5	48.1	24.4	54.4	27.5	0.1	0.1	0.2	0.1	45.6	23.1	0.0	0.0	197.4	0.0	197.4	24.8	
Oct		0.2	0.1	6.4	4.0	44.4	27.4	34.5	21.3	47.4	29.3	0.0	0.0	0.0	0.0	29.1	17.9	0.0	0.0	162.0	0.0	162.0	31.5	
Nov		0.5	0.4	0.6	0.5	41.8	37.8	18.7	16.9	41.4	37.5	0.0	0.0	0.0	0.0	7.5	6.8	0.0	0.0	110.5	0.0	110.5	38.8	
Dec		0.1	0.1	1.6	1.6	40.2	40.0	10.1	10.1	41.9	41.7	0.0	0.0	1.2	1.1	5.5	5.4	0.0	0.0	100.6	0.0	100.6	41.7	
2015	Jan	0.1	0.1	0.3	0.3	40.8	43.1	6.9	7.3	41.7	44.0	0.0	0.0	0.0	0.0	5.0	5.2	0.0	0.0	94.7	0.0	94.7	43.5	
	Feb	0.1	0.1	1.1	1.1	30.6	30.8	0.0	0.0	45.2	45.5	0.0	0.0	9.6	9.7	12.7	12.8	0.0	0.0	99.3	0.0	99.3	32.0	
	Mar	4.0	3.2	9.6	7.7	35.4	28.7	10.0	8.1	58.7	47.5	0.0	0.0	1.1	0.9	4.7	3.8	0.0	0.0	123.4	0.0	123.4	39.7	
	Apr	0.1	0.0	7.5	5.2	35.4	24.8	45.8	32.1	22.1	15.5	0.0	0.0	0.0	0.0	31.7	22.2	0.0	0.0	142.6	0.0	142.6	30.1	
	May	0.0	0.0	13.2	9.1	39.1	26.9	0.0	0.0	52.8	36.3	0.0	0.0	0.0	0.0	40.3	27.7	0.0	0.0	145.4	0.0	145.4	36.0	
	Jun	0.1	0.1	24.4	14.0	36.5	20.9	34.2	19.6	44.9	25.7	0.0	0.0	0.0	0.0	34.7	19.8	0.0	0.0	174.9	0.0	174.9	34.9	
	Jul	0.9	0.5	22.7	12.6	34.3	18.9	65.9	36.4	24.2	13.4	3.3	1.8	1.8	1.0	27.7	15.3	0.0	0.0	180.9	0.0	180.9	32.0	
	Aug	0.1	0.0	10.8	6.0	33.5	18.7	57.5	32.1	38.9	21.8	2.8	1.5	0.0	0.0	35.3	19.8	0.0	0.0	178.8	0.0	178.8	24.8	
	Sep	0.3	0.2	7.5	4.6	35.6	21.9	63.1	38.7	33.3	20.4	15.2	9.3	0.0	0.0	7.9	4.8	0.0	0.0	163.0	0.0	163.0	26.7	
	Oct	0.0	0.0	5.4	4.3	32.0	25.4	63.6	50.5	21.4	17.0	2.5	2.0	0.0	0.0	1.1	0.9	0.0	0.0	126.0	0.0	126.0	29.7	
	Nov	0.1	0.1	0.4	0.6	16.2	24.0	43.2	63.8	7.2	10.7	0.5	0.7	0.0	0.0	0.1	0.2	0.0	0.0	67.7	0.0	67.7	24.7	
	Dec	0.0	0.0	0.4	0.4	24.4	26.6	46.6	50.9	17.3	18.9	2.7	2.9	0.0	0.0	0.2	0.3	0.0	0.0	91.5	0.0	91.5	27.0	

City of

CORCORAN

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

MEMO

TO: Corcoran City Council

FROM: Ken Jorgensen, City Attorney

DATE: December 5, 2019

MEETING DATE: December 10, 2019

SUBJECT: Provide direction on Planning Commission absences.

Recommendation:

Provide direction on Planning Commission absences.

Discussion:

The Corcoran Planning Commission is an advisory group to the City Council on issues and policies related to planning, land use regulation, and community development. Planning Commissioners are appointed and serve at the pleasure of the City Council.

Following a request by the City Council, staff compiled an attendance report for the most recent year and a half.

Section 2-1-2 of the Municipal Code states, "If a commissioner/member is absent from regular meetings for ninety (90) consecutive days, the commissioner/member's position shall become vacant and shall be filled by city council appointment, or reinstatement."

Based on the attendance report, the last meeting attended by Commissioner Van Velson was on March 18, 2019, although it should be noted the May and July meetings were cancelled and did not take place. As such this matter requires City Council action. Per the Municipal Code the City Council may:

1. Reinstatement Commissioner Van Velson
2. Fill the vacancy on the Planning Commission with a current alternate
3. Solicit interest from the community and appoint a new Commissioner

Commissioner Van Velson indicated in early November that he would like to remain on the planning commission, but he has been busy coaching his child's tennis team and will be able to return to a more normal schedule shortly.

Budget Impact:

None.

City Offices

City of

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STAFF REPORT
ITEM # 7-C

MEMORANDUM

TO: Corcoran City Council

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

SUBJECT: HOME Guidelines exceptions

DATE: December 5, 2019

MEETING DATE: December 10, 2019

RECOMMENDATION: (VV): Approve resolution 3006, changes to remove requirements in our current HOME funded guidelines that restricts modest housing to no more than three (3) bedrooms, two (2) bathrooms and a two car garage.

DISCUSSION: Our current HOME guidelines requires from the jurisdiction an exception for all four (4) bedroom modest housing that is funded under the program. This has been a part of our guidelines and the State guidelines for many years. The Housing & Community Development Department of the State (HCD) has now determined that this was never a requirement and is recommending that all jurisdictions strike this from their guidelines. Below is our current guideline language and the recommended changes.

City of Corcoran Homebuyers Program Guidelines

3.0 Housing Unit Eligibility

3.1 Location and Characteristics

C. For HOME funded programs, housing must be “modest”, having no more than three bedrooms, two bathrooms, and a two car garage. Larger homes are acceptable if necessary for only the following reasons:

1. The family size necessitates additional bedrooms /bathrooms.
2. A reasonable accommodation is necessary due to the family’s disability (e.g. and extra bedroom for an aide).

Exceptions for these reasons must be approved by the loan review committee and must be documented for monitoring purposes. For all funding sources, the number of bedrooms will be determined by the appraisal. In addition, in-ground pools may not be eligible if the cost of the pool maintenance and operation (utilities) causes the housing ratio to exceed 40%

Recommended changes:

“Housing units shall be sufficient to meet the needs of the homebuyer household, without overcrowding. In addition, in-ground pools may not be eligible if the cost of the pool maintenance and operation (utilities) causes the housing ratio to exceed 35%”.

BUDGET IMPACT: None

ATTACHMENTS:
Resolution 3006

RESOLUTION NO. 3006

A RESOLUTION OF THE CORCORAN CITY COUNCIL APPROVING GUIDELINES REVISIONS FOR THE HOUSING REHABILITATION PROGRAM AND HOMEBUYER ACQUISITION ONLY/ACQUISITION WITH REHABILITATION PROGRAM.

WHEREAS, the City of Corcoran, a municipal corporation, desires to revise the Program Guidelines which govern the administration of its Owner-Occupied Rehabilitation and First-Time Homebuyer Mortgage Assistance activities;

WHEREAS, The State of California Housing and Community Development Department is recommending changes to the HOME, First time Buyers program and the language that describes modest housing, and;

WHEREAS, the City of Corcoran desires to be in conformance with State HOME guidelines, and;

WHEREAS, the revisions to the guidelines will state the following, "Housing unit size shall be sufficient to meet the needs of the homebuyer household, without overcrowding. In addition, in-ground pools may not be eligible if the cost of the pool maintenance and operation (utilities) causes the housing ratio to exceed 35%".

NOW THEREFORE BE IT RESOLVED THAT, the City of Corcoran does hereby approve the Program Guidelines revisions for the Owner-Occupied Rehabilitation and First-Time Homebuyer Mortgage Assistance activities within the City limits of Corcoran;

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Corcoran held on the 10th day of December, 2019, by the following VOTE:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

Sidonio "Sid" Palmerin, Mayor

ATTEST:

Marlene Lopez, City Clerk

CLERKS CERTIFICATE

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

I, Marlene Lopez, hereby certify that the foregoing is a full, true and correct copy of a resolution passed and adopted by the City Council of the City of Corcoran at a regular meeting held on the 10th day of December, 2019, by the vote as set forth therein.

DATED:

ATTEST:

Marlene Lopez
City Clerk

[seal]

City of

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MATTERS FOR MAYOR AND COUNCIL

ITEM #: 8-A

MEMORANDUM

MEETING DATE: December 10, 2019
TO: Corcoran City Council
FROM: Kindon Meik, City Manager
SUBJECT: Matters for Mayor and Council

UPCOMING EVENTS / MEETINGS

- December 24-25, 2019 (Tuesday and Wednesday) – City offices closed in observance of the Christmas holiday.
- December 24, 2019 (Tuesday) City Council Meeting – **MEETING CANCELED**
- January 14, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers
- January 28, 2019 (Tuesday) City Council Meeting – 5:30 PM, Council Chambers

- A. Information Items
1. Employee recognition luncheon.
 2. Prop 68 grant applications.
 3. Veteran's Park ad hoc committee.
 4. Legislation introduced by Congressman T.J. Cox
 5. Wastewater lagoon project.
- B. Council Comments – *This is the time for council members to comment on matters of interest.*
1. Staff Referral Items
- C. Committee Reports

City Offices



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

DATE Sent to Council/ Request made	REQUEST	STATUS	DEPARTMENT RESPONSIBLE Dept/Division
09/10/19 06/25/19	Presentation by PARS on fund status of Section 115. Council requested further information on PERS Unfunded Liability and funds that can be paid off early. Council also requested periodic updates on Section 115 (PARS) Account for retirement contributions.	In progress	Finance Director/City Manager
03/26/19	Council discussed the idea of requiring angled parking in commercial development.	In progress	Community Development
03/12/19	Council requested that Staff prepare ordinance specifically prohibiting smoking in public parks. It was recommended that the City also consider an ordinance prohibiting dogs in public parks.	In progress	Community Development
05/09/17	City Council requested that Staff present draft finance policies relating to General Fund reserves, balanced budget, etc.	Ongoing	Finance Director/City Manager