

# PLANNING COMMISSION AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Monday, March 14, 2016  
5:30 P.M.

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

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

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

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

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

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## ROLL CALL

<b>Chairman:</b>	<b>Dennis Tristao</b>
<b>Vice-Chairman:</b>	<b>David Bega</b>
<b>Commissioner:</b>	<b>Clarence Cryer</b>
<b>Commissioner:</b>	<b>Mike Graville</b>
<b>Commissioner:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>Al Kessler</b>
<b>Commissioner:</b>	<b>Ron Subia</b>
<b>Commissioner:</b>	<b>Troy Van Velson</b>

## FLAG SALUTE

### 1. PUBLIC DISCUSSION

### 2. APPROVAL OF MINUTES

2.1 Approval of minutes of the Planning Commission meeting on February 8, 2016

### 3. RE-ORGANIZATION

3.1 Election of Chairman

3.2 Election of Vice-Chairman

- 3.4 Selection of Planning Commission Representative and Alternate for the Traffic Advisory Commission.

4. **PUBLIC HEARING**

2016 – 2024 Housing Element (**Tromborg**) (VV)

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

- 4.1 Consider approval of Resolution No. 16-03, 2016-2024 Housing Element

5. **STAFF REPORTS**

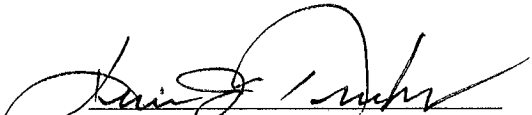
- 5.1 Consider Resolution 16-04. Determining the Schedule of Regular Planning Commission Meeting
- 5.2 Discussion re Installation of a Rapid Entry System (Knox Box), utilized by Fire and Medical services for easy access in the case of an emergency, for all commercial and industrial buildings or structures.
- 5.3 Consider approval of submittal of Sustainable Energy Roadmap Survey to Strategic Energy Innovations and to upload onto the City website.

6. **MATTERS FOR PLANNING COMMISSION**

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

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on March 10, 2016.

  
**Kevin J. Tromborg**  
Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, FEBRUARY 8, 2016**

The regular session of the Corcoran Planning Commission was called to order by Vice-Chairman David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:35 P.M.

**ROLL CALL**

Commissioners present: Graville, Jarvis, Kessler, and Bega  
Alternate present: Subia  
Commissioners absent: Cryer, Tristao and Van Velson  
Staff present: Kevin Tromborg and Ma. Josephine Lindsey  
Press present: None  
Also present: Rick Joyner, City Engineer

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

A quorum was declared in the presence of four (4) Commissioners and one (1) Alternate Commissioner.

**1. PUBLIC DISCUSSION – None**

**2. APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Graville and seconded by Jarvis to approve the minutes of January 11, 2016 as amended. Motion carried by the following vote:

**AYES:** Graville, Jarvis, Kessler, Subia, and Bega

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Cryer, Tristao and Van Velson

**3. RE-ORGANIZATION**

Following Commission discussion, a **motion** was made by Kessler and seconded by Graville to postpone the election of officers to March 2016 Planning Commission meeting due to absence of some Commissioners. Motion carried by the following vote:

**AYES:** Graville, Jarvis, Kessler, Subia, and Bega

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Cryer, Tristao and Van Velson

**4. PUBLIC HEARING - None**

**5. STAFF REPORTS**

**5.1** Tromborg presented the Sustainable Energy Road Map program/survey. The program was sponsored by the California Strategic Growth Council to bring together San Joaquin Valley governments, regional planning agencies and communities together as they pursue goals related to renewable energy and water efficiency; transportation and land use; and social equity. The process includes identifying relevant goals that the City will prioritize; design a roadmap that promotes long term emission reduction and make the road map accessible to the public.

With the absence of three Commissioners, Tromborg mentioned that he will meet the Commissioner individually to present the draft Sustainable Energy Road map survey for their information and input. The final draft of the survey will be part of the Planning Commission agenda in March 2016.

**6. MATTERS FOR COMMISSION**

**6.1** Commission received the following information items:

- Model Water Efficient Landscape Ordinance 615 Revision
- Two Commissioners, Clarence Cryer and David Bega are confirmed to attend the Planning Commissioners Academy on March 2-4, 2016 at San Ramon Marriott

**6.2** Committee Reports - None

**8. ADJOURNMENT**

At 6:42 P.M., the meeting was adjourned to the next regularly scheduled meeting of Monday, March 14, 2016 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED:

\_\_\_\_\_  
**Dennis Tristao**  
Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
**Kevin J. Tromborg**  
Community Development Director

Approved on: \_\_\_\_\_

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

INFORMATION ITEM  
ITEM #: 4.1

## MEMORANDUM

**TO:** Corcoran Planning Commission

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

**DATE:** **MEETING DATE: March 14, 2016**

**SUBJECT: 2016 2024 Draft Housing Element Review**

## RECOMMENDATION

Adopt a Resolution (Attachment A) recommending City Council approval of the 2016-2024 Housing Element.

## DISCUSSION

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four cities have again followed a collaborative process in preparing a Countywide Housing Element for all five jurisdictions. As described below, the Housing Element includes data, analysis and general goals and policies covering the entire county, but each jurisdiction has separate programs that apply only to that jurisdiction. In adopting the Housing Element, no jurisdiction is required to adopt programs that apply to another jurisdiction.

A public workshop regarding the Housing Element update was held in the Corcoran City Council Chambers on November 10, 2014, and the draft Housing Element was subsequently submitted to the California Department of Housing and Community Development ("HCD") for review as required by state law. On November 24, 2015 HCD issued a letter (**Attachment B**) finding that some revisions to the draft Housing Element are necessary to fully address the requirements of state law. In response to HCD's comments, a revised draft Housing Element has been prepared. A summary of revisions that have been made in response to HCD's comments, as well as the revised draft Housing Element are attached to the Planning Commission Resolution (**Attachment A**). The revisions prepared in response to HCD's comments reflect clarifications and would not substantively change any policies or programs in the draft Housing Element.

Staff recommends that the Planning Commission review the draft Housing Element as revised in response to HCD comments, conduct a public hearing, and adopt the Resolution recommending City Council approval of the 2016-2024 Housing Element.

**ANALYSIS:**

The General Plan is the City's primary planning policy document. The General Plan includes state-mandated "elements" that set forth objectives, principles, standards and goals to guide orderly development. The City's current Housing Element covering the 2009-2014 planning period was adopted in 2010. State law now establishes requirements for updating Housing Elements on an eight-year cycle concurrent with every other update to the Regional Transportation Plan. All elements of the General Plan are required to be consistent, and the draft Housing Element reflects the revisions to the General Plan that were adopted in late 2014.

Pursuant to state law, draft Housing Elements must be submitted to HCD for review prior to adoption. The state legislature has granted HCD the authority to promulgate detailed guidelines for the preparation of Housing Elements, and also to issue opinions regarding whether local Housing Elements substantially comply with the requirements of state law. A finding of substantial compliance by HCD is referred to as Housing Element "certification."

Housing Element certification is desirable for several reasons. The General Plan establishes the foundation for a city's exercise of local zoning and land use regulatory powers. State law provides a presumption of validity for a Housing Element that has been certified by HCD. As a result, a certified Housing Element can help support a city's land use authority in the event of a legal challenge. In addition, some grant funding programs require a certified Housing Element as a prerequisite for eligibility. Over the years, proposals have been introduced in the state legislature to impose penalties on cities and counties that do not to obtain certification (such as withholding gas tax revenues) but no such penalties are presently in effect.

The state legislature has determined that the availability of housing is of vital statewide importance, and attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order. Achievement of this goal requires cooperation between governments and the private sector to expand housing opportunities and accommodate the housing needs of Californians of all income levels.

In accordance with Section 65583 of the California *Government Code*, the Housing Element must include the following components:

- A review of the previous Housing Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to maintenance, preservation, improvement and development of housing; and,

- A policy program that provides a schedule of actions that the City intends to undertake to implement the policies set forth in the Housing Element.

### Housing Element Organization

The 2016-2024 Housing Element is organized into the following six chapters and three appendices:

- **Chapter 1: Introduction** describes the purpose, organization and requirements of the Housing Element;
- **Chapter 2: Housing Needs Assessment** analyzes the demographic, economic and housing trends and describes the housing needs of each jurisdiction’s residents;
- **Chapter 3: Resources and Opportunities** analyzes resources for housing, including land, financial and administrative resources, and opportunities for energy conservation;
- **Chapter 4: Constraints** analyzes both governmental and non-governmental constraints to housing production;
- **Chapter 5: Housing Plan** describes each jurisdiction’s strategies and actions for the construction, conservation, rehabilitation and preservation of housing;
- **Chapter 6: Glossary** provides definitions of the terms used in the Housing Element;
- **Appendix A: Evaluation of the Prior Housing Element** describes each jurisdiction’s progress in implementing the programs contained in the prior Housing Element;
- **Appendix B: Land Inventory** provides a parcel-level inventory of land suitable for housing development in each jurisdiction;
- **Appendix C: Public Participation Summary** describes opportunities for public review of the new Housing Element and how comments have been addressed.

While the new Housing Element has been extensively revised to include updated demographic information and reflect changed circumstances, no major changes to current policies or programs for Corcoran are proposed. The revised housing programs reflect a continuation of existing policy and the City’s completion of several actions called for in the previous Housing Element.

### Key Issues

Housing Element updates typically involves two key issues: 1) identification of adequate sites for housing development to accommodate projected population growth; and 2) zoning regulations pertaining to affordable housing and persons with special needs.

### Adequate Sites for Housing

A key requirement of state law is that each jurisdiction demonstrate the availability of adequate sites with appropriate zoning to accommodate residential development commensurate with its assigned share of regional growth needs as described in the Regional Housing Needs Assessment (RHNA).

At the beginning of each Housing Element cycle, KCAG prepares a RHNA Plan in consultation with HCD. The RHNA identifies the number of new housing units each jurisdiction must accommodate through its land use plans and zoning regulations. It is important to note that the RHNA establishes *planning targets, not development quotas*. No penalty is imposed on cities if actual development does not achieve the RHNA allocations as long as adequate sites for potential development have been identified.

Chapter 3 and Appendix B of the Housing Element include an analysis of each jurisdiction’s assigned share of the region’s housing needs and the availability of sites that could accommodate new housing development commensurate with the RHNA. Corcoran’s RHNA allocation for the new planning period is 946 housing units distributed among income categories as follows:

**2016-2024 RHNA Allocation  
City of Corcoran**

Very Low	Low	Moderate	Above Moderate	Total
215*	161	169	401	946

\*Per state law, half of the very-low units are assumed to be in the extremely-low category  
Source: KCAG, 1/28/2015

The very-low- and low-income categories of the RHNA allocation normally receive the most attention because state law requires cities to establish appropriate development standards to address these needs. Under state law, zoning that allows multi-family development at a density of 20 units/acre or more is deemed sufficient to facilitate development of housing that is affordable to very-low- and low-income households in Kings County. State law also allows jurisdictions to identify sites with maximum densities of less than 20 units/acre as suitable for lower-income housing if supporting analysis can be provided based on market demand, financial feasibility, and development experience.

Based on local market conditions, the residential land inventory described in Chapter 3 and Appendix B of the Housing Element identifies sufficient sites with appropriate zoning to accommodate the City’s RHNA allocation in all income categories.

*Zoning Regulations for Affordable Housing and Persons with Special Needs*

State law requires all jurisdictions to adopt zoning standards and procedures to facilitate affordable housing development and accommodate persons with disabilities and other special needs. The previous Housing Element included program commitments to revise zoning regulations in conformance with state laws related to emergency shelters, transitional/supportive housing, reasonable accommodation and farmworker housing. All of those amendments have been completed as part of the Zoning Code update and no additional zoning amendments are proposed or required. Chapter 4 of the Housing Element contains a discussion of these requirements.



**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

An Initial Study/Negative Declaration (IS/ND) was adopted by the City Council for the 2009-2014 Housing Element update. That IS/ND concluded that the Housing Element would not result in a significant impact on the environment. The 2016-2024 Housing Element update does not propose any changes to City policies or development regulations that would result in new significant environmental impacts or a substantial increase in the severity of impacts analyzed in the previous IS/ND, therefore an Addendum has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164 (**Attachment C**).

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a Resolution (**Attachment A**) recommending City Council approval of the 2016-2024 Housing Element.

**ATTACHMENTS**

- A. Draft Planning Commission Resolution
  - Exhibit 1: HCD Comments and Responses
  - Exhibit 2: 2016-2024 Housing Element
- B. HCD letter dated November 24, 2015
- C. CEQA Addendum

**RESOLUTION NO. 16-03**

**A RESOLUTION OF THE CORCORAN PLANNING COMMISSION  
RECOMMENDING CITY COUNCIL ADOPTION OF THE  
2016-2024 HOUSING ELEMENT OF THE GENERAL PLAN**

WHEREAS, state law requires each jurisdiction in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2016-2024 planning period; and

WHEREAS, on November 10, 2014 a public workshop was conducted regarding the 2016-2024 Housing Element, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, in compliance with Section 65585 of the California Government Code, the Draft Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on November 24, 2015 HCD issued a letter reporting its findings on the Draft Housing Element; and

WHEREAS, the City's responses to each and every HCD comment along with a summary of revisions made in the Draft Housing Element to address those comments are set forth in Exhibit 1 attached hereto; and

WHEREAS, on March 14, 2016 the Planning Commission conducted a duly-noticed public hearing at which time all interested persons were provided an opportunity to offer comments on the draft Housing Element update; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15164 an Addendum to the previous Negative Declaration for the 2009-2014 Housing Element was prepared to evaluate potential environmental impacts of the 2016-2024 Housing Element Update; and

WHEREAS, the Planning Commission has considered the entire administrative record for the proposed 2016-2024 Housing Element Update, including the staff report, HCD comments, the City's responses to HCD comments, the CEQA Addendum, and all written and oral testimony offered at and prior to the public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that after a thorough review and full consideration of all evidence and testimony the Corcoran Planning Commission finds that:

1. The Addendum to the Negative Declaration prepared for the 2009-2014 Housing Element satisfies the requirements of CEQA for the 2016-2024 Housing Element Update. There is no substantial evidence in the record that the 2016-2024 Housing Element Update would have a significant effect on the environment. The Addendum reflects the independent judgment of the Planning Commission.
2. After a thorough review and full consideration of all evidence and testimony, the Planning Commission finds that the 2016-2024 Housing Element, set forth in Exhibit 2 attached hereto, has been revised to fully address HCD's comments and substantially complies with the requirements of state Housing Element law.
3. On the basis of the foregoing findings, the Planning Commission hereby recommends that the Corcoran City Council adopt the 2016-2024 Housing Element of the General Plan.

**PASSED AND ADOPTED** at a regular meeting of the Corcoran Planning Commission held on March 14, 2016, by the following vote of the members thereof:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson

**ATTEST:**

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**Kevin J. Tromborg**  
Community Development Director

Exhibit 1

HCD Comments and Responses  
City of Corcoran

HCD Comment*	Housing Element Page	Response
A.1 Appropriate Densities to Accommodate Lower Income Households	B-4 & 5 B-19	Appendix B has been revised to provide additional analysis of the suitability of allowable densities to facilitate affordable housing development. In addition, the sites inventory has been revised to reflect more conservative affordability assumptions for the RM-3 multi-family zone (14.7 units/acre) with half of the potential units for sites of at least one acre and all sites smaller than one acre assigned to the moderate-income category.
A.1 Suitability of Small Sites	5-13	In order to facilitate lot consolidation for small parcels, Program 2.7 in the Housing Plan (Chapter 5) includes a commitment for fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.
A.1 Emergency Shelters	4-17	As noted in the draft element, emergency shelters are permitted by-right (without discretionary action) in the Service Commercial (CS) zone. Chapter 4 has been revised to include additional analysis of potential sites for emergency shelters, including the acreage and suitability of sites within the CS zone. The CS zone encompasses a total of approximately 50 acres with 13 vacant parcels totaling about 22 acres. These vacant parcels provide sufficient capacity to accommodate the City's need for shelter beds.
A.1 Transitional and Supportive Housing	4-18 5-15 & 16	Transitional and supportive housing are permitted in all residential zones subject to the same requirements that apply to other residential dwellings of the same type in the same zone. Program 2.11 has been revised to include a commitment to process a Code amendment to ensure that transitional and supportive housing are also permitted in non-residential zones subject only to the same requirements that apply to other residential dwellings of the same type in the same zone in conformance with state law.
A.2 Land Use Controls	4-14/15	As noted in Table 4-7 the height limit is 35 feet on all residential zones, which can accommodate 3-story development. There have been no residential or mixed-use projects taller than 2 stories built or proposed in Corcoran. The element has been revised to expand on this issue.

HCD Comment*	Housing Element Page	Response
A.2 Local Processing and Permit Procedures	4-24	Chapter 4 has been revised to provide additional analysis of permit processing procedures and required findings for approval.
A.3 Special Housing Needs	2-31 4-10	Farmworker housing needs are described in Chapter 2. According to recent Census data there are an estimated 894 farmworkers living in Corcoran, which represents about 11% of the county's total farmworker population. As noted in Chapter 4, Corcoran's zoning regulations permit employee housing in conformance with state law (Health and Safety Code Sections 17021.5 and 17021.6).
B.1 Adequate Sites		As noted under A.1 above, the element has been revised to address this comment.
B.2 Persons with Developmental Disabilities and Farmworkers	5-14 & 5-16	Programs 2.7 and 2.12 have been revised to include more specific implementation timelines.
B.3 Governmental Constraints		As noted under A.2 above, the element has been revised to address this comment.
C. Public Participation	C-1  Chapter 5	Appendix C includes a description of the public participation process during preparation of the Housing Element update. As noted in this appendix, notices of all meetings were mailed to an extensive list of persons and organizations, many of whom represent the interests of lower-income households and persons with special needs. Public comments and revisions in response to those comments are summarized in Table C-3.  The San Joaquin Valley Fair Housing and Equity Assessment (SJVFHEA) was also reviewed during preparation of the Housing Element, and while Hanford was the only Kings County jurisdiction specifically addressed in that report, the Housing Plans (Chapter 5) for all of the jurisdictions include fair housing programs that are responsive to the recommendations contained in the SJVFHEA report.
D. Other Elements of the General Plan	1-5	Chapter 1 includes discussion of the relationship between the Housing Element and other elements of the General Plan. The element has been revised to include a reference to recent changes in state law related to the Land Use Element and unincorporated island, fringe, or legacy communities.

HCD Comment*	Housing Element Page	Response
D. Water and Sewer Priority	4-28	The analysis of water and wastewater service in Chapter 4 has been revised to include a reference to Government Code Sec. 65589.7, which requires jurisdictions to provide copies of Housing Elements to local water and wastewater providers upon adoption, and also requires those providers to grant priority to developments that include units affordable to lower-income households.

\*Letter of November 24, 2015

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



November 24, 2015

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

Dear Mr. Tromborg:

**RE: The City of Corcoran's 5<sup>th</sup> Cycle (2016-2024) Draft Housing Element**

Thank you for submitting Corcoran's draft housing element update which was received for review on September 25, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation with Mr. John Douglas, of J.H. Douglas & Associates, on November 10, 2015.

The draft housing element addresses most statutory requirements; however, revisions will be necessary to comply with State housing law (GC, Article 10.6). The enclosed Appendix describes changes needed to comply with remaining statutory requirements.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Corcoran must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2016 for KCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf)

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including commenters on the draft housing element and organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

The Department appreciates the dedication you and Mr. John Douglas provided in preparation of the housing element and looks forward to receiving Corcoran's adopted element. We are committed to assisting the City of Corcoran in addressing all statutory requirements of housing element law. If you have any questions or need technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in black ink and is positioned above the printed name and title.

Glen A. Campora  
Assistant Deputy Director

Enclosures



**Addendum No. 1 to  
Initial Study/Negative Declaration No. SCH 2010041039  
City of Corcoran  
2016-2024 Housing Element  
March 14, 2016**

**Overview**

On May 17, 2010 the City Council adopted Negative Declaration (“ND”) SCH 2010041039 for the 2009-2014 Housing Element. The City is now required to adopt an updated Housing Element for the 2016-2024 planning period. The purpose of this Addendum is to demonstrate that the 2016-2024 Housing Element update would not result in any of the conditions under which a subsequent Environmental Impact Report (“EIR”) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

**Purpose of an Addendum**

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of Addendums to previous EIRs and Negative Declarations.

CEQA Guidelines Section 15162(a) states:

*When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:*

*(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

*(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

*(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*

- a. The project will have one or more significant effects not discussed in the EIR.*
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or*
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.*

CEQA Guidelines Section 15164(b) states: "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

The following analysis demonstrates that the 2016-2024 Housing Element update does not raise any new environmental issues and requires only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

### **Project Description**

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four cities have again followed a collaborative process in preparing a joint Housing Element document covering all five jurisdictions. The joint Housing Element includes data, analysis and general goals and policies covering the entire county, but each jurisdiction has separate programs that apply only to that jurisdiction. No major changes to conditions, requirements or the statutory framework that raise new potentially significant environmental impacts not previously considered have occurred with respect to the Housing Element, and the proposed 2016-2024 Housing Element update would not make substantial changes to City housing policies or land use regulations. The new Housing Element is comprised of the following sections.

#### Chapter 1: Introduction

This chapter provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the 2010 ND.

#### Chapter 2: Housing Needs Assessment

This chapter has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This chapter also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period as summarized below.

##### *Regional Housing Needs Assessment (RHNA)*

The City's assigned share of regional housing need is an important component of the Housing Element. The Kings County Association of Governments ("KCAG") is responsible for allocating a portion of the region's new housing need to each jurisdiction. Corcoran's share of the regional housing need for the new Housing Element cycle is 946 units. The table below shows the distribution of new housing need by income category that has been allocated to the City in the RHNA. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

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**2016-2024 RHNA Allocation  
City of Corcoran**

Very Low	Low	Moderate	Above Moderate	Total
215*	161	169	401	946

\*Per state law, half of the very-low units are assumed to be in the extremely-low category  
Source: KCAG, 1/28/2015

Chapter 3 and Appendix B of the Housing Element present an inventory and analysis of available sites that could accommodate the level of development assigned to Corcoran through the RHNA process. No substantial changes to Housing Element programs are proposed in connection with the new RHNA allocation that were not previously considered in the 2010 ND.

Chapter 2 of the Housing Element also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No substantial changes in development regulations are proposed with respect to these special needs that were not previously considered in the 2010 ND.

#### Chapter 3: Resources and Opportunities

This chapter describes the City's land resources that could accommodate housing development, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the revisions reflected in this section would change development regulations or result in the potential for significant environmental impacts not previously considered in the 2010 ND.

#### Chapter 4: Constraints

This chapter analyzes City plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs during the previous planning period. No changes to land use plans or regulations are proposed in connection with the 2016-2024 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this chapter would change development regulations or result in the potential for new significant environmental impacts that were not previously considered in the 2010 ND.

#### Chapter 5: Housing Plan

This chapter presents the City's goals, objectives, policies and programs for the 2016-2024 planning period. Most of the changes in this chapter reflect the completion of Zoning Code amendments related to housing for persons with special needs. No substantial changes to programs are proposed, and no new potentially significant impacts not previously considered in the 2010 ND would result from adoption of the revised Housing Element.

#### Chapter 6: Glossary

This chapter contains definitions for terms commonly used in the Housing Element. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

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#### Appendix A: Evaluation of the Prior Housing Element

This appendix contains a review of the goals, policies and programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the 2010 ND.

#### Appendix B: Land Inventory

This appendix includes a parcel-specific listing of properties with potential for housing development. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

#### Appendix C: Public Participation Summary

This appendix describes opportunities for public involvement during the 2016-2024 Housing Element update process. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

### **Environmental Analysis and Conclusions**

Because adoption of the 2016-2024 Housing Element would not substantially change the City's land use designations or development regulations, no new potentially significant environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the prior Housing Element. Therefore, pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2016-2024 Housing Element update. There is no substantial evidence that adoption of the Housing Element update will result in new significant environmental impacts, or impacts that would be more severe than described in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.

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City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT  
ITEM #: 5.1**

**MEMO**

**TO:** Corcoran Planning Commission

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

**DATE:** March 8, 2016 **MEETING DATE:** March 14, 2016

**SUBJECT:** Consider Resolution No. 16-04 Modifying the Regular Planning Commission Meeting.

**Recommendation: (Voice Vote)** Consider approval of Resolution No. 16-04.

**Discussion:**

The Staff is requesting to consider the Planning Commission meeting every third Monday of each month at 5:30 p.m. To begin in April 2016.

Currently, the Commission is scheduled to meet every 2<sup>nd</sup> Monday of each month at 5:30 p.m. With the newly approved City Council Resolution No. 2824, the City Council starting in April 2016 will meet every 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month. Both Planning Commission and City Council meetings will now fall on second week of each month (Monday & Tuesday respectively).

Title 2, Board and Commission, Chapter 1 of the Corcoran Municipal Code, do not mention anything related to the schedule of meeting of the Planning Commission. The Commission has the option to reschedule its meeting date and time by a motion and resolution.

**Budget Impact:**

None

**Attachment:**

Resolution No. 16-04

**RESOLUTION NO. 16-04**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORCORAN  
MODIFYING THE SCHEDULE OF REGULAR MEETINGS OF THE  
PLANNING COMMISSION**

**WHEREAS**, the Planning Commission established that regular Planning Commission meetings are to be held on the second Mondays of each calendar month beginning at the hour of five thirty (5:30) P.M.; and

**WHEREAS**, it is in the interest of the Planning Commission to modify the days and times of its meeting; and

**WHEREAS**, the Commission may approve a change in the schedule of regular meetings through a resolution,

**NOW, THEREFORE, BE IT RESOLVED BY** the Planning Commission of the City of Corcoran hereby determines that the regular meetings of the Planning Commission shall be held on the third Monday of each calendar month beginning at 5:30 P.M.; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the proposed schedule will be effective beginning in April 2016.

**PASSED and ADOPTED** at a regular meeting of the Planning Commission of the City of Corcoran duly called and held on the 14<sup>th</sup> day of March 2016, by the following vote of the members thereof:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
**Kevin J. Tromborg**  
Community Development Director

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

## STAFF REPORT

ITEM #: 5.2

### MEMORANDUM

**TO:** Corcoran Planning Commission

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

**DATE:** March 7, 2016

**MEETING DATE:** March 14, 2016

**SUBJECT:** Discussion for mandatory installation of a Rapid Entry System on commercial and industrial buildings for rapid and easy access for emergency services.

### Recommendation:

Recommend to bring back to Planning Commission as a Public Hearing item to allow for public input. For the mandatory installation of a rapid entry system on all new commercial and industrial building and re-models. And the installation of a rapid Entry System on all existing Commercial and Industrial buildings by December 31 2019.

### Discussion:

A rapid entry system (most popular is a system known as a Know-Box) is a small, wall mounted safe that holds building keys for Fire Departments, Emergency Medical Services, and sometimes Police Departments to retrieve in emergency situations. Local Fire Departments typically hold a master key to all boxes in their response area, so they can quickly enter a building without having to force entry or find individual keys held in deposit at the station. The master key for the system is stored in a secure key retention device that can be installed at the station or even on the fire truck. The retention device provide accountability regarding access through an audit trail when the key is accessed. These systems can simplify key control for fire department and cut fire losses and damage done by fire fighters who must break doors and windows to gain access. It will also reduce the potential of firefighter injury during forced entry. In case of Fire and medical emergency every second counts.

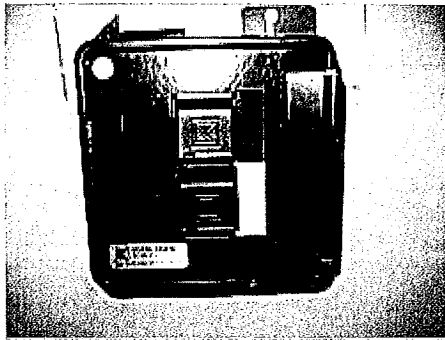
### Budget Impact:

This will have a small positive impact on the budget as it relates to permitting.

# Knox Box

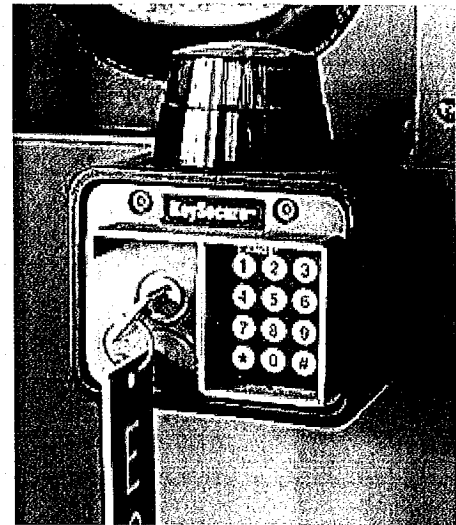
From Wikipedia, the free encyclopedia

A **Knox-Box**, known officially as the **KNOX-BOX Rapid Entry System**, is a small, wall-mounted safe that holds building keys for fire departments, Emergency Medical Services, and sometimes police to retrieve in emergency situations. Local fire companies can hold master keys to all boxes in their response area, so that they can quickly enter a building without having to force entry or find individual keys held in deposit at the station. Sometimes the Knox Master Key is stored in a key retention device such as Sentralok or KeySecure. Knox Master Key retention devices provide accountability on access to the key. KeySecure records an audit trail of when the key is accessed while Sentralok requires a dispatcher to release the key with DTMF tones.



A Knox-Vault in an academic building.

A Knox-Box can simplify key control for local fire departments. It can also cut fire losses for building owners since firefighters can enter buildings without breaking doors or windows. It can also reduce the potential of a firefighter being injured forcing entry.



A Knox KeySecure, attached inside the cab of a fire engine, holds a high-security key to open Knox-Box key boxes in the area

The disadvantage of the system is that it provides a single point of failure for security. If the key to a district's Knox-Box is stolen or copied, a thief can enter any building that has a Knox-Box. Sometimes a building manager wires the building's Knox-Box into a burglar alarm system so that opening the box trips the alarm, negating its use in facilitating clandestine entry. All Knox commercial boxes have a standard tamper switch for this purpose.

The keys for Knox KeySecure are the same throughout a district (the extent of which depends on the district). At the February 2013 RSA Conference, a researcher publicized a possible exploit, claiming that he had successfully ordered a box, disassembled that box, and used the information from disassembling the lock cylinder to create his own master key.<sup>[1]</sup>

## External links

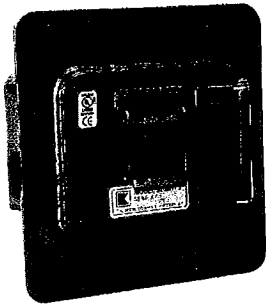
- Knox-Box official website (<http://www.knoxbox.com/>)

1. "Security Expert Warns Fire Department Lockboxes Can Be Hacked", Reuters, February 28, 2013, <http://www.reuters.com/article/2013/03/01/us-security-lockbox-idUSBRE92004T20130301>

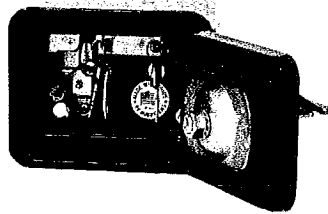


**High Security Industrial/Government Key Box**

Recessed Mount  
with Face Flange



Surface Mount



The number one high-security KNOX-BOX® is used for most commercial applications including businesses, schools, government and public buildings, community associations and apartment complexes. The 3200 Series KNOX-BOX holds keys, access cards and other small items necessary for emergency access.

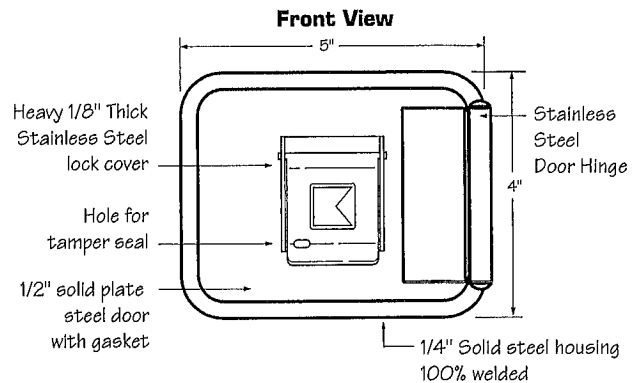
The hinged-door 3200 Series KNOX-BOX is more convenient than the lift-off door version because it allows single-handed operation and opened or closed, it's all one unit.

**Features and Benefits**

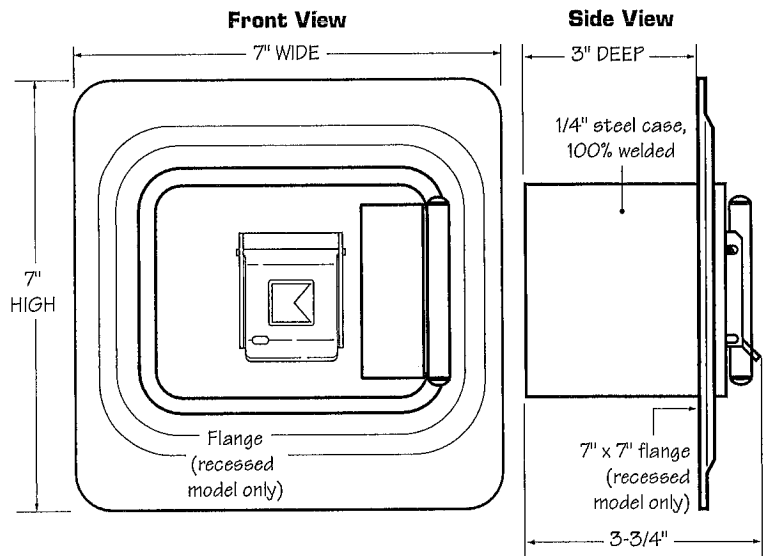
- Holds up to 10 keys and access cards in interior compartment
- Ensures high security. Box and lock are UL® Listed
- Includes a Knox-Coat® proprietary finishing process that protects Knox products up to four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Hinged door allows single-handed operation
- Colors: Black, Dark Bronze or Aluminum
- Weight: Surface mount - 8 lbs.  
Recessed mount - 9 lbs.

**Options**

- Alarm tamper switches (UL Listed)
- Recessed Mounting Kit (RMK) for recessed models only
- Inside switch for use on electrical doors, gates and other electrical equipment



**3200 Surface Mount**



**3200 Recessed Mount**

**Ordering Specifications**

*To insure procurement and delivery of the 3200 Series KNOX-BOX, it is suggested that the following specification paragraph be used:*

**KNOX-BOX** surface/recessed mount with hinged door, with/without UL Listed tamper switches. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface mount body- 4"H x 5"W x 3-3/4"D  
Recessed mount flange- 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.

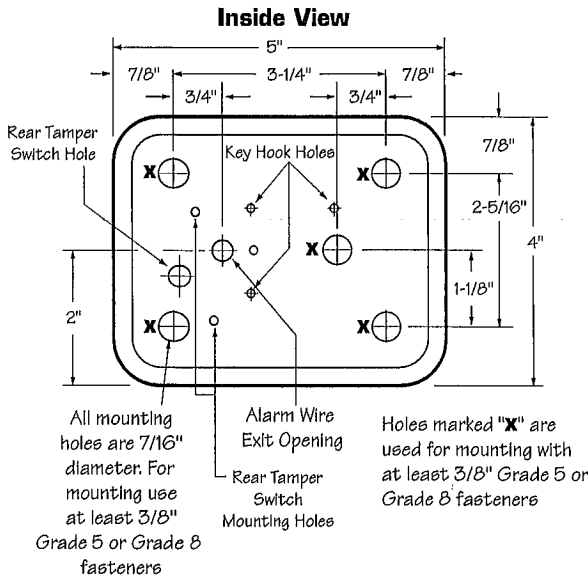
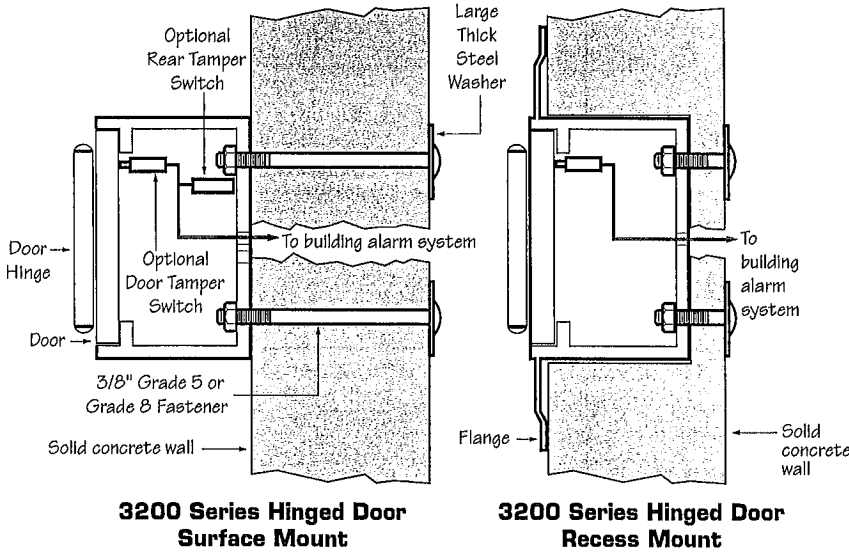
Finish: Knox-Coat® proprietary finishing process

Colors: Black, Dark Bronze or Aluminum

P/N: 3200 Series KNOX-BOX (mfr's cat. ID)

Mfr's Name: **KNOX COMPANY**

**Suggested minimum mounting height  
6 feet above ground**



**Attention: KNOX-BOX® is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.**

**Knox® Rapid Entry System**

The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key switches, padlocks, locking FDC caps, plugs and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

**Recessed Mounting Kit**

The 3200 Recessed Mounting Kit (RMK) is used for recessed models only. It contains a shell housing and mounting hardware to be cast-in-place in new concrete or masonry construction. After construction is completed, the KNOX-BOX mounts inside the RMK. The RMK may only be used in new concrete or masonry construction.

**Installation In Cast Concrete**

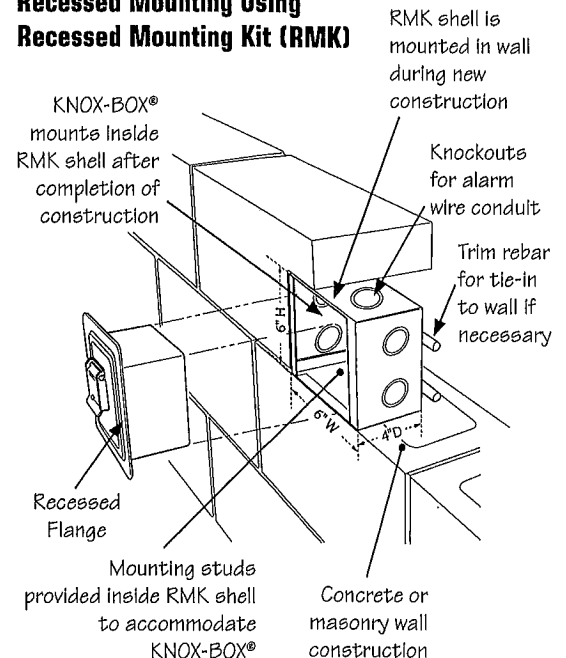
The optional Recessed Mounting Kit is for use in new concrete or masonry construction only. The kit includes a shell housing and mounting hardware to be cast-in-place. The KNOX-BOX is mounted into the shell housing after construction is completed.

**Dimensions**

Rough-in Dimensions: 6-1/2"H x 6-1/2"W x 5"D

**IMPORTANT:** Care should be taken to insure that the front of the RMK shell housing, including the cover plate and screw heads, is flush with the finish wall. The RMK must be plumbed to insure vertical alignment of the vault.

**Recessed Mounting Using Recessed Mounting Kit (RMK)**



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## What is a Knox Box and how do I get one?

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A Knox Box is a secure key safe that mounts on the wall of a building. The only keys available to open the box are in the possession of the fire company. When there is a fire alarm or a fire, the fire company can access the key safe and use the building keys to enter the building rather than breaking into the building. This is particularly beneficial for incidents involving water flows or automatic alarms where there may not be an actual fire or the fire may be already extinguished.

To obtain a Knox Box contact the Knox Company directly at [www.knoxbox.com](http://www.knoxbox.com) or (866) 625-4563. Choose the size and style of box that best suits your needs and be sure to specify the keying for the Alpha Fire Company of State College, PA.

If you care to do so, you may interconnect your Knox Box with your building security system. If interconnected, opening your Knox Box will activate your burglar alarm.

### In Regional Fire Protection:

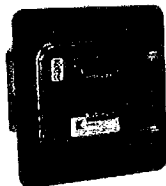
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- [Other Fire Stations Info and Links](#)
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Council of Governments 2643 Gateway Drive State College, PA 16801

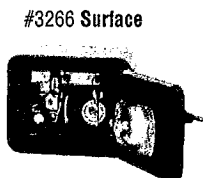
## Knox-Box® 3200 Series

Holds up to 10 Keys

Ship Weight = 10 lbs.



#3275 Recessed

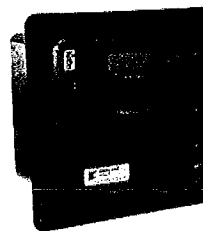


#3266 Surface

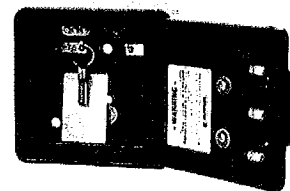
## Knox-Vault® 4400 Series

Holds up to 50 Keys



Ship Weight = 29 lbs.


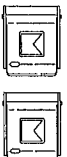


#4444 Recessed



#4414 Surface

Door Type	Mount Type	Tamper Switch	Color	Part Number	Price
 Hinged	Surface		Black	<b>3261</b>	\$308.00
		●	Black	<b>3262</b>	\$314.00
			Aluminum	<b>3263</b>	\$318.00
		●	Aluminum	<b>3264</b>	\$324.00
			Dark Bronze	<b>3265</b>	\$318.00
		●	Dark Bronze	<b>3266</b>	\$324.00
	Recess		Black	<b>3270</b>	\$348.00
		●	Black	<b>3271</b>	\$354.00
			Aluminum	<b>3272</b>	\$358.00
		●	Aluminum	<b>3273</b>	\$364.00
			Dark Bronze	<b>3274</b>	\$358.00
		●	Dark Bronze	<b>3275</b>	\$364.00
Optional Multi-purpose electrical switch				<b>3291</b>	\$27.00
3200 Hinged Door Recessed Mounting Kit				<b>3290</b>	\$89.00
 Lift-Off	Surface		Black	<b>3201</b>	\$273.00
		●	Black	<b>3202</b>	\$279.00
	Recess		Black	<b>3220</b>	\$313.00
		●	Black	<b>3221</b>	\$319.00
Optional Multi-purpose electrical switch				<b>3241</b>	\$27.00
3200 Lift-off Door Recessed Mounting Kit				<b>3240</b>	\$89.00

Lock Type	Mount Type	Tamper Switch	Color	Part Number	Price	
 Single Lock	Surface		Black	<b>4401</b>	\$498.00	
		●	Black	<b>4402</b>	\$507.00	
			Aluminum	<b>4409</b>	\$508.00	
		●	Aluminum	<b>4410</b>	\$517.00	
			Dark Bronze	<b>4413</b>	\$508.00	
		●	Dark Bronze	<b>4414</b>	\$517.00	
	Recess		Black	<b>4430</b>	\$548.00	
		●	Black	<b>4431</b>	\$557.00	
			Aluminum	<b>4439</b>	\$558.00	
		●	Aluminum	<b>4440</b>	\$567.00	
			Dark Bronze	<b>4443</b>	\$558.00	
		●	Dark Bronze	<b>4444</b>	\$567.00	
	4400 Recessed Mounting Kit				<b>4470</b>	\$105.00
	 Dual Lock	Surface		Black	<b>4403</b>	\$558.00
●			Black	<b>4404</b>	\$567.00	
			Aluminum	<b>4411</b>	\$568.00	
●			Aluminum	<b>4412</b>	\$577.00	
			Dark Bronze	<b>4415</b>	\$568.00	
●			Dark Bronze	<b>4416</b>	\$577.00	
Recess			Black	<b>4432</b>	\$608.00	
		●	Black	<b>4433</b>	\$617.00	
			Aluminum	<b>4441</b>	\$618.00	
		●	Aluminum	<b>4442</b>	\$627.00	
			Dark Bronze	<b>4445</b>	\$618.00	
		●	Dark Bronze	<b>4446</b>	\$627.00	
4400 Recessed Mounting Kit				<b>4470</b>	\$105.00	
Optional Multi-purpose electrical switch				<b>4471</b>	\$27.00	
Keywrench/card holder				<b>4472</b>	\$12.00	
Push Button Switch				<b>4473</b>	\$10.00	

## Knox® Padlock

Ship Weight = 2 lbs.

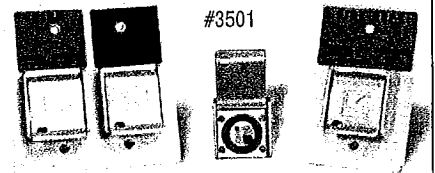


#3770    #3772    #3771

Part	Part Number	Price
Exterior - All Weather Conditions - 1-13/16" H shackle clearance 7/16" diameter stainless steel shackle	3770	\$94.00
Shrouded - All Weather Conditions - 3/4" H shackle clearance, 7/16" diameter stainless steel shackle	3772	\$108.00
Interior - Light Duty - 2-3/8" H shackle clearance 5/16" diameter hardened steel shackle	3771	\$71.00

## Knox® Key Switch

Ship Weight = 1 lb.

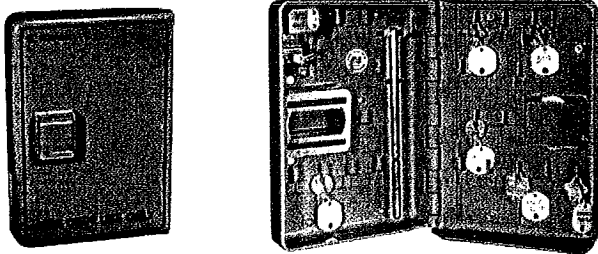


#3503    #3501    #3502    #3502

Part (includes all stainless steel dust cover)	Part Number	Price
Key Switch	3501	\$82.00
Key Switch on Mounting Plate	3502	\$100.00
Double Key Switch on Mounting Plate	3503	\$163.00

## Knox® Elevator/Lobby Box

Ship Weight = 14 lbs.



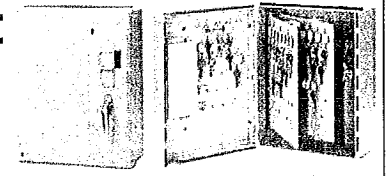
#1404 with #1449 Expansion Panel

Part	Tamper Switch	Color	Part Number	Price
Std. Elevator Box	–	Red	1403	\$326.00
Std. Elevator Box	●	Red	1404	\$366.00
13 Hook Expansion Panel		Red	1449	\$42.00

## Knox® Cabinet 1300 Series

Holds up to 231 Keys with optional swing panels.

Ship Weight = 67 lbs.



#1307 Dual Lock

#1308 w/ Optional Back Panel and Swing Panels.

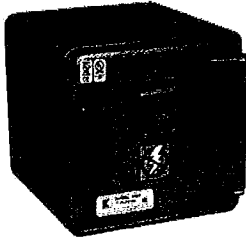
Lock Type	Depth	Tamper Switch	Color	Part Number	Price
Single Lock 	7 inch	–	Lt. Grey	1302	\$955.00
		●	Lt. Grey	1304	\$995.00
Dual Lock 	7 inch	–	Lt. Grey	1306	\$1,015.00
		●	Lt. Grey	1308	\$1,055.00

### Cabinet Options

Back Key Hook Panel - 48 Keys	1351	\$83.00
Swing Key Hook Panel & Mounting Assembly - 78 Keys	1352	\$169.00
2nd Swing Key Hook Panel for 7" Deep Model Only (must already have mounting assembly)	1353	\$133.00

Since 1975, Knox has been manufacturing high security key boxes, key vaults, armored cabinets, key switches, padlocks, master key retention devices, narcotics drug lockers and locking FDC plugs and caps. This proven rapid entry system reduces response time, property damages and the liability for lost keys. More than 13,500 fire departments, military installations and the communities they serve depend on Knox products and services.

## Now Available – Knox® Remote Shutdown Station



#4506



**Features:**

- Allen-Bradley Type 4/13 Watertight Selector Switch
- NEMA Type 2, 3R electrical enclosure
- Lock Out/Tag Out Posts

The 4500 Series Remote Shutdown Station houses an electrical service disconnect switch that can be used by first responders during an emergency. The control switch is designed to remotely operate the building's shunt trip switch which will disconnect all electrical power to the building. It can also be used to disconnect power to HVAC controls, industrial equipment lockout or solar powered systems.

- Dimensions: Surface: 7"H x 7"W x 7-1/4"D  
Recessed: 9-1/2"H x 9-1/2"W Flange
- Electrical Ratings: Main Switch: 24-480VAC, 125VA MAX, PILOT DUTY, PER CONTACT BLOCK  
Tamper Switch: 24VDC, 50mA, general use  
Enclosure Rating: NEMA Type 2, 3R
- Ship Weight: 35 lbs.
- Material: 1/4" steel housing, 5/8" thick steel door
- Color: Red, Black, Aluminum, Dark Bronze
- Finish: Knox-Coat® Proprietary Coating System; UL1332 Outdoor Electrical Use



**Options:**

- Available in Surface and Recessed configurations
- Alarm tamper switches
- Single or dual locks



Can also be used in remote solar/wind electrical control applications.

### Knox® Remote Shutdown Station

Ship Weight = 35 lbs.

#4506

Lock Type	Mount Type	Tamper Switch	Color	Part Number	Price
Single Lock	Surface Mount	–	Red	4505	\$771.00
		●	Red	4506	\$811.00
	Recess Mount	–	Red	4534	\$821.00
		●	Red	4535	\$861.00
Dual Lock	Surface Mount	–	Red	4507	\$831.00
		●	Red	4508	\$871.00
	Recess Mount	–	Red	4536	\$881.00
		●	Red	4537	\$921.00

Accessories			
	Part	Part Number	Price
	Fire Dept. Reflective Alert Decal	1001	\$2.00
	Fire Dept. Reflective Single Key Switch Decal (Red)	1002	\$3.00
	Sheriff Dept. Reflective Single Key Switch Decal (Gold)	1003	\$3.00
	Police Dept. Reflective Single Key Switch Decal (Blue)	1004	\$3.00
	Pre-Fire Plan Reflective Decal (8" x 8")	1005	\$13.00
	Key Tags (Package of 10)	1006	\$5.00
	One Inch Key Rings (Package of 10)	1007	\$4.00
	Tamper Seals (Package of 50)	1008	\$12.00

## Knox® FDC Protection Program

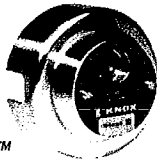


### Knox® 2.5" Locking FDC Plug

Ship Weight = 4 lbs.

#3041

2-1/2 inch  
With *Swivel-Guard™*



Part	Part Number	Price
2-1/2" Male Plug with <i>Swivel-Guard™</i> All Stainless Steel	3041	\$177.00
2-1/2" Male Plug All Stainless Steel	3043	\$137.00

### SecureCap®

Locking Hydrant Cap  
Ship Weight = 8 lbs.

#4043



Part	Part Number	Price
2-1/2" NH Female Cap, Stainless Steel exterior with solid brass threads	4043	\$253.00

### Knox® 1.5" Locking FDC Plug

Ship Weight = 2 lbs.

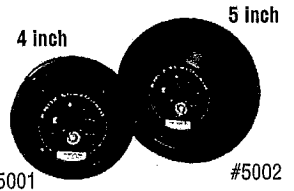
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Part	Part Number	Price
1-1/2" NH Male Plug Bright Stainless Finish	3050	\$103.00

### Knox® StorzGuard® Caps

Ship Weight: 4" = 6 lbs.; 5" = 9 lbs.



Part	Part Number	Price
4" StorzGuard - Dark, Hard Anodized Aluminum	5001	\$293.00
5" StorzGuard - Dark, Hard Anodized Aluminum	5002	\$313.00

### Knox® StorzGuard® Kits with Cap

Includes StorzGuard Cap and Adapter

Ship Weight = 16 lbs.

Adapter Type	Adapter Size	Face Type	Part Number	Price
StorzGuard + 30° Elbow	4" Storz X 4" NPT Female Rigid	Gasket	5022	\$519.00
		Metal Face	5023	\$519.00
	5" Storz X 4" NPT Female Rigid	Gasket	5042	\$581.00
		Metal Face	5043	\$581.00
	5" Storz X 6" NPT Female Rigid	Gasket	5046	\$636.00
		Metal Face	5047	\$636.00
StorzGuard + Straight	4" Storz X 4" NPT Female Rigid	Gasket	5020	\$418.00
		Metal Face	5021	\$418.00
	5" Storz X 4" NPT Female Rigid	Gasket	5040	\$517.00
		Metal Face	5041	\$517.00
	5" Storz X 6" NPT Female Rigid	Gasket	5044	\$573.00
		Metal Face	5045	\$573.00
Hydrant Steamer Kit - 5" Storz to 4.5" NH Metal Face			5049	\$522.00

### Knox® StorzGuard® Adapters Only

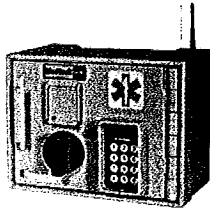
Ship Weight = 8 lbs.

Adapter Type	Adapter Size	Face Type	Part Number	Price
30° Elbow	4" Storz X 4" NPT Female Rigid	Gasket	5062	\$226.00
		Metal Face	5063	\$226.00
	5" Storz X 4" NPT Female Rigid	Gasket	5082	\$268.00
		Metal Face	5083	\$268.00
	5" Storz X 6" NPT Female Rigid	Gasket	5086	\$323.00
		Metal Face	5087	\$323.00
Straight	4" Storz X 4" NPT Female Rigid	Gasket	5060	\$125.00
		Metal Face	5061	\$125.00
	5" Storz X 4" NPT Female Rigid	Gasket	5080	\$204.00
		Metal Face	5081	\$204.00
	5" Storz X 6" NPT Female Rigid	Gasket	5084	\$260.00
		Metal Face	5085	\$260.00
Hydrant Steamer Adapter - 5" Storz to 4.5" NH Metal Face			5089	\$211.00

## Knox® MedVault® Mini

5201 Series

Ship Weight = 12 lbs.



Part	Part Number	Price
MedVault Mini with Audit Trail, <b>Surface Mount</b> • Light Bar • Ethernet Cable • <b>Back Antenna Jack, Rubber Ducky Antenna</b>	<b>5201</b> S2Y2K4-6	\$1,097.00
NEW- Knox® Power Pack - backup power supply	<b>9101</b>	\$150.00
Admin Software (one-time purchase, unlimited units)	<b>9001</b>	\$245.00

### Additional MedVault® Features/Options Include:

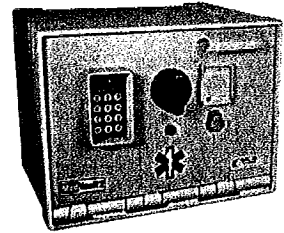
<b>KNOX</b> <b>WiFi</b>	KNOX WiFi/Ethernet	+ \$239.00
	Magnetic Mount Antenna	+ \$59.00
	Bolt-Mount Antenna	+ \$46.00
	Side Antenna Jack	No Charge
	Recess Mount	No Charge

Call 800-566-9269 for quote

## Knox® MedVault® 2

5520 Series

Ship Weight = 22 lbs.



Part	Part Number	Price
MedVault 2 with Audit Trail, <b>Surface Mount</b> • Light Bar • Ethernet Cable • <b>Back Antenna Jack, Rubber Ducky Antenna</b>	<b>5520</b> H2S2K2N-7	\$1,272.00
NEW- Knox® Power Pack - backup power supply	<b>9101</b>	\$150.00
Admin Software (one-time purchase, unlimited units)	<b>9001</b>	\$245.00

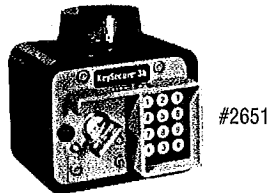
### Additional MedVault® Features/Options Include:

<b>KNOX</b> <b>WiFi</b>	KNOX WiFi/Ethernet	+ \$239.00
	Magnetic Mount Antenna	+ \$59.00
	Bolt-Mount Antenna	+ \$46.00
	Side Antenna Jack	No Charge
	Recess Mount	No Charge

Call 800-566-9269 for quote

## KeySecure® 3b

Ship Weight = 11 lbs.



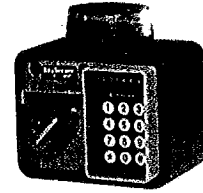
2600 KeySecure® 3b USB, No Strobe with Audit Trail (16mb mem.)	<b>2650</b>	\$579.00
2600 KeySecure® 3b USB with Blue Strobe (16mb mem.)*	<b>2651</b>	\$609.00
Admin Software (one-time purchase, unlimited units)	<b>9001</b>	\$245.00

## KeySecure® 4

2660 Series

Ship Weight = 11 lbs.

**KNOX**  
**WiFi**



Part	Part Number	Price
KeySecure4 W/Audit Trail • KNOX WiFi • Blue Strobe • RIGHT side Antenna Jack • Rubber Ducky antenna	<b>2660B3R1-4</b>	\$949.00
Admin Software (one-time purchase, unlimited units)	<b>9001</b>	\$245.00

### Additional KeySecure® Features/Options Include:

Magnetic Mount Antenna	+ \$59.00
Bolt-Mount Antenna	+ \$46.00
Optional Red, Amber or NO Strobe	No Charge
Alternate Antenna Jack locations	No Charge

Call 800-566-9269 for quote

\*Also available with Red or Amber Strobe



**NOT RECOMMENDED FOR COMMERCIAL USE**

## Knox-Box® Residential 1650 Series

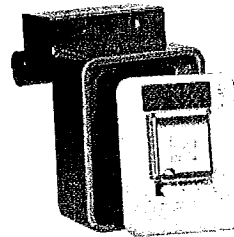
Holds 1-2 Keys  
Ship Weight = 7 lbs.



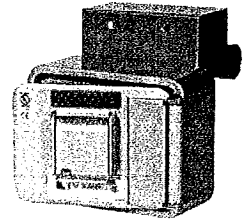
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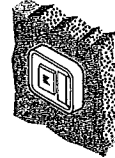
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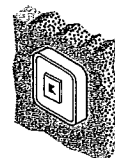


#1666



#1667

Door Type	Mount Type	Tamper Switch	Color	Part Number	Price
		–	Black	<b>1658</b>	\$231.00
		–	Black with Door Hanger	<b>1659</b>	\$242.00
		●	Black	<b>1660</b>	\$261.00
		–	Aluminum	<b>1661</b>	\$241.00
		–	Aluminum with Door Hanger	<b>1667</b>	\$252.00
		●	Aluminum	<b>1662</b>	\$271.00
		–	Dark Bronze	<b>1663</b>	\$241.00
		–	Dark Bronze with Door Hanger	<b>1669</b>	\$252.00
		●	Dark Bronze	<b>1664</b>	\$271.00

Door Type	Mount Type	Tamper Switch	Color	Part Number	Price
		–	Black	<b>1650</b>	\$205.00
		–	Black with Door Hanger	<b>1651</b>	\$216.00
		●	Black	<b>1652</b>	\$235.00
		–	Aluminum	<b>1654</b>	\$215.00
		–	Aluminum with Door Hanger	<b>1666</b>	\$226.00
		●	Aluminum	<b>1655</b>	\$245.00
		–	Dark Bronze	<b>1657</b>	\$215.00
		–	Dark Bronze with Door Hanger	<b>1668</b>	\$226.00
		●	Dark Bronze	<b>1665</b>	\$245.00



623-687-2300 • 800-552-5669 • Fax 623-687-2290  
 info@knoxbox.com • www.knoxbox.com  
 1601 W. Deer Valley Road • Phoenix, Arizona 85027

**STAFF REPORT**

**ITEM #: 5.3**

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Kevin Tromborg, Community Development Director  
**DATE:** March 7, 2016      **MEETING DATE:** March 14, 2016  
**SUBJECT:** Sustainable Energy Roadmap (SER) review

**Recommendation:** To review and approve the submittal to Strategic Energy Innovations and to upload onto our website.

**Discussion:** At the regularly scheduled Planning Commission Meeting of February 8, 2016 Staff presented to the Planning Commission the Sustainable Energy Roadmap survey for review. The survey is a tool to identify specific actions in four (4) categories.

1. Energy and Water Efficiency goals
2. Renewable energy and storage goals
3. Transportation and land use goals
4. Social equity goals.

Within each category are specific actions.

1. Policy
2. Planning & Zoning
3. Financing
4. Market Development
5. Workforce Development
6. Permitting

Each action has specific targeted items that has been categorized by staff and determined the extent of compliance. Staff would like the input of the Planning Commission on the importance of the items within each category and if there are additional recommendations of items or categories that may have been overlooked.

To review. The Sustainable Energy Roadmap is an 18 month effort that was launched in January of 2015, sponsored by the California Strategic Growth Council to invite and bring together San Joaquin Valley governments, regional planning agencies and communities together as they

pursue goals related to smart growth, transportation, conservation and land use. The program's objective is to leverage an intentional process and set of tools to support agencies adoption and practice of clean energy and sustainable development goals. The process starts with Corcoran's baseline and benchmark which is our existing policies, standards and programs. The following steps will include working with Staff and the Planning Commission to identify relevant goals related to energy efficiency and conservation. To design a roadmap for action that promotes long term emissions reductions through planning and program adoption and to codify the goals in a roadmap that is publicly accessible. With adopted policies the application and receiving of grants for transportation, economic development, planning and land use is streamlined.

**Budget Impact:**

Recognizing that Com/Dev staff time will be utilized during the research and goal setting process The California Strategic growth Council has offered to the first 18 communities to sign up for the program a stipend of \$5,000.00 to offset the cost of staff time.







ACTION AREA	ID	Top Priority?	RENEWABLE ENERGY & STORAGE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	Optony Onboarding Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
POLICY	ROL 1	★	Establish a renewable energy target for municipal facilities or offset a portion of municipal electricity usage with green power.		New police department will be solar powered. Working out a deal to get 10 city water wells on solar panels as well. Existing public facilities, none of which are solar powered at this time, but are looking at it seriously and would like to have many public facilities solar powered within the next 2 years.			Will include in initial status, but looking for a concrete target to be set	recommend setting concrete target		
	ROL 2		Explore implementation of a community choice aggregation program and assist businesses to access grants and incentives for solar and alternative energy projects.		The City will explore Net Energy Metering Aggregation			Are there others in the region that would be interested in this?			
	ROL 3		Create renewable portfolio standard for municipal electric utility in line with the state requirement for investor-owned utilities.			X	Not relevant	N/A, we assume?			
PERMITTING	P1	★	Adopt standardized permitting application forms for various small-scale renewable energy and energy storage systems.	Already in placed and implemented.				Opportunity for AB2188 TA?	Need more clarification on what has been done to comply with AB2188.		
	P2		Provide an overview of the permitting and inspection process for locally relevant types of renewable energy systems.								
	P3		Place a cap on permitting fees for residential renewable energy systems, or base fees on cost recovery.	Fees based on cost recovery				Need to verify.			
	P4	★	Implement expedited permitting measures for qualifying systems utilizing standardized application forms.	Have already streamlined permitting but do not yet have a written ordinance due to small staff, the City can't do over the counter permits. Try to get permits out within 24-48 hours.				OTC permits is the expectation here, but it seems they are limited by staff.			
	Z1	★	Incorporate renewable energy goals and strategies into long-term planning documents, such as General Plans.		Zoning code enhancement and General Plan encourages efficient business but does not require it. Overlaps with Kings County to do a joint Housing Element and in the process of working on that right now. General Plan last updated in 2005 and adopted in 2006. The enhancement (adopted 2014) was a general plan enhancement and not an update. This will be available in the City website.			GP doesn't necessarily have to require implementation of renewables, but it should outline high-level goals and strategies.	GP addresses efficiency, but how does it address renewables within the municipal portfolio?		

ACTION AREA	ID	Top Priority?	RENEWABLE ENERGY & STORAGE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	Optional Onboarding Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
PLANNING/ ZONING	Z2 ★		Encourage new construction to be built "solar ready", with pre-wiring for solar PV and easy plumbing access for solar water heating.		Have been thinking about a department policy to require new construction to be solar ready.  Would be factored into plan check and inspections but would have to go to city council to become an ordinance.			Possible TA offering? We could provide a template ordinance and discuss the various details associated with it.	Possible TA offering? We could provide a template ordinance and discuss the various details associated with it.		
	Z3		Update zoning code to establish and expand allowed use zones for renewable energy systems.		X				Interested in requiring that all new construction is solar ready		
	Z4		Provide clear guidance for renewable energy system installations on historic buildings.			X	Not relevant				
	Z5		Incorporate measures for electric vehicle charging stations into renewable energy planning efforts.		On-going. The City submitted a grant application to SJVAPB for the establishment of electric vehicle charging station, which will be open for public use. City General Plan doesn't cover charging station.		Working toward grant for EVCS.				
FINANCING	F1 ★		Publicize available rebates and incentives for renewable energy and energy storage technologies to residents and businesses.	On-going activity under the PACE program							
	F2		Publicize available incentives and financing for renewable energy and energy storage technologies to public agencies.								
	F3		Publicize existing financing programs and innovative financing models, such as third party financing, for renewable energy projects.								
	F4		Ensure that renewable energy and energy storage systems are eligible in local Property Assessed Clean Energy (PACE) program.								
	F5		Explore or access available grants to fund renewable energy projects.								
MARKET DEVELOPMENT	M1		Provide renewable energy educational resources and evaluation tools to the community.	Continuing activity under the PACE program							
	M2		Adopt a local sales tax exemption or property tax exemption for renewable energy systems and energy storage systems.		X						
	M3 ★		Support the organization of a community-based bulk purchase program for renewable energy systems.		X						
	M4		Assess municipal building portfolio for renewable energy project development opportunities.		X						



ACTION AREA	ID	Top Priority?	RENEWABLE ENERGY & STORAGE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	Optony Onboarding Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
	M5		Explore public-private partnerships to install renewable energy systems at affordable housing developments.		If there is an opportunity						
	M6		Explore constructing a waste-to-energy system at a landfill or wastewater treatment facility.			X					
WORKFORCE DEVELOPMENT	WF D1		Publicize renewable energy trainings and professional development resources to local community of contractors & technicians.		If there are opportunities						
	WF D2		Partner with local colleges and neighboring cities/counties to promote renewable energy-focused educational programs.								
	WF D3		Promote green business incentives and assistance programs to local businesses and organizations.								

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND-USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
POLICY	POL 1 ★		Adopt a fleet purchasing policy align with the CA Air Resources Board, Air Quality and Emission to replace existing municipal fleet vehicles with low-emission vehicles.		90% of the City vehicles and buses are not energy efficient. The City recently bought 2 Priuses. For the most part the fleet is not energy efficient but would like to move towards a more green compliant vehicles in their fleet.  Applying for a grant from San Joaquin Valley Air Quality Control Board to get a couple EV charging stations in City Parking lot that would also be open to the public.			Warrants more details, and close work with the City. This is such a great area for technical assistance; easy to provide, and substantial public benefits.			
	POL 2		Adopt a commuter benefits ordinance and/or telecommuting policy for municipal employees.			X					
PERMITTING	PI1 ★		Adopt a standardized permitting application form and procedure for electric vehicle, alternative fuel (Hydrogen) and natural gas charging stations for individually zoned end-users.		The City will look into this. A proposal was submitted to San Joaquin Valley Air Pollution Board for establishment of two electric vehicle charging station.			Should focus here, good opportunity to work with several other jurisdictions involved in this issue.			

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
PLANNING/ ZONING	Z1 ★		Integrate transportation-related smart growth goals and strategies into long-term planning documents, such as General Plans.		Zoning code enhancement and General Plan encourages efficient business but does not require it. Overlaps with Kings County to do a joint Housing Element and is in the process of working on that right now. General Plan last updated in 2005 and adopted in 2006. The General Plan was amended/enhanced in 2014) (not considered an update). Involved bike and walk routes (sustainable walkways), economic element, zoning code update. .			Sounds like they have accomplished this objective as well as are "in process" of implementing. Is the City interested in any TA specific to this objective?			
	Z2 ★		Update local building and zoning codes to require electric vehicle charging station rewiring in new construction and major retrofits.		The City will consider update of the zoning code in the next cycle. A proposal was submitted to San Joaquin Valley Air Pollution Board for establishment of two electric vehicle charging station.			We may make this our primary focus.		Considering ordinance to require EV charging station asphalt parking structures/ lots	
	Z3		Incorporate adequate infrastructure to provide safe and efficient pedestrian and bicycle transit opportunities that include proper signages and close safe protective infrastructure to access public transportation..		The enhancement (adopted 2014) was a general plan enhancement and not an update. Involved bike and walk routes (sustainable walkways), economic element, zoning code update.			No need to push this as earlier thought. We do need to review the enhancement carefully.			
	Z4		Ensure that community members, including low-income residents, have close access to public transportation.		The City will look to add more bus stops accessible to public.						

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
	Z5 ★		Update zoning code to encourage transit-oriented development and urban infill.			X		While an excellent area, due to the other areas they identify, this may be a second tier issue due to the time and complexity involved (unless it is a higher priority for the City)			Small size of Corcoran doesn't lend itself to this.
FINANCING	F1		Promote financial incentives to increase government and private purchases of electric and alternative fuel vehicles.								
	F2		Ensure electric vehicle charging stations are eligible under local Property Assessed Clean Energy (PACE) program.	Implemented under PACE program.				The City has no active residential, multifamily or commercial PACE financing program			
	F3		Explore or access of available grants to fund transportation and land use programs.								

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template
MARKET DEVELOPMENT	M1 ★		Encourage local retailers and employers to install electric vehicle charging stations for customers and employees.		This will be part of the Z2			Potentially address as part of Z2 technical assistance if they are interested.			
	M2		Organize a regional initiative for government fleets to procure low-emitting vehicles as well as fuels and charging stations.			X					
	M3		Establish and publicize incentives that encourage transit-oriented development.			X					
WORKFORCE DEVELOPMENT	WF D1		Publicize electric/alternative fuel vehicle training and professional development resources to local workforce.			X					
	WF D2		Partner with local colleges and neighboring communities to promote alternative vehicle education programs or technical courses.		If there is an opportunity.						











**PLANNING COMMISSION UPDATES  
PENDING FURTHER ACTION or RESOLUTION BY STAFF**

DATE	INFORMATIO ITEM	STATUS
03/14/16	Direction on RV Parking on the street	
03/14/16	Direction on use of dog for security purposes in commercial building	
03/14/16	Building Department Activity February 2016	

# City of Corcoran

## City of Corcoran Building Division

Permit Report for Date Range of: 2/1/2016 to 2/29/2016

Type of Construction	Permits	Fees	Valuation
<b>CORCORAN</b>			
SOLAR SYSTEM	1	308.00	12,100.00
TOTAL FOR :	1	308.00	12,100.00
<b><u>RESIDENTIAL</u></b>			
ENCROACHMENT	2	155.00	500.00
MECHANICAL PERMIT	2	155.00	3,600.00
PLUMBING PERMIT	2	232.00	4,000.00
RE-ROOF	2	462.17	7,700.00
RESIDENTIAL REPAIR	1	308.65	5,000.00
SINGLE FAMILY ADDITION	1	801.70	34,650.00
SOLAR SYSTEM	10	3,097.56	135,100.00
TOTAL FOR : RESIDENTIAL	20	5,212.08	190,550.00
TOTAL FOR : CORCORAN	21	5,520.08	202,650.00
	21	5,520.08	202,650.00

Permit Report for Date Range of: 2/1/2016 to 2/29/2016

Permit Type	Count	Fees
BUILDING PERMITS ISSUED	15	2,721.19
SMA PERMITS ISSUED	20	26.89
ELECTRIC PERMITS ISSUED	14	1,078.00
PLUMBING PERMITS ISSUED	4	308.00
MECHANICAL PERMITS ISSUED	4	308.00
PLAN CHECKS PERMITS ISSUED	12	924.00
ENCROACHMENT PERMITS ISSUED	2	154.00
	71	5,520.08