CORRECTED

CITY OF CORNING
CITY COUNCIL AGENDA
TUESDAY, APRIL 10, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET

A. CALL TO ORDER: 7:30 p.m.

B. ROLL CALL:

Councilmember:	Hill
	Dickison
	Zuniga
	Turner
Mayor:	Strack

C. INVOCATION AND PLEDGE OF ALLEGIANCE:

D. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS:

1. **April 2007 National Volunteer Month in the City of Corning.**
   Linda Lima will be present with members of the Senior Center to accept the Proclamation.

2. **Public Safety Telecommunications Week, April 8, 2007 through April 14, 2007.**
   Police Chief Tony Cardenas will be present to accept this Proclamation on behalf of the City Dispatchers.

3. **April 2007 Child Abuse Prevention Month.**
   Accepting the Proclamation will be Delores May on behalf of the Corning Exchange Club.

E. ROSE TOBISCH, CORNING HIGH SCHOOL LIAISON REPORT:

F. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Council will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Council from taking formal action on the issue, however, unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

G. CONSENT AGENDA: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

4. **Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**

5. **Waive the reading and approve the Minutes of the March 13, 2007 City Council Meeting with any necessary corrections.**

6. **Waive the reading and approve the Minutes of the March 27, 2007 City Council meeting with any necessary corrections.**

7. **April 4, 2007 Claim Warrant - $403,968.43.**

8. **March 2007 Wastewater Treatment Plant Summary Report.**

9. **March 2007 Building Permit Valuations - $942,695.**

10. **March 2007 Treasurer's Report.**

11. **March 2007 Wages and Salaries - $410,958.82.**

12. **Business License Report, April 4, 2007.**

13. **Approve Resolution No. 04-10-04-02 Adopting Street Light Standards for the City of Corning, and adding these Standards to the City's existing Public Works Construction Specifications and Standard Details.**

14. **Approve Resolution No. 04-10-04-03 Adopting Handicap Standards & adding these Standards to the City's existing Public Works Construction Specifications and Standard Details.**

15. **Authorization to Purchase Police Vehicles.**

16. **Approval of Partial Payment No. 2 in the amount of $82,578.40 for the Safe Routes to School Project.**

H. **ITEMS REMOVED FROM THE CONSENT AGENDA:**

I. **PUBLIC HEARINGS AND MEETINGS:** Any person may speak on items scheduled for hearing at the time the Mayor declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

17. **Resolution No. 04-10-07-01; a Resolution Vacating certain unconstructed portions of Blossom and Orange Avenues within and adjacent to the Shasta View Tract and accept offers of property to relocate and widen Blossom Avenue right of way.**

18. **Tentative Tract Map 07-1001, Self-Help Home Improvement Project; to create 8 Single-Family Residential parcels in an R-1-2 Zoning District, located on the west side of Toomes Avenue and south of Blossom Avenue, APN 71-204-08 (Portions) and 71-205-10 & 11; approximately 1.25 acres.**

19. **Salado Orchard Apartment Project; Rezone 2006-3; To Rezone from R-1 to P-D, Planned Development and authorize the construction and operation of a 48 unit Apartment Complex through Planned Development Use Permit 2006-231; Tentative Parcel Map 07-01; Pacific West Communities, Inc.; located southwest of the Toomes Avenue & Blackburn Avenue Intersection, APN 71-020-02; approximately 10.28 Acres.**

J. **REGULAR AGENDA:** All items listed below are in the order which we believe are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

20. **Review and Consideration of Pool Use Fee Increases.**

CORRECTED

21. Progress Report - Fire Dispatch Service to Orland and Capay Fire Department's.

K. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

L. COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:

M. REPORTS FROM MAYOR AND COUNCILMEMBERS:

22. Hill: **23. Dickison:**

24. Zuniga: **25. Turner:**

26. Strack: Fix-5 Update

N. ADJOURN TO CLOSED SESSION:

PUBLIC EMPLOYEE EVALUATION:
Pursuant to Government Code Section 54957:
City Manager Evaluation

O. RECONVENE AND REPORT ON CLOSED SESSION:

P. ADJOURMENT!

POSTED: APRIL 6, 2007

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY EMPLOYER

Item No.: D-1

PROCLAMATION

APRIL 2007
NATIONAL VOLUNTEER MONTH
IN THE CITY OF CORNING

WHEREAS, giving freely to others is one of the noblest of human enterprises; and

WHEREAS, April is designated National Volunteer Month; and

WHEREAS, this year marks the 32nd annual celebration of the third week of April as Intern Week, created in 1974 to recognize the efforts of dedicated community volunteers; and

WHEREAS, there is a renewed national spirit of volunteerism and community service as a result of the global geopolitical events of the past few years; and

WHEREAS, more than 100 million volunteers working in their communities already contribute their talents daily to make a real difference in the lives of others; and

WHEREAS, California is a national leader in championing volunteerism and community service; and

WHEREAS, Corning is a national leader in supporting volunteerism and community service contributing to making the local community a better place to live; and

WHEREAS, volunteers have donated numerous hours to various City projects; and

WHEREAS, volunteers at the Corning Senior Center have donated approximately a total 4000 hours over the past year doing such things as: Opening the Center each day and performing such duties as cleaning, organizing supplies, assisting fellow seniors, serving, removing garbage, driving Seniors to and from the Center, and assisting the Director with parties and activities.

NOW, THEREFORE, I, GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DO HEREBY PROCLAIM THE MONTH OF APRIL 2007 AS VOLUNTEER MONTH IN THE CITY OF CORNING.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Corning to be affixed this 10th day of April 2007.

_____

GARY R. STRACK, MAYOR

ATTEST:

_____

LISA M. LINNET, CITY CLERK

Item No.: D-2

PROCLAMATION

PUBLIC SAFETY TELECOMMUNICATIONS WEEK
APRIL 8, 2007 THROUGH APRIL 14, 2007

WHEREAS, emergencies can occur in the City of Corning at any time that require police and fire services; and

WHEREAS, when these emergencies occur, the prompt response of Law Enforcement Officers and Firefighters is critical to the protection of life and property; and

WHEREAS, the safety of our Law Enforcement Officers and Firefighters is dependent upon the quality and accuracy of the information obtained from citizens using 9-1-1; and

WHEREAS, the City of Corning Dispatchers are the critical first contact for citizens who need emergency services; and

WHEREAS, City of Corning Dispatchers are the vital link for Police Officers and Firefighters by monitoring their activities by radio, providing them information and insuring their safety; and

WHEREAS, each City of Corning Dispatcher has exhibited compassion, understanding, and professionalism during the performance of their duties in the past year;

NOW, THEREFORE, I, GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DECLARE THE WEEK OF APRIL 8, 2006 THROUGH APRIL 14, 2007 AS NATIONAL TELECOMMUNICATIONS WEEK IN THE CITY OF CORNING in honor of the men and women whose diligence and professionalism help keep our City and Citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Corning to be affixed this 10th day of April 2007.

_____
Gary R. Strack, Mayor

ATTEST:

_____
Lisa M. Linnet, City Clerk

PROCLAMATION
APRIL 2007
CHILD ABUSE PREVENTION MONTH

WHEREAS, child abuse is an ever-growing tragedy across America that affects the lives of every one of us; and

WHEREAS, child abuse is a serious and growing problem affecting more than 3.2 million of our nation's children annually,

WHEREAS, we need to create greater public awareness of the problem of child abuse by educating the public on the seriousness of this social malignancy that respects no social, ethnic or geographic boundaries;

NOW THERFORE, I GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DO HEREBY PROCLAIM THE MONTH OF APRIL 2007 AS CHILD ABUSE PREVENTION MONTH IN CORNING, and ask all citizens, in particular, parents to respond to the call of preventing child abuse. Support the Exchange Club of corning and its Blue Ribbon 2007 Campaign; please buy a Blue Ribbon to show your dedication to children.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Corning to be affixed this 10th day of March 2007.

_____

Gary R. Strack, Mayor

ATTEST:

_____

Lisa M. Linnet, City Clerk

Item No.: G-5

CITY OF CORNING
CITY COUNCIL MINUTES

TUESDAY, MARCH 13, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET

A. CALL TO ORDER: 7:30 p.m.

B. ROLL CALL:

Councilmember:	Hill
	Dickison
	Zuniga
	Turner
Mayor:	Strack

All Council members were present.

C. INVOCATION AND PLEDGE OF ALLEGIANCE:
City Manager Stephen J. Kimbrough led the Pledge of Allegiance.

D. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS: None.

E. ROSE TOBISCH, CORNING HIGH SCHOOL LIAISON REPORT: Not present.

F. BUSINESS FROM THE FLOOR:
Mayor Strack announced that Public Works would be refurbishing the bleachers at Estil Clark Park.

Harry Zemansky commented on Rodgers Theatre, stating that there are no single Theatres in in small towns anymore and predicts that there won't be any in the United States in the near future. He stated that when he saw Robert Heaton's estimate to repair and refurbish the Theatre, he thought "Wow," the Premier West Bank building is in better shape and they are going to tear it down. He stated that he and his wife have been to Rodgers Theatre about twice in the last 5 years and they were the only ones there.

Mr. Zemansky further stated that at the last meeting parents were here requesting money for recreation programs. The Swim Team asked for and received $1,000 for a Swim Team Coach. He asked where the money would come from for this and to repair and refurbish Rodgers Theatre, and stated if the Council spends the money on this, he feels it will be another Iraq.

G. CONSENT AGENDA: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

1. **Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
2. **Waive the Reading and Approve the Minutes of the February 27, 2007 Meeting with any necessary corrections.**
3. **March 7, 2007 Claim Warrant - $126,317.10.**
4. **February 2007 Wastewater Treatment Plant Summary Report.**
5. **February 2007 Building Permit Valuations - $73,747.**

6. **March 2007 Treasurer's Report.**

7. **February 2007 Wages and Salaries - $330,683.58.**

8. **Approve Recommendation by the Recreation Commission of Darlene Haskins and Shannon Boles to the Recreation Ad-Hoc Committee with Wini Peterson as the Commissions Alternate.**

Mayor Strack introduced each item on the Consent Agenda by title and asked if anyone had an item they would like pulled from the Consent Agenda for further discussion. Councilor Hill stated she would like Item No. 8 removed for further discussion.

With no further discussion on Consent Agenda Items 1-7, Councilor Turner motioned to approve Consent Agenda Items 1-7. Councilor Hill seconded the motion. **Ayes: Strack, Hill, Dickison, Zuniga and Turner. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

H. <u>ITEMS REMOVED FROM THE CONSENT AGENDA</u>:

8. **Approve Recommendation by the Recreation Commission of Darlene Haskins and Shannon Boles to the Recreation Ad-Hoc Committee with Wini Peterson as the Commissions Alternate.**

Councilor Hill stated she would like to have Staff put together a Staff Report setting perimeters for the Ad-Hoc Committee and have it brought back for Council approval. Councilor Zuniga stated she would like to wait until after the Committee meets. Mayor Strack agreed with Councilor Zuniga, stating that the Committee should meet and put together a list of what they want and then present it to the Council and set the perimeters at that time.

City Attorney Mike Fitzpatrick asked if the Committee had set up any kind of meeting yet? Mr. Fitzpatrick was informed by Councilor Turner that they were waiting for the outcome of tonight's meeting before setting a date to meet. Mr. Fitzpatrick suggested that the two members of the Recreation Commission serving on the Recreation Ad Hoc Committee be volunteers rather than Council appointed to avoid Brown Act issues. It was stated that the Committee members from the Council were not appointed; rather they volunteered to serve on the Committee. It was acknowledged that Shannon Boles, Darlene Haskins, and Wini Peterson, all members of the Recreation Commission volunteered to serve on this committee, however after discussion it was determined that only Mrs. Haskins and Mrs. Boles would participate on the Committee.

Mayor Strack stated that according to the minutes of the last meeting, Council stated the Committee would also consist of two volunteers from the audience. He also stated that he would like at least one of the two public members of the Committee reside in the City. Councilor Turner stated that he didn't know if the Council could set such restrictions. Councilor Zuniga asked who will coordinate the meeting times and dates; Mayor Strack stated it would be City Manager Kimbrough, City Clerk Lisa Linnet, or someone from City Staff.

Councilor Turner asked Public Works Director Tom Russ who volunteered from the audience at the last meeting; Mr. Russ stated Mr. Maday and Mr. Albee, and stated that both reside in the County.

Councilor Turner suggested rewording the Staff Report recommendation from "appointed" to "volunteer" for the two representatives from the Recreation Commission.

Councilor Turner motioned to accept Recreation Commissioners Shannon Boles and Darlene Haskins as volunteers to the Ad-Hoc Recreation Committee. Councilor Zuniga seconded the motion. **Ayes: Strack, Hill, Dickison, Zuniga and Turner. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

Mayor Strack asked that a report from the Recreation Ad-Hoc Committee be placed on the March 27, 2007 Council Agenda.

I. **PUBLIC HEARINGS AND MEETINGS:** Any person may speak on items scheduled for hearing at the time the Mayor declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

9. Rezone No. 2007-01; To Implement a Density Bonus and Affordable Housing Incentive Ordinance Pursuant to State Law; Ordinance No. 627.

Mayor Strack introduced this item by title and asked Planning Director John Brewer to brief the Council further. Mr. Brewer briefly informed the Council of the regulations and reasoning behind this rezone.

Mayor Strack declared the public hearing open. John explained the type of concessions that could be requested in relation to Density Bonuses for Affordable Housing such as reducing the side-yard standards on a 50' lot for building. He explained that the State has declared a housing shortage in California and stated that this could affect the ruling of the Council.

With no further discussion Mayor Strack closed the public hearing.

Councilor Hill motioned to adopt the three findings, waive the fist reading, and introduce Ordinance No. 627; an Ordinance to add chapter 17.62 to the Corning Municipal Code to provide State mandated incentives for affordable housing in accordance with Government Code Section 65915. Councilor Zuniga seconded the motion. **Ayes: Strack, Hill, Dickison, and Zuniga. Opposed: Turner. Absent/Abstain: None. Motion was approved by a vote of 4-1 with Councilor Turner opposed.**

Mayor Strack stated that this would be on the March 27, 2007 Council meeting Consent Agenda for final approval.

J. **REGULAR AGENDA:**

10. Resolution No. 03-13-07-01; A Resolution of Intent to Vacate Unconstructed Portions of Blossom and Orange Avenues Within and Adjacent to the Shasta View Tract.

Mayor Strack introduced this item by title and referred to Planning Director John Brewer to brief the Council. Mr. Brewer explained the various phases, stating that SHHIP has requested the Density Bonus on Phase II. He stated that the portion of Orange Avenue for vacation is minimal because it would never be developed because a bridge is placed there. Councilor Turner asked if the lots would be longer than the others; Mr. Brewer stated yes. Mayor Strack asked if SHHIP would approach Council at a later date to rename Orange Avenue; Mr. Brewer stated yes, he had suggested this to avoid confusion because there was an Orange Avenue/Street in the County in Richfield, etc. Councilor Hill asked if the Council could suggest Blossom Avenue.

Councilor Hill motioned to adopt findings one through eight and adopt Resolution No. 03-13-07-01, a Resolution of intent to schedule a Public Hearing for the purpose of vacating the unconstructed Blossom and Orange Avenue Right-of-Way. Councilor Turner seconded the motion. **Ayes: Strack, Hill, Dickison, Zuniga and Turner. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

11. Discussion of Complaint by JoAnn Landingham and Request for Installation of Separation Fence Between Her Property and Flying J.

Mayor Strack introduced this item by title. Mrs. Landingham addressed the Council stating that she didn't think she would win on this item, Flying J has a Permit and so does she and hers would probably be the one pulled.

She stated that she did not specifically state in her previous letter that she wanted a fence, however she had expectations that they would install one. She stated that she has informed her caretakers not to call Flying J again; she hopes that they have not.

Mrs. Landingham responded to the letter from Flying J stating that she doesn't think they built it to remove an eyesore; rather they built it because it is one of the best locations on the west coast. She stated her preference of a fence similar to what is around McCoy's. Regarding the West Nile Virus, Mrs. Landingham responded that her concern was a Mesquito Abatement Problem and with West Nile in Tehama County, left unchecked it could pose a risk. She stated that there has never been "tullies" at this location, however there are now.

Mrs. Landingham stated that the Oleanders are dying and will not provide the screen that was going to be there. She further stated that should they survive they would become a health hazard because that is where the garbage will accumulate. She stated that Flying J doesn't mow back there, she does, and she also trims their trees. She stated that she does her part, however they do not. Mrs. Landingham acknowledged that this is a nation-wide company and wondered if they conduct business like this in other Cities.

Mayor Strack confirmed that Mrs. Landingham would like a fence, not at her fence level but starting on Flying J's raised side, installed separating the two properties. Concern relating to a truck backing into it was brought up to which Mrs. Landingham suggested something similar to a speed bump being placed there to prevent this. Mayor Strack asked if the Council had any questions of Mrs. Landingham, Mr. Turner stated that he had spent approximately 45 minutes at Mrs. Landingham's property discussing and reviewing the problem. He saw garbage, etc. there. Councilor Turner also stated that he observed no drip system in place for the Oleanders. Mayor Strack stated that he had visited the area two weeks ago and it didn't look that bad to him. Councilor Hill asked if this would be a code enforcement issue. Mayor Strack stated that it was his opinion that we just need to enforce the area more. Councilor Turner asked how Petro handles it problems such as this. He was informed that there have been no complaints from the adjacent Hotel. Councilor Turner asked if City Staff could contact Flying J and request more cleaning of the area. Building Official Jack Alexander stated that he has made contact on numerous occasions. Mr. Alexander also stated that Flying J does not pick up trash daily; they do it three times a week. Mrs. Landingham asked if they could remove one parking stall and place a garbage bin and portable bathroom in the back lot near her property. Mr. Alexander stated that he has discussed this with them; however the problem is there is no plumbing access at this location and they would get knocked over by the trucks. Councilor Zuniga suggested installing signs or fake video cameras.

Mayor Strack and Council directed Staff to continue working with Flying J Staff to remedy the problem and continue the line of communication.

K. <u>ITEMS PLACED ON THE AGENDA FROM THE FLOOR</u>: None.

L. <u>COMMUNICATIONS, CORRESPONDENCE AND INFORMATION</u>: None.

M. <u>REPORTS FROM MAYOR AND COUNCILMEMBERS</u>:

12. Hill: The Theatre group is moving forward and will be doing a benefit concert on March 23, 2007 at the Memorial Hall beginning at 7:30 p.m., tickets are $6 each. They will have three bands.

13. Dickison: Announced that she would be attending the LAFco meeting tomorrow, and the Tripartite meeting on Thursday.

14. Zuniga: None.

15. **Turner: Stated he had attended a dinner at the Capay Fire Department and was informed that the Corning Fire Department Dispatch is discussing assuming dispatching responsibilities for the Capay and Orland Fire Departments. He wanted to know why the Council had not received any information on this matter. Mayor Strack stated that he had heard rumors, but had received no information relating to this. City Manager Kimbrough stated that nothing has been brought to City Staff. He stated that something like this has been discussed in the past but has never come to fruition. Councilor Turner stated that he was informed by persons present at this dinner that monetary figures had been discussed, and believed Council should be aware of such issues prior to them being discussed publicly.**

16. **Strack: Nothing, except the Veterans fed them well tonight and will be out selling green poppy's on March 17th.**

N. MEETING RECESSED: 8:44 p.m.

O. ADJOURN TO CLOSED SESSION: 8:53 p.m.

PUBLIC EMPLOYEE EVALUATION:
Pursuant to Government Code Section 54957:
City Manager Evaluation

P. RECONVENE AND REPORT ON CLOSED SESSION:
City Council discussed the City Manager's evaluation and continued this discussion to a closed session following the March 27, 2007 City Council meeting.

Q. ADJOURMENT! 9:35 p.m.

Lisa M. Linnet

Lisa M. Linnet, City Clerk

CITY OF CORNING
CITY COUNCIL MINUTES

TUESDAY, MARCH 27, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET

A. CALL TO ORDER: 7:30 p.m.

B. ROLL CALL:

Councilmember:	Hill
	Dickison
	Zuniga
	Turner
Mayor:	Strack

All Council members were present except Councilor Zuniga.

C. INVOCATION AND PLEDGE OF ALLEGIANCE:
City Manager Kimbrough led the Pledge of Allegiance.

D. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS: None.

E. ROSE TOBISCH, CORNING HIGH SCHOOL LIAISON REPORT: Not present.

F. BUSINESS FROM THE FLOOR: None.

G. CONSENT AGENDA: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

1. **Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
2. **Waive the Reading and Approve the Minutes of the March 13, 2007 Meeting with any necessary corrections.**
3. **Waive the Reading and Approve the Minutes of the December 7, 2004 Special Meeting subject to form.**
4. **March 21, 2007 Claim Warrant - $117,993.03.**
5. **March 21, 2007 Business License.**
6. **Rezone No. 2007-01; To Implement a Density Bonus and Affordable Housing Incentive Ordinance Pursuant to State Law; Ordinance No. 627 (Second Reading).**

Councilor Turner requested to pull item 6 from the Consent Agenda and voted on separately. Councilor Turner motioned approval of Consent Agenda Items 1-5. Councilor Hill seconded the motion. **Ayes: Strack, Hill, Dickison and Turner. Opposed: None. Absent: Zuniga. Abstain: None. Motion was approved by a vote of 4-0 with Zuniga absent.**

H. ITEMS REMOVED FROM THE CONSENT AGENDA:

6. Rezone No. 2007-01; To Implement a Density Bonus and Affordable Housing Incentive Ordinance Pursuant to State Law; Ordinance No. 627 (Second Reading).

Councilor Turner stated that although this is State mandated, he wished to go on record as stating that he opposes it because it impacts local education, economy, etc.

With no other discussion, Councilor Hill motioned adopt Ordinance No. 627 adding Chapter 17.62 to the Corning Municipal Code to provide State mandated incentives for affordable housing in accordance with Government Code Section 65915. Councilor Dickison seconded the motion. **Ayes: Strack, Hill, Dickison. Opposed: Turner. Absent: Zuniga. Abstain: None. Motion was approved by a vote of 3-1 with Turner opposing and Zuniga absent.**

I. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Mayor declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

7. 2007 Community Development Block Grant (CDBG) Application.

Mayor Strack introduced this item by title and opened the public hearing. City Manager Kimbrough stated that this is the standard annual public hearing that we hold on Community Development Block Grant funding possibilities and the purpose of the meeting is to hear any suggestions from the community regarding possible programs that might be fundable. He stated that the major categories including housing, new construction, housing acquisition, housing rehabilitation, community facilities, public services, public works, and economic development. Mayor Strack asked for some examples of how these programs are used by the City; Mr. Kimbrough responded stating the public improvements on Edith Avenue in support of the development of Corning Ford, and future development on Solano Street, East Street, the Eller Business Park on Peach Streets, and the public improvements in front of Corning Truck and Radiator under economic development. From a housing stand point pretty close to a million dollars has been spent on housing rehab since 1987. Councilor Hill asked if the CDBG revenues received back to the City can only be used for grants, or could they be used as a housing down payment assistance program as was discussed the last time this was brought to Council. Mr. Kimbrough stated that he has asked SHHIP (Self Help Home Improvement Program) if they would review the latest offering that has come in to see if we could do that, the biggest problem that we have had is, we would need someone who could administer it, because we are so small we can't employ the staff, but it seems like it would make great since if it could be offered like the Self Help Housing Program. Mr. Kimbrough stated that he believes this is an eligible project category.

Mayor Strack asked if anyone from the audience would like to comment, with none, the public hearing was closed. Councilor Turner asked the City Manager to obtain more information. No action needed.

J. REGULAR AGENDA:

8. Authorize Fire Department to Proceed with Preparation of Agreement to Dispatch for Orland and Capay Fire Departments.

(Staff is to return for final City Council approval.)

Mayor Strack introduced this item by title confirming that this will enable Chief Pryatel to continue with negotiations, however the item will be brought back to Council for final approval. Councilor Hill asked if in the costs are higher than projected and the Capay and Orland Departments do not have the funds needed for additional equipment or training, could we look into the utilizing Indian Gaming Tribal funds the City received? Chief Pryatel responded stating that he has already looked into the costs of the equipment however, these costs don't include the computer in dispatch, and we could possibly look into that. Mayor Strack stated that he has no objection to this. Councilor Dickison asked if the City Dispatchers have discussed this and agree that they can

handle the additional calls? Chief Pryatel stated that Orland averages about two calls a day, we currently average about three to three and a half a day, we would only be adding two additional calls from the Orland Fire Department and Capay averages about five calls a month, so we would be adding about five calls a month from their department. Councilor Dickison again asked if it had been discussed with the Dispatchers and they have no problem with it? Chief Pryatel stated that they had some concerns about it, but a meeting with the representatives of the Orland and Capay Fire Department will be held to discuss our procedures and theirs what changes might be necessary. Mayor Strack confirmed that the additional calls would not reduce the service to City residents. Councilor Turner asked if this has been discussed with the insurance carrier and would this increase Insurance JPA costs to the City. Chief Pryatel stated that he has not looked into this, however he didn't think it would create any problems. Councilor Turner also asked about escalating the area of service and possible increased liability. City Manager Kimbrough stated that their were two important questions that Councilor Turner asked, first, regarding liability, our liability insurance is based on two factors, one is the number of claims we receive and the costs of those claims, and the other is our annual payroll. We don't expect any of those to go up. He stated that the indemnification clause should protect us. He stated that the increased activity is well within the certification and abilities of the current dispatchers. Councilor Turner asked if all of the fire dispatchers at the Corning Fire Department "Dispatcher Certified", Chief Pryatel stated that they all have their first responder certificates, and two of them currently have the medical dispatch certificate and the other two will be attending training to obtain this.

Councilor Turner stated that he had a letter from Steven F. Nord, Union Representative that was placed in his vehicle that stated in the event such as additional service obviously has impact upon working conditions of your dispatch, it triggers your obligation to meet and confer prior to, not after a presentation. Councilor Turner stated that he thinks since he has been back on this Council, we have already had an issue where the City moved ahead on some financial obligations in regards to salary that this governing body and the City Manager went ahead without conferring with the Union first and then it has come back and haunted us through correspondence with the Operators No. 3 that they find out about this decisions and interests being shown by us in the newspaper. I think it is very inappropriate that we not communicate with our Union Representative before we make commentary or decisions up here, or try to implement decisions to our working conditions when these are protected under negotiations in the MOU for certain union employees. Mayor Strack stated that he disagrees with Councilor Turner totally. He stated that those particular things he has been through, when there is money owed, they do not have to go through the union and that is basically what that amounts to. Councilor Turner countered stating Mr. Mayor you are stating then that when we, as a governing body tonight, if a decision is made can implement a public procedure, that we do not have to consult the Union. Mayor Strack stated that he is making reference to Councilor Turner's reference to the fact that this body was not aware, and did not talk to the Union on that discrepancy that came up with the SDI withholding. Councilor Turner announced that it was stated publicly in these meetings that the Union Representative had not been conferred with once again, which is past history of the situation about the clerical error or the monitoring. My question, based upon the letter I just read, or a quote from that letter, is that the City in its proper prospective should probably approach the Union before a decision is made that dictates the hours of service or the escalation of calls instead of stating we want to pursue this and then having the Union contest. Councilor Turner stated, as he read in the letter, the gentleman finds it ironic that he read this in the newspaper, (Councilor Turner stated that the letter was dated the 21st of March) and restated that in the event, such as additional service has an obvious impact upon working conditions of your dispatch staff, it triggers your obligation to meet and confer prior to, not after a presentation. It states a demand to comply with the law and contact him to schedule a meeting to discuss this issue, and that he finds it inappropriate that this Council or Governing Body in Corning goes ahead and makes decisions or makes recommendations without conferring with the Union. Mayor Strack asked whom the letter was addressed too, Councilor Turner stated that it was addressed to Stephen Kimbrough and was dated March 21st. Mayor

Strack confirmed that Staff was asking the Council tonight for permission to negotiate with the two departments and it will be brought back to the Council for further discussion. Mayor Strack stated that the letter was addressed to the City Manager and that he is sure he is aware of it. Councilor Turner stated that there were other correspondence received by the City Manager to Staff or Department heads and a denial was made that the City Manager was aware of some of it. Mayor Strack asked Councilor Turner what he was referring to in relation to the City Manager being aware of; Councilor Turner stated any kind of negotiation going forth. Councilor Hill stated that letter was dated after the last Council meeting. The last Council meeting was March 13th. Councilor Turner stated he has a copy of a letter dated January 3, 2007 to Chief Bob Pryatel from the Department Chief's in; Councilor Hill stated that Steve has stated that the two Chief's have been talking for some time. Councilor Turner stated that Mr. Kimbrough, almost evasively inferred that he was minimally aware, and I feel that this Council, same as any other governing body should be kept aware of situations that affect this Community, maybe it's micromanaging, but I think we are being kept in the dark on to many issues.

Dave Demo, Captain of the Volunteer Fire Department approached the Council stating that this issue has not been discussed with him or some of the other volunteers he has spoken with. He asked how the citizens of the City of Corning benefit from this; he also stated that if the other departments and the City are on a call at the same time how will that affect radio communications, will there be a problem or loss of communications with one or the other of the departments. Mr. Demo stated that he has been a fireman for 30 years because he is concerned about the City and the services provided.

Mayor Strack responded stating that it will have to come back to the City and the proposal will have to be beneficial to the City in some way.

Councilor Hill stated that she is not disputing Mr. Demo's dedication, however Chief Pryatel is just as dedicated and would not do something that would put any citizen at risk. Councilor Hill stated that no final decision would be made tonight on an agreement; tonight the Council is just authorizing the Fire Chief to participate in negotiations and obtain more definitive costs figures.

Mr. Demo stated he was under the impression that a final decision was being made tonight. He was informed that wasn't the case.

Marc Jenkins addressed the Council stating his concerns with liability, and questioning why the City would consider taking on these additional duties for out of County residents. He stated that he is not questioning the abilities of the current dispatchers. He also stated that members of the Department are not attacking Chief Pryatel they are just wondering why the City is considering this and stated that doing this will affect service locally. He mentioned a current problem with radios; Chief Pryatel stated that this has been remedied. He also stated that he would like the Council to sit down with the Dispatchers to get their feelings on this issue. Mayor Strack and Councilor Hill stated that to do so would possibly be a violation of the Brown Act and the Union might not like that.

Mayor Strack asked who the governing bodies were for the Orland and Capay Fire Departments. Chief Pryatel stated that Capay has it's own District and Orland is a City and District combination.

Mr. Jenkins asked why the City of Corning would stick their neck out and assume additional liability, he stated that he doesn't see were the citizens of Corning will benefit from this. If they are in dire need, Willows can dispatch for them right now. Mayor Strack stated that he thought the City had been approached because Corning's Dispatch was the best around. Mr. Jenkins stated that it was because we are the cheapest.

Chief Pryatel stated that he had been approached last year about the possibility of dispatching for them, but had no intention of doing anything until the women who was currently dispatching for

them was unable to continue. He was approached again about three months ago because she had been having some health problems, and in the near future would probably need to make other arrangements. They approached her to see if she wanted to retire, she said no she wanted to continue. A couple of weeks ago seek incurred additional health problems and they approached me again, at that time I asked about why they didn't want to utilize Willows Dispatch. They informed me that they have a problem with the way Willows does there dispatching, that problem being that when the Willows Dispatcher takes the call, he is the first one that leaves the premises to respond to the call leaving dispatch unmanned until somebody from the Volunteers comes in to take over handling the calls. They had a problem with that. He stated that they have also been discussing centralizing dispatch in Willows. Right now they are looking for funding to do a feasibility study and probably yes, if that study works out they will probably move their dispatch to Willows; right now they are looking for something in the interim.

Councilor Hill motioned to authorize the Fire Department to continue negotiations with the Orland and Capay Fire Departments. Councilor Dickison seconded the motion. **Ayes: Strack, Hill, Dickison and Turner. Opposed: None. Absent: Zuniga. Abstain: None. Motion was approved by a vote of 4-0 with Zuniga absent.**

Councilor Turner asked if the additional calls would go through the 911 System, Chief Pryatel stated that all the additional calls would go through the Fire Department Dispatch. Mayor Strack asked Chief Pryatel if this will be ready for the April 10th meeting, Kimbrough stated that it should. Councilor Turner asked the Mayor if he believed that a complete report will be ready by the April 10th meeting and all questions answered; Mayor Strack stated he hoped so, however if it isn't it can be continued. Councilor Turner also asked if the additional funds would be placed in the General Fund or under the Fire Department. Mayor Strack the Fire Department.

9. Approve Corning Museum Association Lease Renewal.

Mayor Strack introduced this item by title and gave a brief report highlighting the changes. Teresa Amundson asked that the Chamber have an equal consideration in the lease and a definitive percentage for PG&E listed in the lease. Mrs. Amundson stated that the Museum and the Chamber of Commerce work well together, that they compliment each other. Councilor Hill asked if the consideration would be for a time frame should the City do something with the building, Mrs. Amundson stated no, for the entire lease itself, as equal partners in the lease. Mayor Strack stated that the Lease now states that the only agency that the Museum can sub-lease to is the Chamber of Commerce, but it is strictly a sub-lease between the Museum and the Chamber of Commerce and the City doesn't get involved. Yvonne Boles stated that the City is involved though, as stated in Clause 7 of the proposed lease where the City states what the Museum can direct towards the Chamber of Commerce; therefore the Chamber should be included in the Lease. Mayor Strack stated that the reason for that is the $80,000 that was spent by the Museum for work on the building; this gives the opportunity for the Museum to recoup some of that money. Mayor Strack stated that he asked Tom to do an audit on the PG&E costs, and stated if any upgrades are done, the Chamber will share the burden of the costs. Mrs. Boles stated that right now you are taking responsibility, the City is taking responsibility for all upgrades. Mayor Strack stated no, the Museum is. Mrs. Boles stated that possibly this needs to be discussed between the Museum Board, the Chamber of Commerce Board, and the City before any final Lease is completed.

Councilor Turner stated that he feels this item should be carried forward until all questions can be researched and answered. He stated his disagreement with a ten-year lease; it should be a five-year lease with a renewal option. Councilor Turner stated that you can't tell Jane or John Doe tourist that they can't go in there except for one day a week. Mayor Strack stated yes this could be done; there are many Museums only open one day a week, the Corning Museum could be open only one day a week if the Chamber weren't there. He stated that there is a good working relationship between the Chamber of Commerce and the Museum. Mayor Strack stated that the

Chamber of Commerce has not been charged rent for over one year. Councilor Hill stated that the Chamber might want to consider the costs before pursuing this because the Museum has been very generous. She also suggested a sub-lease agreement in writing between the Museum and the Chamber, at that time the City would not be involved. Councilor Hill suggested a sub-lease in writing between the Museum and the Chamber of Commerce listing all the stipulations then the City would not be involved and it would be in writing for information for future Museum Boards and/or Presidents.

Yvonne Boles questioned the clause relating to the phones, because currently the Chamber is answering the phones.

Mayor Strack stated this should come back to the Council with the suggested changes, such as eliminating clause 4, adding the correct verbage and inserting the term "Sub-Lessee" where appropriate.

Councilor Turner motioned to continue this item to a future meeting when the suggested corrections to the Lease are made. Councilor Hill seconded the motion. **Ayes: Strack, Hill, Dickison and Turner. Opposed: None. Absent: Zuniga. Abstain: None. Motion was approved by a vote of 4-0 with Zuniga absent.**

10. Approve Proposed Salary Increase for Lifeguards and Pool Manager.

After little discussion, Councilor Turner motioned to approve the hourly pay schedule for the City Pool Staff as recommended in the 2007 proposed salary schedule. Councilor Hill seconded the motion. **Ayes: Strack, Hill, Dickison and Turner. Opposed: None. Absent: Zuniga. Abstain: None. Motion was approved by a vote of 4-0 with Zuniga absent.**

K. <u>ITEMS PLACED ON THE AGENDA FROM THE FLOOR</u>: None.

L. <u>COMMUNICATIONS, CORRESPONDENCE AND INFORMATION</u>: None.

M. <u>REPORTS FROM MAYOR AND COUNCILMEMBERS</u>:

11. Hill: Discuss need for Public Street Encroachment Standards & Ordinance to prevent blocking sidewalks. Update on Friends of the Theatre Committee progress.

Councilor Hill stated that she had discussed current Encroachment Standards and Permit requirements with City Staff and have requested certain changes. Encroachment Standards information has been distributed today to local businesses and the permit forms have been changed. Councilor Turner asked if the changes were different from what is currently listed and not enforced; Councilor Hill stated no, before the enforcement action was complaint driven. Businesses have now been advised and enforcement will take place.

Councilor Hill gave a report on the Theatre, the group has raised $32,000 to date and the recent fundraiser was extremely successful. They would like City Staff to hold off on the roof until after January 2008, this is the timeline the group has given themselves to reach the monetary goal of $150,000 that they have set for themselves.

12. Dickison: None.

13. Zuniga: Not present.

14. Turner: Reported on the Ad-Hoc meeting of March 21st and announced that the next meeting is scheduled for April 5, 2007 at 7:30 p.m.

15. Strack: None.

N. <u>ADJOURN TO CLOSED SESSION</u>: 8:32 p.m.

PUBLIC EMPLOYEE EVALUATION: 8:52 p.m.
Pursuant to Government Code Section 54957:
City Manager Evaluation

O. RECONVENE AND REPORT ON CLOSED SESSION: 9:12 p.m.
Council met and discussed the City Manager Evaluation and continued discussion to following the next meeting.

P. ADJOURMENT!: 9:13 p.m.

Lisa M. Linnet

Lisa M. Linnet

MEMORANDUM

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: LORI SIMS
ACCOUNTING TECHNICIAN

DATE: April 4, 2007

SUBJECT: Cash Disbursement Detail Report for the Tuesday, April 10, 2007 Council Meeting

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PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending	03-29-07	$	215,241.37
B.	Payroll Disbursements	Ending	03-27-07	$	33,902.43
C.	Cash Disbursements	Ending	04-04-07	$	154,824.63
			GRAND TOTAL	$	403,968.43

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Description
003848	03/23/07	ADA02	ADAMSON POLICE PRODUCTS	978.08	.00	978.08	77663	SAFETY ITEMS-POLICE
003849	03/23/07	BAS01	BASIC LABORATORY, INC	660.00	.00	660.00	0702218	ProfServices Water Dept
				56.00	.00	56.00	0702247	ProfServices Water Dept
				86.00	.00	86.00	0702291	ProfServices Water Dept
			Check Total.....:	802.00	.00	802.00		
003850	03/23/07	BAT01	BATTERIES PLUS	37.58	.00	37.58	311-59071	SAFETY ITEMS-POLICE
003851	03/23/07	COR12	CORNING FORD MERCURY, INC	30.11	.00	30.11	102764	Veh Oph/Maint - Police
				10.00	.00	10.00	102784	Veh Opr/Maint-POLICE
			Check Total.....:	40.11	.00	40.11		
003852	03/23/07	LIO00	LIONS GATE HOTEL	475.90	.00	475.90	070323	TRNG/EDUC-FIRE DEPT
003853	03/23/07	PAT02	PATTERSON ELECTRIC,	580.09	.00	580.09	682	MAT & SUPPLIES-PARKS
003854	03/23/07	PGE01	PG&E	17169.45	.00	17169.45	070316	Electricity General City
003855	03/23/07	UNI02	UNIFORMS, TUXEDOS & MORE	821.00	.00	821.00	68982	SAFETY ITEMS-POLICE
003856	03/27/07	ARA02	ARAMARK UNIFORM SRV.INC.	39.44	.00	39.44	3853337	Mat/Supplies-STR
				39.44	.00	39.44	3856210	Mat/Supplies-STR
			Check Total.....:	78.88	.00	78.88		
003857	03/27/07	ATT10	AT&T	78.24	.00	78.24	070311	COMMUNICATIONS-GEN. CITY
003858	03/27/07	ATT11	AT&T	234.81	.00	234.81	070311	COMMUNICATIONS-GEN. CITY
003859	03/27/07	CHE02	CHEM QUIP, INC.	537.96	.00	537.96	2016384IN	MAT & SUPPLIES-WTR
003860	03/27/07	COR11	CORNING SAFE & LOCK	16.09	.00	16.09	1669	MAT & SUPPLIES-BLD. MAINT
				18.18	.00	18.18	1670	MAT & SUPPLIES-POLICE
				12.55	.00	12.55	1668A	MAT & SUPPLIES-PARKS
			Check Total.....:	46.82	.00	46.82		
003861	03/27/07	COR12	CORNING FORD MERCURY, INC	13.10	.00	13.10	60397	Veh Opr/Maint-POLICE
				517.43	.00	517.43	102865	Veh Opr/Maint-POLICE
			Check Total.....:	530.53	.00	530.53		
003862	03/27/07	INT11	INTERNET CORP LISTING SER	35.00	.00	35.00	070323	EQUIP. MAINT.-GEN. CITY
003863	03/27/07	JMB01	JMB OIL COMPANY	503.75	.00	503.75	160104	Veh Opr/Maint-STR

CITY OF CORNING
Cash Disbursement Detail Report
Check Listing for 03-07 Bank Account.: 1020

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
003864	03/27/07	PGE2A	PG&E	53.06	.00	53.06	070409	ELECT-GEN. CITY
003865	03/27/07	REX01	REXEL NORCAL VALLEY	124.24	.00	124.24	233337-00	MAT & SUPPLIES-BLD. MAINT
003866	03/27/07	SHA07	SHASTA FASTENERS, INC.	290.41	.00	290.41	04589	MAT & SUPPLIES-PARKS
003867	03/27/07	VAL01	VALLEY INDUSTRIAL COMM.	17.00	.00	17.00	85945	COMMUNICATIONS-FIRE
003868	03/28/07	WAT02	WATSON, THOMAS J.	97.01	.00	97.01	070328	PROF. SVCS-POLICE
003869	03/29/07	NOR09	NORTHERN CA TITLE COMPANY	191709.45	.00	191709.45	070329	AIRPORT LAND ACQUISITION
			Cash Account Total.....:	215241.37	.00	215241.37		
			Total Disbursements.....:	215241.37	.00	215241.37		
			Cash Account Total.....:	.00	.00	.00		

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
2940	03/27/07	EDD01	EMPLOYMENT DEVELOPMENT	2997.18	.00	2997.18	A70327	STATE INCOME TAX
				568.76	.00	568.76	1A70327	SDI
			Check Total.....:	3565.94	.00	3565.94		
2941	03/27/07	ICM01	ICMA RETIREMENT TRUST-457	550.00	.00	550.00	A70327	ICMA DEF. COMP
2942	03/27/07	OEU03	OPERATING ENGINEERS	975.00	.00	975.00	A70327	CREDIT UNION SAVINGS
2943	03/27/07	PERS1	PUBLIC EMPLOYEES RETIRE	26372.31	.00	26372.31	A70327	PERS PAYROLL REMITTANCE
2944	03/27/07	PERS4	Cal Pers 457 Def. Comp	175.00	.00	175.00	A70327	PERS DEF. COMP.
2945	03/27/07	PRE03	PREMIER WEST BANK	790.78	.00	790.78	A70327	HSA DEDUCTIBLE
2946	03/27/07	STA04	STATE OF CALIFORNIA	373.40	.00	373.40	A70327	WAGEASN 549-82-6524
2947	03/27/07	VAL06	VALIC	1100.00	.00	1100.00	A70327	AIG VALIC P TAX
			Cash Account Total.....:	33902.43	.00	33902.43		
			Total Disbursements.....:	33902.43	.00	33902.43		

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
003876	04/02/07	CAR03	CARDENAS, ANTHONY	400.00	.00	400.00	000A704011	ProfServices PoliceServic
003877	04/02/07	COR07	CORBIN WILLITS SYSTEMS	716.46	.00	716.46	000A704011	Finance Dept.
003878	04/02/07	COR09	CORNING CHAMBER OF COMM.	1500.00	.00	1500.00	000A704011	CngChamberComm. Economic
003879	04/02/07	DEM01	DEMO, MICHAEL	54.70	.00	54.70	000A704011	ProfServices FireDepartme
003880	04/02/07	DPM01	DPM LANDSCAPING	560.00	.00	560.00	000A704011	LANDSCAPE MAINT.-PARKS
003881	04/02/07	HAL05	HALL, ROBERT	104.70	.00	104.70	000A704011	ProfServices FireDepartme
003882	04/02/07	PAR01	PARAMOUNT JANITORIAL	1200.00	.00	1200.00	000A704011	Janitorial Srv.
003883	04/02/07	PIT01	PITNEY BOWES	241.84	.00	241.84	000A704011	Rents/Leases Finance Dept
003884	04/02/07	RUS01	RUSS, TOM	400.00	.00	400.00	A70402	Veh Opr/Maint-Sewer
003885	04/02/07	TLD01	TLDC	1000.00	.00	1000.00	000A704011	Economic Devel
003886	04/02/07	MOS02	MOSS LUMBER CO. INC.	3614.63	.00	3614.63	070402	MAT & SUPPLIES-PARKS
003887	04/02/07	BAS01	BASIC LABORATORY, INC	114.00	.00	114.00	0702467	ProfServices Water Dept
003888	04/02/07	CHI05	CHICO SHRED	40.00	.00	40.00	17022	Equip.Maint. General City
003889	04/02/07	COM01	COMPUTER LOGISTICS, INC	114.76	.00	114.76	33662	MAT & SUPPLIES-STR
				406.48	.00	406.48	33664	Equip.Maint.-POLICE
				94.38	.00	94.38	33666	Equip.Maint.-POLICE
			Check Total.....:	615.62	.00	615.62		
003890	04/02/07	COR12	CORNING FORD MERCURY, INC	36.00	.00	36.00	100970	Veh Opr/Maint-POLICE
				111.16	.00	111.16	102959	Veh Opr/Maint-POLICE
			Check Total.....:	147.16	.00	147.16		
003891	04/02/07	COR22	CORNING MEDICAL ASSOC	115.00	.00	115.00	070326	Emp Physicals-PW ADMIN.
003892	04/02/07	DEP03	DEPT OF TRANS/CAL TRANS	85.20	.00	85.20	176894	Equip.Maint. St&Trf Light
				255.20	.00	255.20	02012480	Equip.Maint. St&Trf Light
			Check Total.....:	340.40	.00	340.40		
003893	04/02/07	DEP04	DEPT OF HEALTH SERVICES	126.10	.00	126.10	0710678	ReqPmts.State Water Dept
003894	04/02/07	DEP12	DEPT OF JUSTICE	105.00	.00	105.00	616813	PROF. SVCS.-POLICE
003895	04/02/07	GAL02	GALL'S INC	188.68	.00	188.68	588008410	SAFETY ITEMS-POLICE

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
003896	04/02/07	HAT10	HATFIELD'S	93.57	.00	93.57	070325	Mat/Supplies
003897	04/02/07	JMB01	JMB OIL COMPANY	307.16	.00	307.16	160321	MAT & SUPPLIES-WTR
003898	04/02/07	JOH06	JOHNSON'S TURBO CLEAN	792.87	.00	792.87	1331	MAT & SUPPLIES-BLD. MAINT
003899	04/02/07	M.R01	M.R. METAL WORKS	241.31	.00	241.31	1266	MAT & SUPPLIES-PARKS
				120.66	.00	120.66	1270	MAT & SUPPLIES-PARKS
			Check Total.....:	361.97	.00	361.97		
003900	04/02/07	MCC01	MCCOY'S HARDWARE & SUPPLY	77.96	.00	77.96	070325	MAT & SUPPLIES-SWR
003901	04/02/07	NAP01	NAPA AUTO PARTS	380.74	.00	380.74	070325	Veh Opr/Maint
003902	04/02/07	NEX01	NEXTEL COMMUNICATIONS	459.16	.00	459.16	070329	COMMUNICATIONS-GEN. CITY
003903	04/02/07	PAR01	PARAMOUNT JANITORIAL	300.00	.00	300.00	070330	SENIOR CENTER-GEN. CITY
003904	04/02/07	TRI02	TRI-COUNTY NEWSPAPERS	127.65	.00	127.65	5425	Print/Advert. City Clerk
				102.68	.00	102.68	5426	Print/Advert. City Clerk
				63.83	.00	63.83	5427	Print/Advert. City Clerk
			Check Total.....:	294.16	.00	294.16		
003905	04/02/07	DEP09	DEPT OF CONSERVATION	168.91	.00	168.91	070402	StrongMotion Bldg & Safet
003906	04/03/07	CLA01	CLARKS DRUG STORE	10.38	.00	10.38	26487	MAT & SUPPLIES-RECREATION
003907	04/03/07	COR01	CORNING VETERINARY	53.00	.00	53.00	9356	ProfServices ACO/CSO
				122.80	.00	122.80	9608	ProfServices ACO/CSO
			Check Total.....:	175.80	.00	175.80		
003908	04/03/07	COR03	CORNING RENTALS	275.00	.00	275.00	27924	MAT & SUPPLIES-AIRPORT
				25.00	.00	25.00	27942	MAT & SUPPLIES-PARKS
				120.00	.00	120.00	28000	MAT & SUPPLIES-PARKS
			Check Total.....:	420.00	.00	420.00		
003909	04/03/07	COR08	CORNING LUMBER CO INC	4213.11	.00	4213.11	070324	Mat/Supplies
003910	04/03/07	COR37	CORNING SWIM TEAM	1000.00	.00	1000.00	070403	MAT & SUPPLIES-PARKS
003911	04/03/07	FIR00	FIRST BANKCARD	575.69	.00	575.69	070327	COMMUNICATIONS-GEN. CITY
003912	04/03/07	FIR01	FIRST BANKCARD	202.00	.00	202.00	070327	CONF/MTGS-CITY CLERK
003913	04/03/07	INT01	INTERLAND BUSINESS SUPPLY	1150.82	.00	1150.82	070331	Office Supplies

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information: Invoice #	Payment Information: Description
003914	04/03/07	LIN01	LINCOLN EQUIPMENT, INC.	1396.43	.00	1396.43	S164411	MAT & SUPPLIES-PARKS
003915	04/03/07	NAT12	NATIONAL NOTARY ASSOC.	45.00	.00	45.00	152678464	PROF. SVCS-ADMIN
003916	04/03/07	NOR03	NCCSIF	33440.72	.00	33440.72	R2006094	WORKERS COMP-GEN. CITY
003917	04/03/07	PAT02	PATTERSON ELECTRIC,	336.23	.00	336.23	700	MAT & SUPPLIES-BLD. MAINT
				224.00	.00	224.00	701	MAT & SUPPLIES-BLD. MAINT
			Check Total.....:	560.23	.00	560.23		
003918	04/03/07	PRO10	PROGRESSIVE BUSINESS PUBL	94.56	.00	94.56	070402	TRAINING/ED-POLICE
003919	04/03/07	QUI02	QUILL CORPORATION	210.42	.00	210.42	5726185	Office Supplies-FINANCE
				4.03	.00	4.03	5767699	Office Supplies-FINANCE
			Check Total.....:	214.45	.00	214.45		
003920	04/03/07	SEI01	SEILER, ROY R., CPA	720.00	.00	720.00	21614	ProfServices Finance Dept
003921	04/03/07	WAS01	WASTE MANAGEMENT OF	87630.38	.00	87630.38	070331	WASTE MGMT PYMT-SOLID WAS
003922	04/04/07	AND01	ED ANDERSON	2250.00	.00	2250.00	070403	ProfServices/ENG
003923	04/04/07	ENT01	ENTENMANN-ROVIN CO.	334.47	.00	334.47	0028165IN	PROF. SVCS.-POLICE
003924	04/04/07	FIT01	FITZPATRICK LAW OFFICES	408.52	.00	408.52	070402	BOOKS PERIODICS/LGL
003925	04/04/07	LEA02	LEAGUE OF CA CITIES	100.00	.00	100.00	99441	MEMBERSHIP DUES-CITY COUN
003926	04/04/07	NOR25	NORTHERN LIGHTS ENRGY,INC	1069.41	.00	1069.41	74398	VEH OP/MAINT-POLICE
				1987.66	.00	1987.66	74430	MAT & SUPPLIES-PARKS
			Check Total.....:	3057.07	.00	3057.07		
003927	04/04/07	NOR31	NORM'S PRINTING	609.66	.00	609.66	003153	PRINTING/ADV-POLICE
				403.82	.00	403.82	003183	OFFICE SUPPLIES-FINANCE
			Check Total.....:	1013.48	.00	1013.48		
003928	04/04/07	PGE01	PG&E	256.06	.00	256.06	070401	Electricity-SEWER
003929	04/04/07	TEH13	TEHAMA CO AUDITOR	195.00	.00	195.00	070401	PkngCiteToCnty PoliceServ
003930	04/04/07	THO01	THOMES CREEK ROCK CO	353.74	.00	353.74	070331	Mat/Supplies-SWR
003931	04/04/07	TRI02	TRI-COUNTY NEWSPAPERS	63.83	.00	63.83	5429	Print/Advert. City Clerk
				122.10	.00	122.10	01618750	Print/Advert. City Clerk
			Check Total.....:	185.93	.00	185.93		
			Cash Account Total.....:	154824.63	.00	154824.63		

Total Disbursements.....:	154824.63	.00	154824.63

Waste & Wastewater Operations Management

ECO Resources, Inc.

CITY OF CORNING
WASTEWATER OPERATION SUMMARY REPORT

MARCH 2007

Below is a summary of the Monthly Operations Report that will be available for City review on April 10, 2007.

1) Filled out monthly reports.

2) Performed monthly Operator 10 maintenance on all plant equipment.

3) Changed flow disk.

4) Ordered chlorine and So2.

5) Received OK from city to order new tools for shop.

6) Cleaned sensor in lift station.

7) Put cover on lift station probe to cut down on rage hanging on probe.

8) Worked on Maintain it program.

9) Safety meeting.

10) Put new nozzle on hydro jet.

11) Cleaned up shop.

12) Built new workbench in shop.

13) Turned on chlorine to RAS starting to get foam.

14) Unloaded chlorine truck.

15) Changed So2.

16) Went to PD to pick up old tool chest and wheelbarrow.

17) Exercised generator.

25010 Gardiner Ferry Road • P.O. Box 230 • Corning, CA 96021 • (530) 824-5863 • Fax (530) 824-5769

18) Cleaned So2 pump.

19) People next to plant called said orders are bad, referred them to Bell-Carter.

20) Cleaned out oil storage shed.

21) Pumped to drying beds from thickener.

22) Took serial numbers off all new tools, took copy to city.

23) Took out trash.

24) Bell-Carter people fixed water leak in there line behind well house.

25) Tested all chlorine and So2 sensors.

26) River samples.

27) Cleaned drying beds.

28) Planted flowers in front of office.

29) Sprayed weeds around drying beds.

30) Mettler-Toledo here to calibrate scale in office.

31) Curtis from Tehama County APCD here received order complaint.

32) Worked on compliance list.

33) Ordered new RAS meter from TelStar.

34) Mowed lawn.

35) Tony's Refrigeration here looked at influent sampler refrigerator and bioassay tank.

36) Called Greg Waller, he will be here 4-3-07 to train staff on analyzer.

Total daily plant flow for the month of March 2007 was 699,161GPD.

Total daily plant flow for the previous month of February 2007 was 736,786GPD

March 2007

Industrial Flow = 397,348 GPD
(Flow into the Bell Carter Ponds)

Domestic Flow = 699,161GPD

February 2007

Industrial Flow = 525,090 GPD

Domestic Flow = 736,786 GPD

4/2/2007
9:41:26AM

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2007 thru 3/31/2007

Owner and Address	Parcel Number	Issued On	Valuation
PACIFIC LIVING PROPERTIES 240 EDITH AVE. #6 CORNING CA 96021 **Permit Description:** REMODEL, EXERCISE RM. TWO WINDOWS ANI	6926031 **Site Street Address:** 240 EDITH AVE. #6	3/5/2007	2,750.00
WES SMITH 2067 NORTH STREET CORNING CA 96021 **Permit Description:** REMOVE AND REROOF WITH COMPS.	7135046 **Site Street Address:** 2067 NORTH STREET	3/1/2007	4,000.00
JERRY ADAMS 1177 FIG LANE CORNING CA 96021 **Permit Description:** PARTIAL GARAGE CONVERSION, TWO BED RO	7129131 **Site Street Address:** 1177 FIG LANE	3/5/2007	3,000.00
TERRI JAMISON 1335 FIFTH STREET CORNING CA 96021 **Permit Description:** REPLACE PORCH, AND WINDOWS, REMOVE ST	7127216 **Site Street Address:** 1335 FIFTH STREET	3/5/2007	4,500.00
STEVEN STOUT 2036 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120417 **Site Street Address:** 2036 BLOSSOM AVE.	3/9/2007	120,000.00
JUAN MAGANA 2092 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120410 **Site Street Address:** 2092 BLOSSOM AVE.	3/9/2007	120,000.00
AARON MAGANA 2060 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120414 **Site Street Address:** 2060 BLOSSOM AVE.	3/9/2007	120,000.00

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2007 thru 3/31/2007

Owner and Address	Parcel Number	Issued On	Valuation
RAMON VIVEROS 2068 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120413 **Site Street Address:** 2068 BLOSSOM AVE.	3/9/2007	120,000.00
OSCAR DELGADILLO 2044 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120416 **Site Street Address:** 2044 BLOSSOM AVE.	3/9/2007	120,000.00
EDITH FOX 704 SOUTH STREET CORNING CA 96021 **Permit Description:** REMOVE AND REROOF WITH COMPS.	7307205 **Site Street Address:** 704 SOUTH STREET	3/5/2007	6,600.00
FORREST FORRESTER 1982 SCOTT AVE. CORNING CA 96021 **Permit Description:** INSTALL FENCE FOUR FEET SIDE YARD.	7119233 **Site Street Address:** 1982 SCOTT AVE.	3/5/2007	500.00
MARCOS VILLALBA 1411 BUTTE ST CORNING CA 96021 **Permit Description:** NEW GARAGE	7110607 **Site Street Address:** 1411 BUTTE ST	3/15/2007	25,000.00
CEASAR MAGANA 413 CHESTNUT ST CORNING CA 96021 **Permit Description:** ADD\BEDROOM\BATH STUCCO	7315303 **Site Street Address:** 413 CHESTNUT ST	3/12/2007	20,000.00
JUAN RODRIGUEZ 1431 FOURTH AVE. CORNING CA 96021 **Permit Description:** REMOVE AND REROOF WITH COMPS.	7127328 **Site Street Address:** 1431 FOURTH AVE.	3/7/2007	800.00

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2007 thru 3/31/2007

Owner and Address	Parcel Number	Issued On	Valuation
GLENDA BELEN 1731 PALM AVE CORNING CA 96021 **Permit Description:** NEW SIDING\WIDOWS\DOORS	7129214 **Site Street Address:** 1731 PALM AVE	3/9/2007	15,000.00
AL AUL 1913 ELIZABETH AVE. CORNING CA 96021 **Permit Description:** REMOVE AND REROOF WITH COMP.	7121211 **Site Street Address:** 1913 ELIZABETH AVE.	3/9/2007	4,200.00
JORGE MALDONADO 1111 HOUGHTON AVE. CORNING CA 96021 **Permit Description:** REMOVE OLD FENCE AND REPLACE WITH WO(	7122105 **Site Street Address:** 1111 HOUGHTON AVE.	3/9/2007	500.00
NICHOLAS KANABROCKI 1640 ALGER AVE. CORNING CA 96021 **Permit Description:** INSTALL NEW VINYL SIDING.	7122306 **Site Street Address:** 1640 ALGER AVE.	3/9/2007	11,325.00
ERIC CALDERON 1030 PEACH ST CORNING CA 96021 **Permit Description:**	7310115 **Site Street Address:** 1030 PEACH ST	3/12/2007	10,000.00
PERRY BISWELL 912 EAST ST CORNING CA 96021 **Permit Description:**	7309407 **Site Street Address:** 912 EAST ST	3/12/2007	900.00
CATHOLIC CHURCH 814 SOLANO ST CORNING CA 96021 **Permit Description:**	7306505 **Site Street Address:** 814 SOLANO ST	3/12/2007	5,000.00

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2007 thru 3/31/2007

Owner and Address	Parcel Number	Issued On	Valuation
WILLIAM GALLARDA 601 FIFTH ST CORNING CA 96021 **Permit Description:**	7111411 **Site Street Address:** 601 FIFTH ST	3/12/2007	500.00
JESSE LOPEZ 1212 SOUTH ST CORNING CA 96021 **Permit Description:** NEW FRONT PORCH	7117307 **Site Street Address:** 1212 SOUTH ST	3/15/2007	600.00
DAVID LANDINGHAM 820 SOUTH ST CORNING CA 96021 **Permit Description:** UPGRADE 100 TO 200 AMP ELECT. SERVICE	7309412 **Site Street Address:** 820 SOUTH ST	3/20/2007	1,800.00
ED GERNEY 1011 EAST STREET CORNING CA 96021 **Permit Description:** NEW ELECTRICAL SERVICE, WINDOWS, REROC	7310108 **Site Street Address:** 1011 EAST STREET	3/27/2007	6,000.00
TRAVEL CENTERS OF AMERICA. 3524 HWY 99W CORNING CA 96021 **Permit Description:** RELOCATE UNDERGROUND ELECTRIC.	8709042 **Site Street Address:** 3524 HWY 99W	3/30/2007	75,000.00
ED GERNEY 722 WALNUT STREET CORNING CA 96021 **Permit Description:** NEW ELECTRICAL SERVICE, WINDOWS, REROC	7310108 **Site Street Address:** 722 WALNUT STREET	3/27/2007	6,000.00
ABLE ROMERO 2028 BLOSSOM AVE. CORNING CA 96021 **Permit Description:** NEW RESIDENCE WITH GARAGE.	7120418 **Site Street Address:** 2028 BLOSSOM AVE.	3/29/2007	120,000.00

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2007 thru 3/31/2007

Owner and Address	Parcel Number	Issued On	Valuation
FESLER DEVELOPMENT 1735 ASCALANO CT. CORNING CA 96021 **Permit Description:** CONVERT ATTIC SPACE TO FAMILY ROOM.	7125033 **Site Street Address:** 1735 ASCALANO CT.	3/30/2007	18,720.00

29 Permits Issued from 3/1/2007 Thru 3/31/2007 'OR A TOTAL VALUATION OF $ 942,695.00

***** END OF REPORT *****

CITY OF CORNING

MARCH 2007

TREASURERS REPORT

AGENCY	BALANCE	RATE	MATURES ON
LOCAL AGENCY INVESTMENT FUND	1,064,858.22	4.53	
PREMIER WEST BANK	180,325.11	4.02	03/28/07
PREMIER WEST BANK	161,312.21	4.12	04/20/07
SAVINGS ACCOUNT			
BANK OF AMERICA	5,650.32	.200	
BANK OF AMERICA	4,922.67	.200	
TRUST ACCOUNTS			
PREMIER WEST BANK RIDELL TRUST	186,172.60	4.75	06/13/07

Respectfully Submitted

Pala Cantrell
City Treasurer

Date..: Apr 4, 2007
Time..: 1:02 pm
Run by: PALA CANTRELL

CITY OF CORNING
NEW BUSINESSES FOR CITY COUNCIL

Business Name	Address	CITY/STATE/ZIP	Contact Name	Business Desc. #1	Business Start Date	Primary Teleph
NORTHWEST JANITORIAL	1291 SIXTH AVE	CORNING, CA 96021		NORMA A JANITORIAL INSIDE STORES. SWEEPING, SCRU	03/23/07	(530)824-4728
PAINTING MAN	402 RIO DEL REY	CORNING, CA 96021	HERNANDEZ	WILLIAM COMMERCIAL, RESIDENTIAL, INTERIOR & EXTE	03/23/07	(530)824-2057

Item No.: G-12

ITEM NO.: G-13
APPROVE RESOLUTION 04-10-04-02 ADOPTING STREET LIGHT STANDARDS FOR THE CITY OF CORNING, AND ADDING THESE STANDARDS TO THE CITY'S EXISTING APPROVED CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS
APRIL 10, 2007

TO: **HONORABLE MAYOR AND COUNCILMEMBERS OF THE CITY OF CORNING**

FROM: **STEPHEN J. KIMBROUGH, CITY MANAGER**
TOM RUSS, DIRECTOR OF PUBLIC WORKS TOM

SUMMARY:

Staff requests Council approval of Resolution 04-10-04-02 adopting the proposed Street Light Standards for the City of Corning, and adding these Standards to the City's existing approved Construction Specifications and Standard Details.

BACKGROUND:

Public Works Standards are used as the guide for developers for Construction Projects within the City. All development must maintain and conform to these Standards during construction in order to obtain final approval of the Project.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE RESOLUTION 04-10-07-02 ADOPTING STREET LIGHT STANDARDS FOR THE CITY OF CORNING, AND ADDING THESE STANDARDS TO THE CITY'S EXISTING APPROVED CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS

RESOLUTION NO. 04-10-07-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING ADOPTING STREET LIGHT STANDARDS FOR THE CITY, AND ADDING THESE STANDARDS TO THE EXISTING APPROVED CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS FOR CITY OF CORNING PUBLIC WORKS PROJECTS

WHEREAS, the City of Corning last revised the existing Construction Specifications and Standard Details for all City Public Works Projects in June 2002; and

WHEREAS, these Standards are used as a guide for Developers for construction projects within the City and all development must maintain and conform to these Standards during construction in order to obtain final approval of the project; and

WHEREAS, these Standards will update the City's Standards and bring them into conformance with current State Standards;

NOW, THEREFORE, BE IT RESOLVED, that the City's Construction Specifications and Standard Details for Public Works Projects are now revised to include new Street Light Standards for the City of Corning.

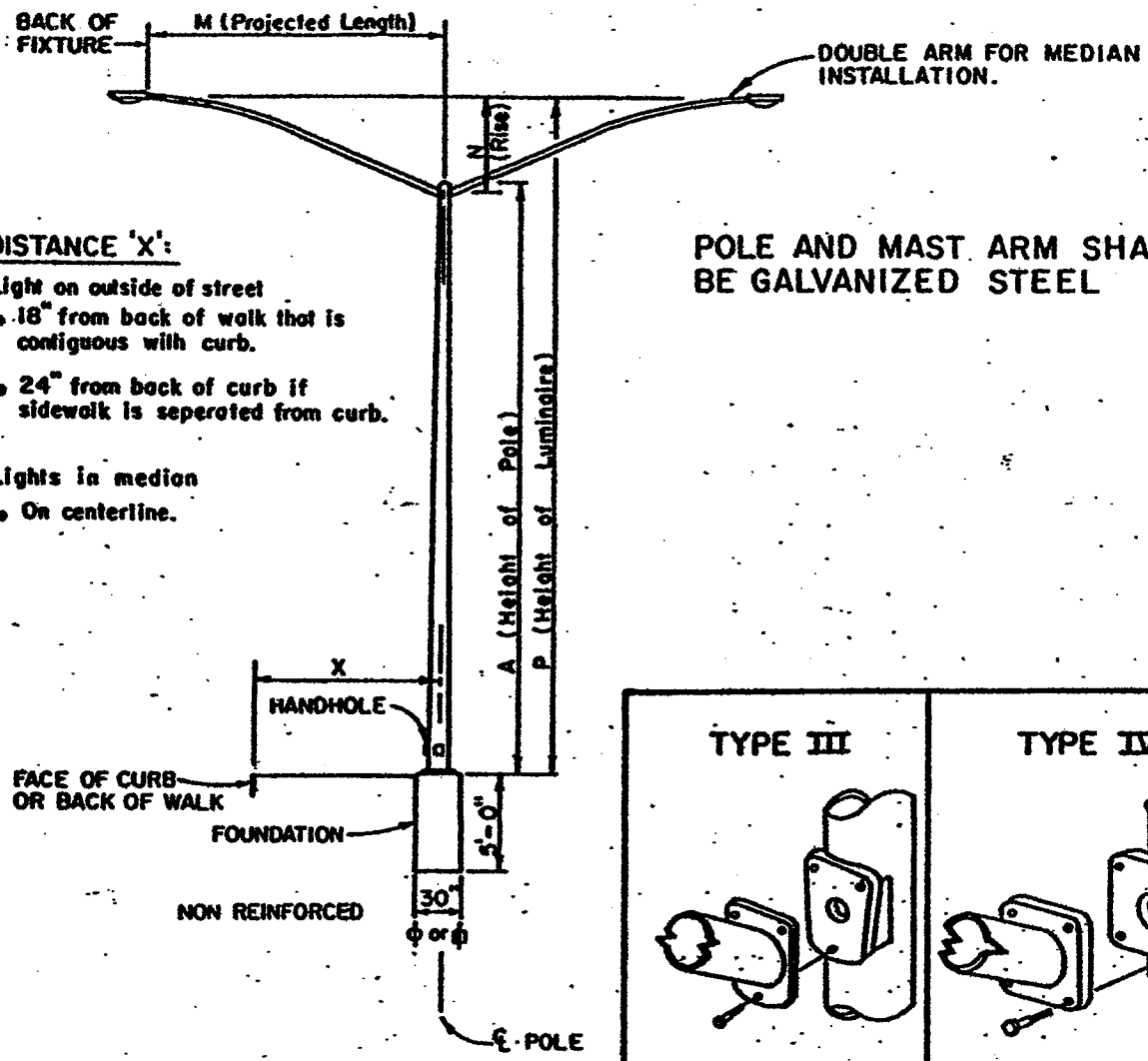
The foregoing resolution was passed by the City Council of the City of Corning, this 10th day of April 2007.

AYES:
NOES:
ABSENT:
ABSTAINING:

Gary R. Strack, Mayor

ATTEST:

Lisa M. Linnet, City Clerk



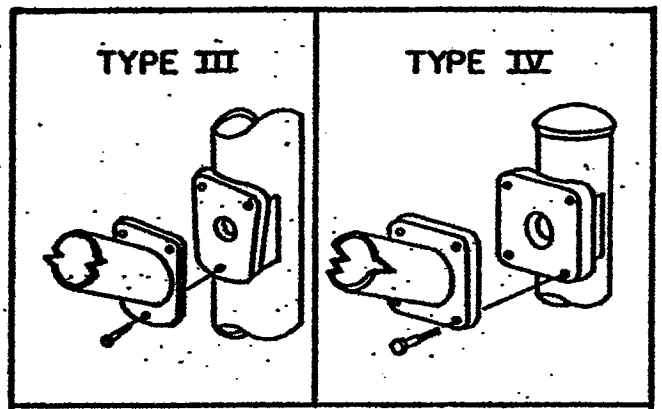
DISTANCE 'X':

Light on outside of street
- 18" from back of walk that is contiguous with curb.
- 24" from back of curb if sidewalk is seperated from curb.

Lights in median
- On centerline.

POLE AND MAST ARM SHALL BE GALVANIZED STEEL

POLE ELEVATION



MAST ARM MOUNTINGS

STREET WIDTH feet	M* feet	A* feet	N* feet	WATTAGE	MAXIUM SPACING (see note 11, sheet 11) feet
20 - 32	6	30	1.5	70	150
36 - 40	6	30	1.5	100	150
44	6	30	1.5	150	110
60 - 68	12	30	2.5	200	100
74 - 80 LIGHTS IN MEDIAN	12	30	2.5	150	150

* MINOR VARIATIONS—ON APPROVAL BY DIRECTOR OF PUBLIC WORKS

STANDARD PLAN

CITY OF CORNING

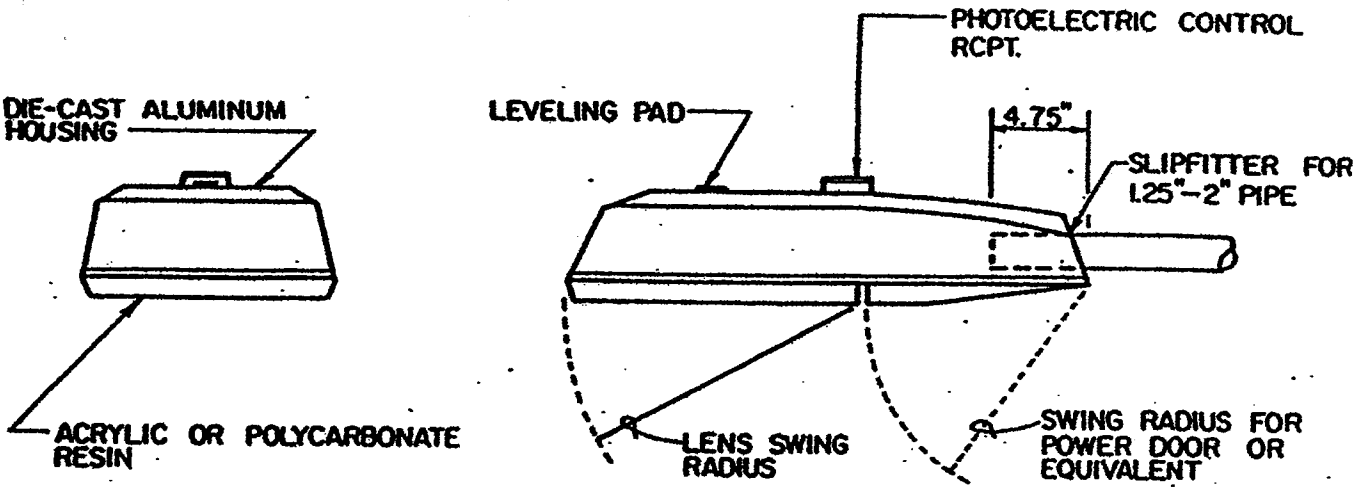
DRAWN BY: City of Chico DATE: Oct. 1998
CHECKED BY: EA SCALE: None

APPROVED: _____
DIRECTOR OF PUBLIC WORKS

STREET LIGHTS
POLE AND MAST ARM DETAIL

NO. SL-1

SHEET 1 OF 11



TYPICAL

ALL LUMINAIRES WILL BE ROADWAY TYPE (COBRA HEAD). ALL LUMINAIRES WILL BE INSTALLED WITH OPERATIONAL PHOTOCELL. PHOTOCELL WILL BE INSTALLED WITH SENSOR FACING NORTH. REFRACTOR SHALL HAVE I.E.S. TYPE III LIGHT DISTRIBUTION PATTERN EXCEPT WHERE DIRECTED BY THE DIRECTOR OF PUBLIC WORKS. ALL LUMINAIRES SHALL BE HIGH PRESSURE SODIUM.

LUMINAIRES SHALL OPERATE AT 120 VOLTS UNLESS OTHERWISE APPROVED BY THE D.P.W.

LUMINAIRES SHALL BE CUTOFF TYPE UNLESS OTHERWISE APPROVED BY D.P.W.

POLES AND LUMINAIRES SHALL BE FROM THIS LIST OF APPROVED MATERIALS.

POLES	LUMINAIRES
AMERON N SERIES	GENERAL ELECTRIC M2AC XX S 1 N 2 (G or A) MC3 1 G = 200 watts P or A = others
ANY POLE OF CALTRANS TYPE 15	
	ANY MEETING CALTRANS SPECS FOR H.P.S. TYPE III

CITY OF CORNING

DRAWN BY: City of Chico DATE: Oct. 1998
CHECKED BY: EA SCALE: None

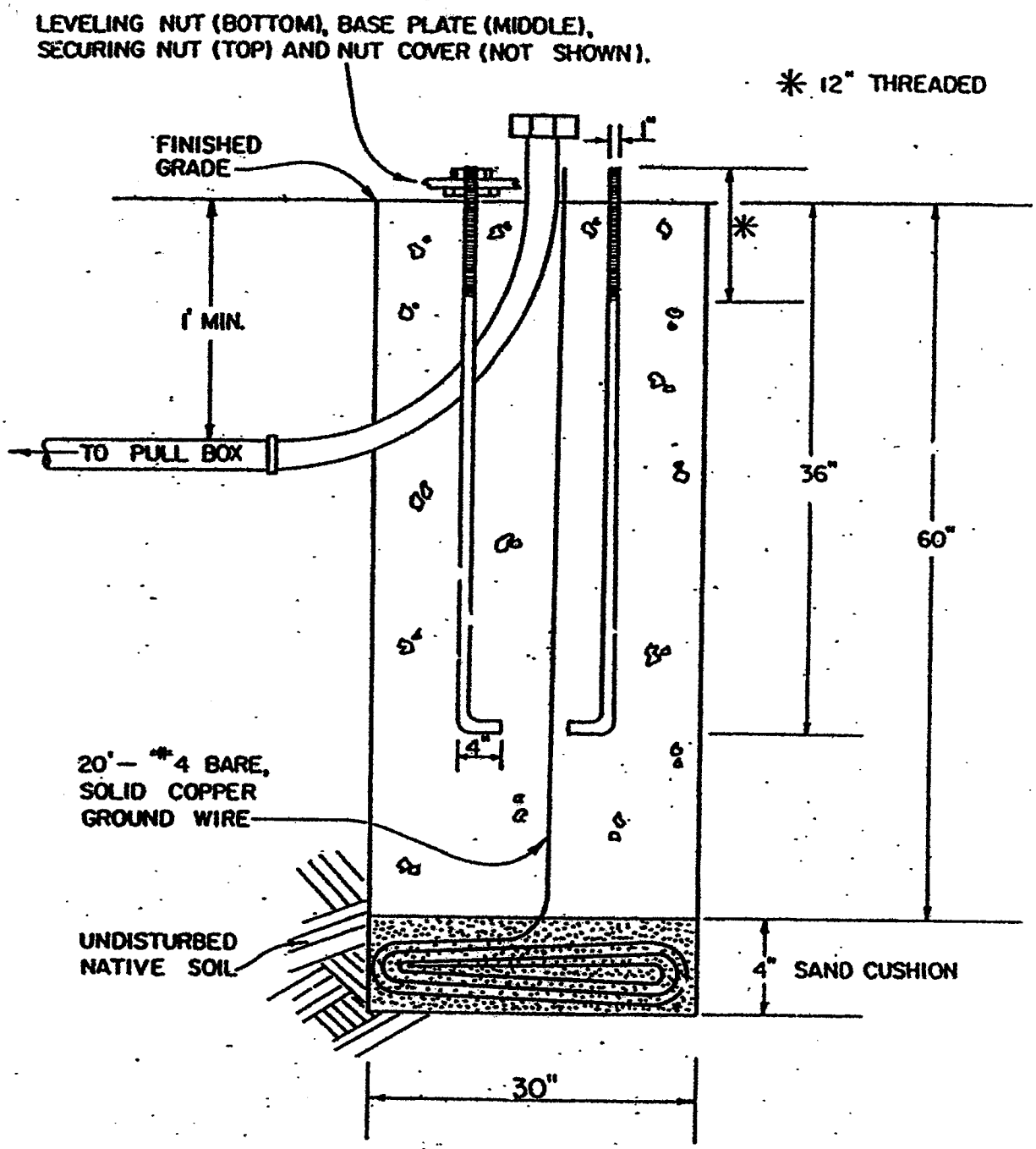
APPROVED: _____
DIRECTOR OF PUBLIC WORKS

STANDARD PLAN

STREET LIGHTS
LUMINAIRE DETAIL

NO. SL-1

SHEET 2 OF 11



NOTES:

1) PRECAST FOUNDATIONS
   a) may be used.
   b) must be backfilled with a one-sack of cement per cubic yard cement sand slurry.
2) BOLT-COVER SHALL BE PROVIDED
3) WITH PRECAST FOUNDATION, THE POLE MAY BE GROUNDED VIA A BARE NO. 4 SOLID COPPER WIRE CLAMPED TO A 1/2 INCH x 10 FOOT GROUNDING ROD INSTALLED IN PULL BOX. (SEE PULL BOX DETAIL)
4) INSTALLATION SHALL INCLUDE SECURING NUTS, LEVELING NUTS, WASHERS, AND NUT COVERS.

CITY OF CORNING

DRAWN BY: City of Chico DATE: Oct., 1998
CHECKED BY: EA SCALE: None

APPROVED: _____
DIRECTOR OF PUBLIC WORKS

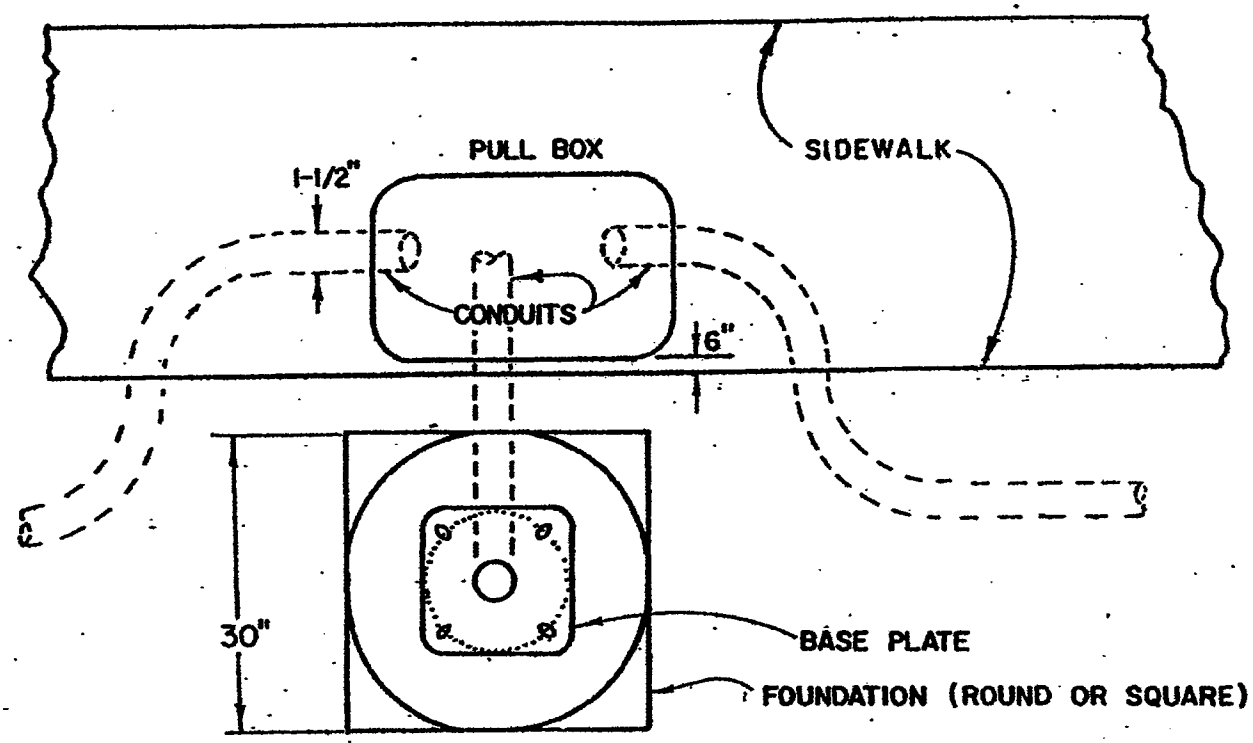
STANDARD PLAN

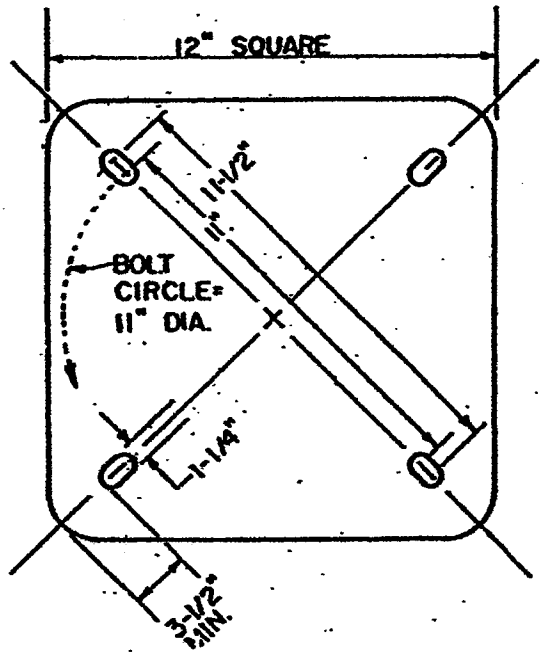
STREET LIGHTS
POLE FOUNDATION DETAIL

NO. SL-1

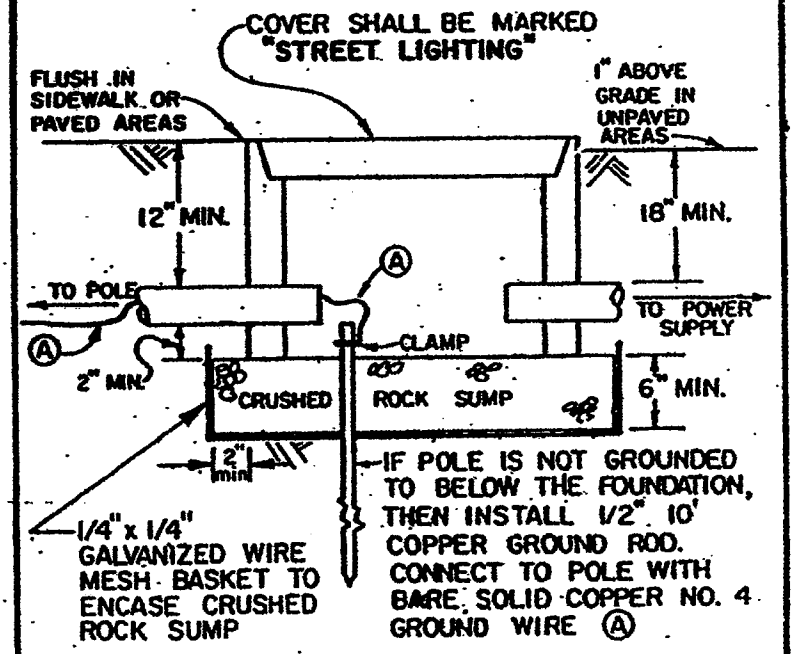
SHEET 3 OF 11

PLAN VIEW
N.T.S.





POLE BASE
N.T.S.



PULL BOX
N.T.S.

CITY OF CORNING
DRAWN BY: City of Chico
CHECKED BY: EA
DATE: Oct. 1998
SCALE: None
APPROVED: _____
DIRECTOR OF PUBLIC WORKS

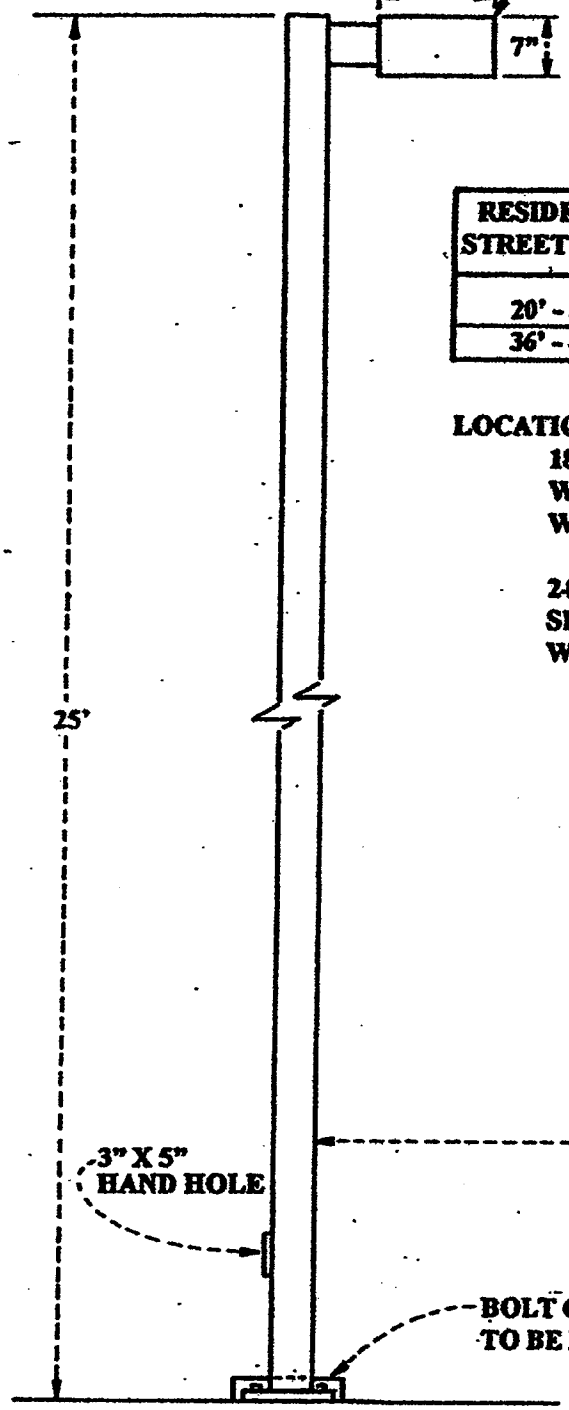
STANDARD PLAN

STREET LIGHTS

POLE BASE AND PULL BOX DETAIL

NO. SL-1

SHEET 4 OF 11



LUMINAIRE: GARDCO TYPE EH-14
DISTRIBUTION: TYPE III
LENS: POLYCARBON
FINISH: CODE BRA = BRONZE ANODIZED
LUMINAIRES SHALL BE INSTALLED WITH OPERATIONAL PHOTOCELL, AND INSTALLED WITH PHOTOCELL SENSOR FACING NORTH.

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32'	150'	70W HPS
36' - 40'	200'	100W HPS

LOCATION:

18" FROM BACK OF SIDEWALK, WHERE SIDEWALK IS CONTIGUOUS WITH CURB AND GUTTER.

24" FROM BACK OF CURB, WHERE SIDEWALK IS NOT CONTIGUOUS WITH CURB AND GUTTER.

POLE: VALMONT DS 230-500L 300-PC
5" SQ. O.D. X 25' LONG
BRONZE ANODIZED

BOLT COVER
TO BE PROVIDED

STANDARD PLAN

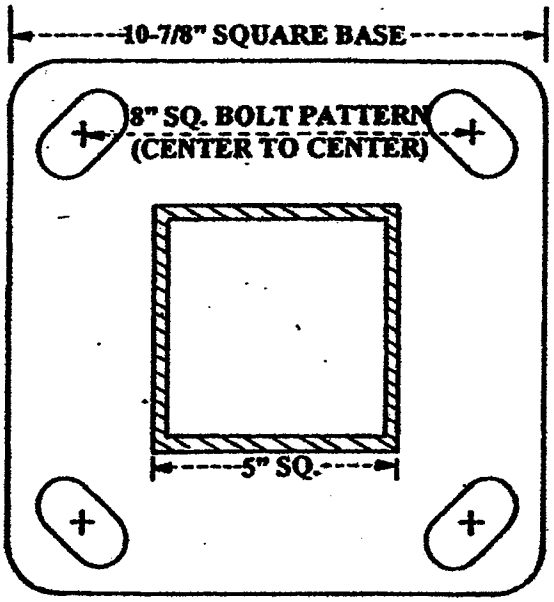
CITY OF CORNING
DRAWN BY: City of Chico DATE: Oct., 1998
CHECKED BY: EA SCALE: None

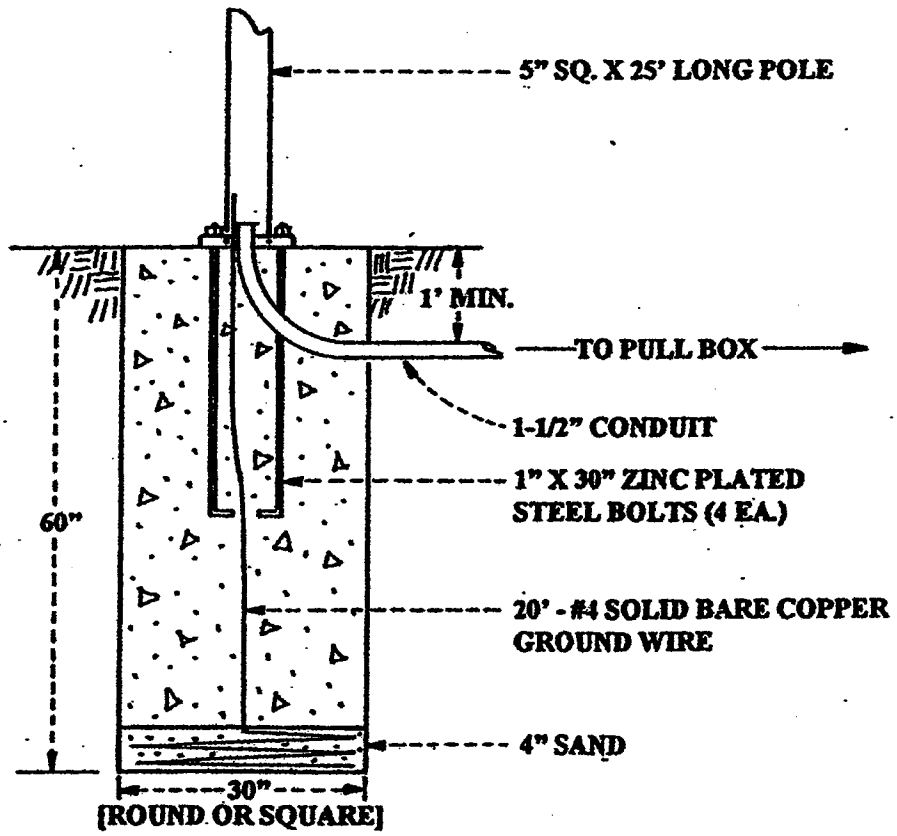
APPROVED: _____
DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING
GARDCO LUMINAIRE
POLE AND LUMINAIRE DETAIL

SL - 1

SHEET 5 OF 11





STANDARD PLAN

CITY OF CORNING

DRAWN BY: City of Chico DATE: Oct., 1998

CHECKED BY: EA SCALE: None

APPROVED: _____

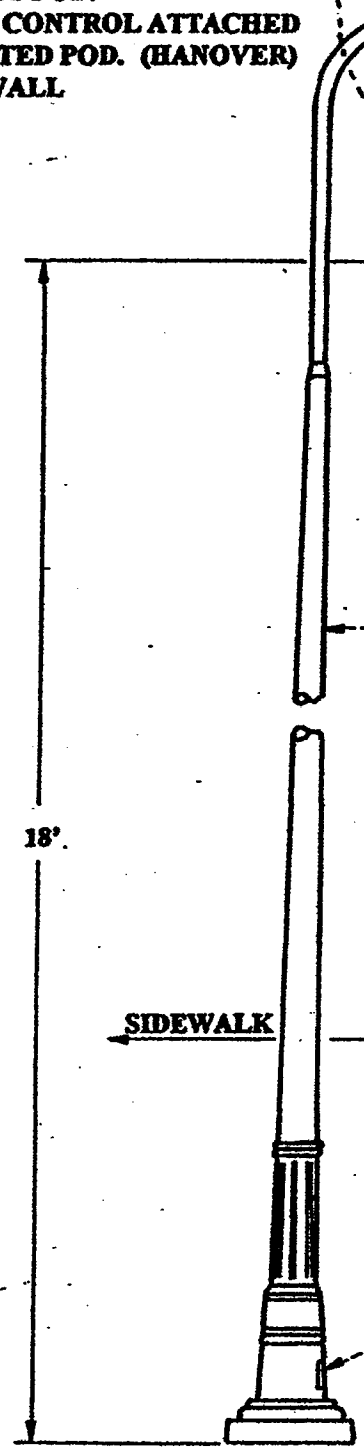
DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING
GARDCO LUMINAIRE
FOUNDATION AND BASE DETAIL

SL - 1

SHEET 6 OF 11

LIGHT POLE DETAIL



STERNBERG MDL. 1910 - RLM 24 - 2518 RRT 508

OR

HANOVER MDL. L55390

STANDARD PLAN

CITY OF CORNING

DRAWN BY: City of Chico DATE: Oct., 1998

CHECKED BY: EA SCALE: None

APPROVED: _____

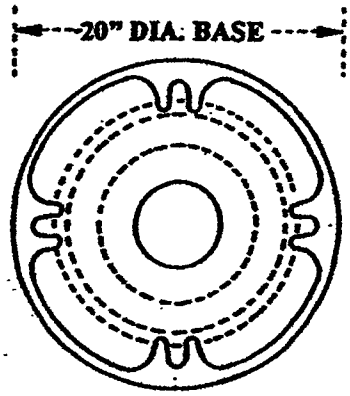
DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING ARCHED INVERTED LANTERN TYPE LUMINAIRE AND POLE DETAIL

SL - 1

SHEET 7 OF 11

BOTTOM VIEW OF BASE



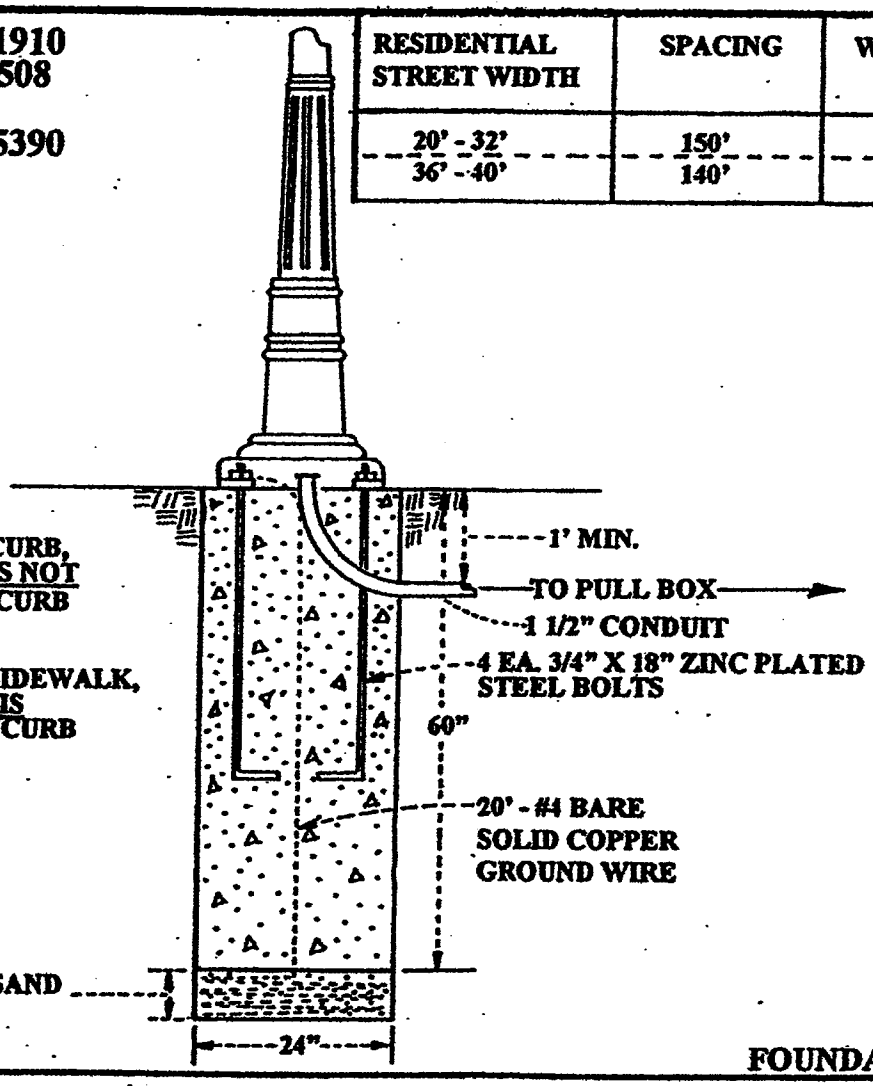
STERNBERG MDL. 1910
RLM 24 - 2518 RRT 508
OR
HANOVER MDL. L55390

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32'	150'	70W HPS
36' - 40'	140'	70W HPS

LOCATION:

24" FROM BACK OF CURB, WHERE SIDEWALK IS NOT CONTIGUOUS WITH CURB AND GUTTER

18" FROM BACK OF SIDEWALK, WHERE SIDEWALK IS CONTIGUOUS WITH CURB AND GUTTER



FOUNDATION

STANDARD PLAN

CITY OF CORNING
DRAWN BY: City of Chico DATE: Oct., 1998
CHECKED BY: EA SCALE: None

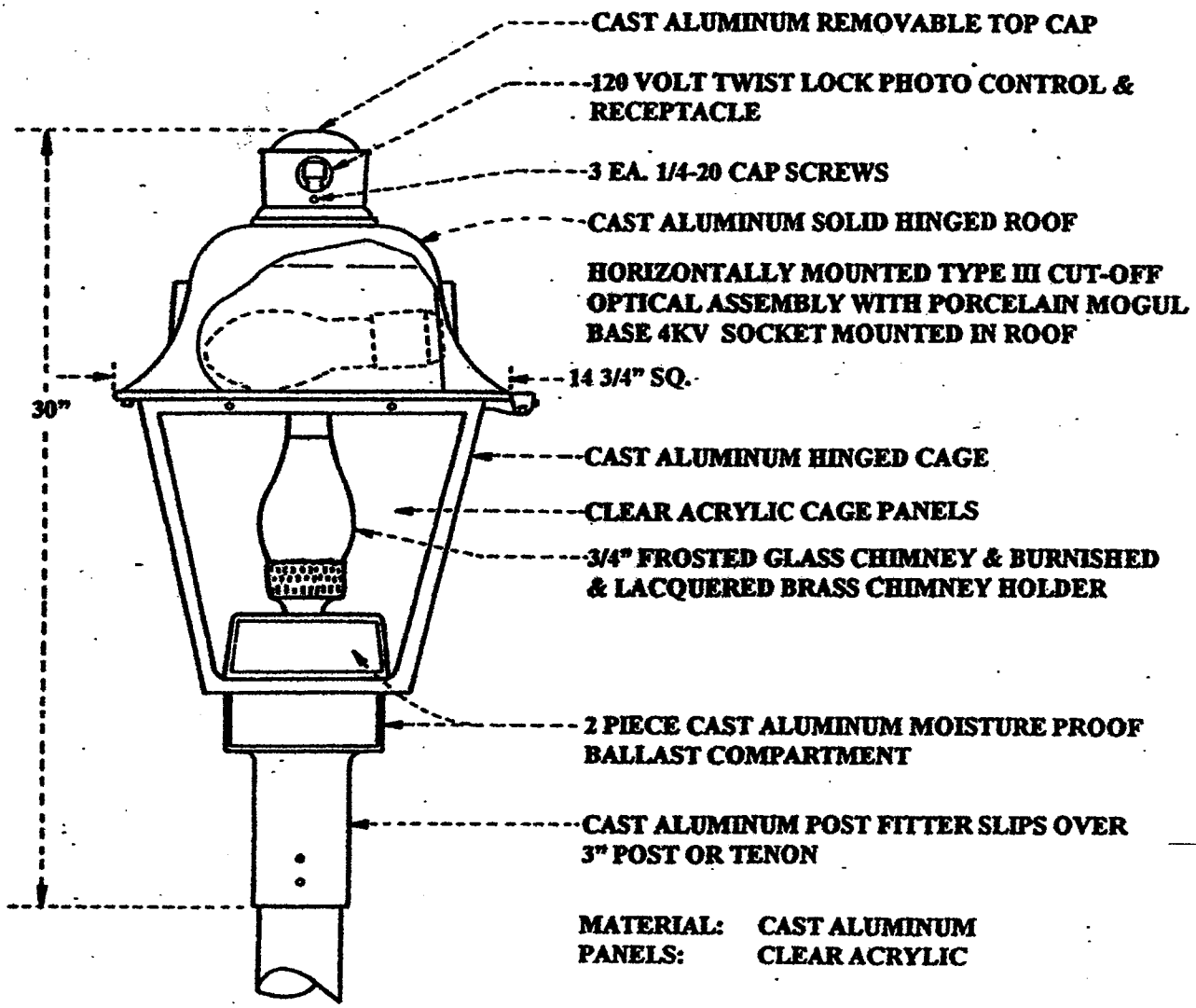
APPROVED: _____
DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING ARCHED INVERTED LANTERN TYPE FOUNDATION AND BASE DETAIL

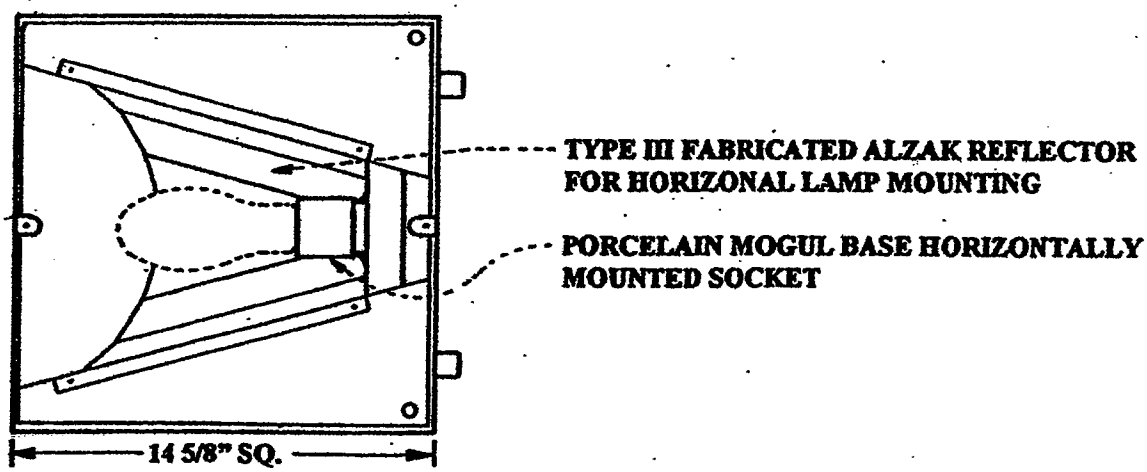
SL - 1

SHEET 8 OF 11

HANOVER GRANDE JEFFERSON MODEL NO. 8432R3



MATERIAL: CAST ALUMINUM
PANELS: CLEAR ACRYLIC



BOTTOM VIEW OF TYPE III CUT-OFF REFLECTOR SYSTEM

CITY OF CORNING
DRAWN BY: City of Chico DATE: Oct., 1998
CHECKED BY: EA SCALE: None

APPROVED: _____
DIRECTOR OF PUBLIC WORKS

STANDARD PLAN

RESIDENTIAL STREET LIGHTING POST TOP LANTERN TYPE LUMINAIRE

SL -1

SHEET 9 OF 11

HANOVER POLE MODEL NO. 329 - 18'

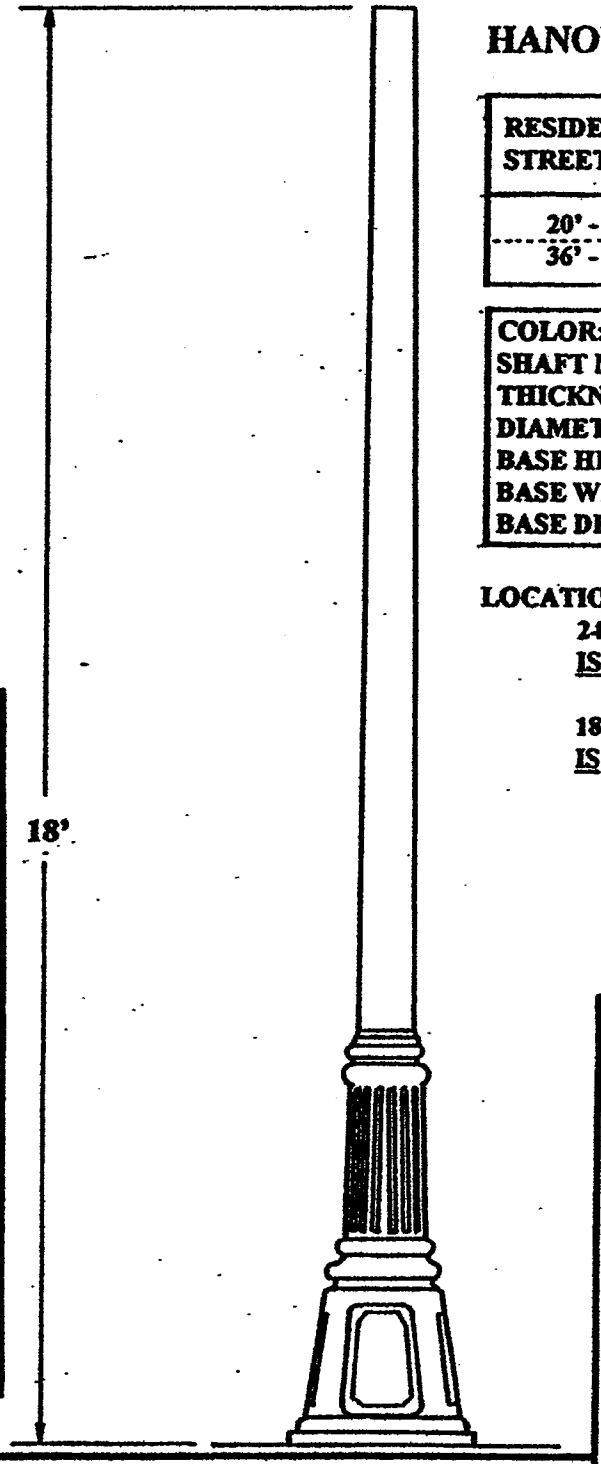
RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32'	150'	70W HPS
36' - 40'	140'	70W HPS

COLOR:	BRONZE
SHAFT MATERIAL:	TAPERED ALUMINUM
THICKNESS:	0.125"
DIAMETER:	3" O.D. TOP - 4" O.D. BOTTOM
BASE HEIGHT:	28 1/4"
BASE WIDTH:	13"
BASE DETAIL:	P-10L

LOCATION:

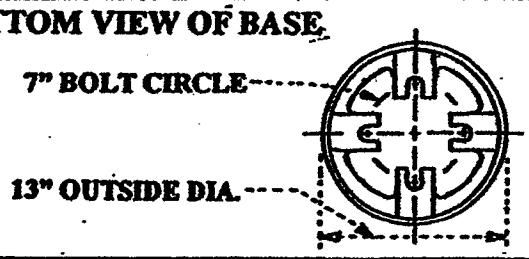
24" FROM BACK OF CURB, WHERE SIDEWALK IS NOT CONTIGUOUS WITH CURB AND GUTTER

18" FROM BACK OF SIDEWALK, WHERE SIDEWALK IS CONTIGUOUS WITH CURB AND GUTTER

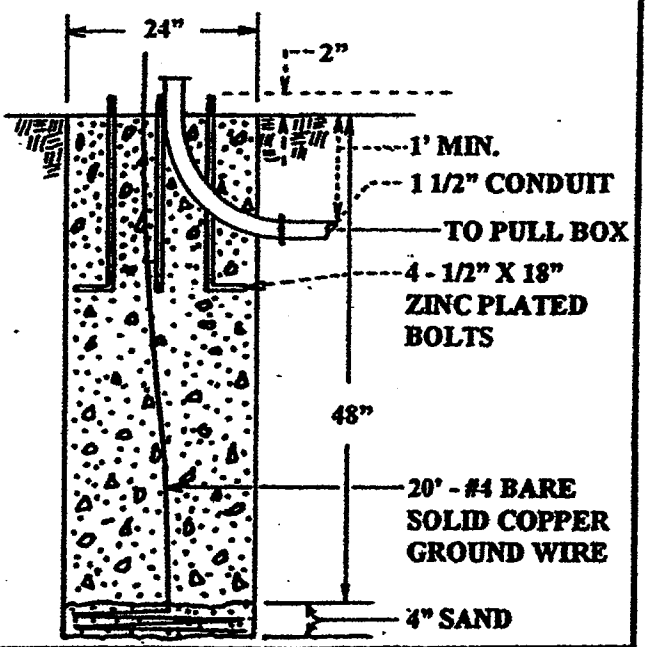


REVISION	BY	DATE	APP. BY COUNCIL
ORIGINAL	E.C.K.	5/12/99	

BOTTOM VIEW OF BASE



FOUNDATION



CITY OF CORNING

DRAWN BY: City of Chico DATE: Oct., 1998

CHECKED BY: EA SCALE: None

APPROVED: _____

DIRECTOR OF PUBLIC WORKS

STANDARD PLAN

RESIDENTIAL STREET LIGHTING
POST TOP LANTERN TYPE
POLE AND FOUNDATION

SL -1

GENERAL NOTES:

1. All conduit to be used shall be rigid metal, or schedule 40 polyvinyl chloride, unless otherwise shown on the plans or stated in the Specifications. The minimum depth of cover for conduit shall be as follows:
   A. Within sidewalk or landscape areas: 1'0" min.
      Between power supply and pull box: 18"min.
   B. Within roadway areas: 24" min.

2. The underground conduit and all metal parts shall be continuously bonded and grounded.

3. Minimum radius of bends shall be 18" inches. All bends and/or offsets shall be made with factory fabricated sections. There shall be no more than three bends per run.

4. Unless otherwise approved by the Director of Public Works, a No. 5 pull box (Caltrans Std. ES-8) shall be used at all street light standards. Covers shall be inscribed "Street Lighting" and secured with solid brass hold-down bolts.

5. Long conduit runs are to be avoided. Direct power service from P.G. & E. Secondaries to the pull box shall be provided when possible. Junction boxes to be a maximum of 250 feet apart on long runs.

6. All splices shall be waterproof, made with approved solderless connectors of the proper size, and shall conform to Caltrans Std. Plan ES-13.

7. All empty conduits shall be capped and a 1/4" inch nylon pull rope shall be installed inside with each end secured in such a way as to assure that they will remain exposed.

8. When a private party is to develop a system and then dedicate the system to the City, the following shall apply: The private party shall be responsible for arrangements with P.G. & E., and all connection and service fees charged by the utility.

9. Each street light shall have a fuse-disconnect in the adjacent pull box.

10. All conductors shall be copper.

11. Lights to be placed on alternating sides of the street. Variations permitted with the approval of the Director of Public Works.

ITEM NO.: G-14
APPROVE RESOLUTION 04-10-04-03 ADOPTING REVISED HANDICAP PEDESTRIAN RAMP STANDARDS AND REPLACING EXISTING APPROVED CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS PAGES S-2A, S-2B AND S-2C WITH REVISED PAGES S-2D AND S-2E
APRIL 10, 2007

TO: **HONORABLE MAYOR AND COUNCILMEMBERS OF THE CITY OF CORNING**

FROM: **STEPHEN J. KIMBROUGH, CITY MANAGER** STEVE
TOM RUSS, DIRECTOR OF PUBLIC WORKS TOM

SUMMARY:

Staff requests Council approval of Resolution 04-10-04-03 adopting the proposed Standard P.C.C. Pedestrian Handicap Ramp Standards for the City of Corning, and replacing the existing pages S-2A, S-2B, and S-2C of the City's approved Construction Specifications and Standard Details with revised S-2D and S-2E that include a raised truncated dome pattern.

BACKGROUND:

Public Works Standards are used as the guide for developers for Construction Projects within the City. All development must maintain and conform to these Standards during construction in order to obtain final approval of the Project.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE RESOLUTION 04-10-04-03 ADOPTING REVISED HANDICAP PEDESTRIAN RAMP STANDARDS AND REPLACING EXISTING APPROVED CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS PAGES S-2A, S-2B AND S-2C WITH REVISED PAGES S-2D AND S-2E.

RESOLUTION NO. 04-10-07-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING ADOPTING REVISED HANDICAP PEDESTRIAN RAMP STANDARDS, AND REPLACE EXISTING APPROVED HANDICAP PEDESTRAIN RAMP STANDARDS NO'S. S-2A, S-2B, & S-2C OF THE CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS FOR CITY OF CORNING PUBLIC WORKS PROJECTS WITH THE REVISED S-2D AND S-2E

WHEREAS, the City of Corning last revised the existing Construction Specifications and Standard Details for all City Public Works Projects in June 2002; and

WHEREAS, these Standards for Handicap Pedestrian Ramps are used as a guide for Developers for construction projects within the City and all future development must maintain and conform to these Standards during construction in order to obtain final approval of the project; and

WHEREAS, the proposed revised Standard will include a raised truncated dome pattern and will update the City's Standards and bring them into conformance with current State Standards;

NOW, THEREFORE, BE IT RESOLVED, that the City's Construction Specifications and Standard Details for Public Works Projects are now revised to include new Handicap Pedestrian Ramp Standards that include a raised truncated dome pattern, and existing Standards No's. S-2A, S-2B and S-2C have been replaced with No's. S-2D and S-2E.

The foregoing resolution was passed by the City Council of the City of Corning, this 10th day of April 2007.

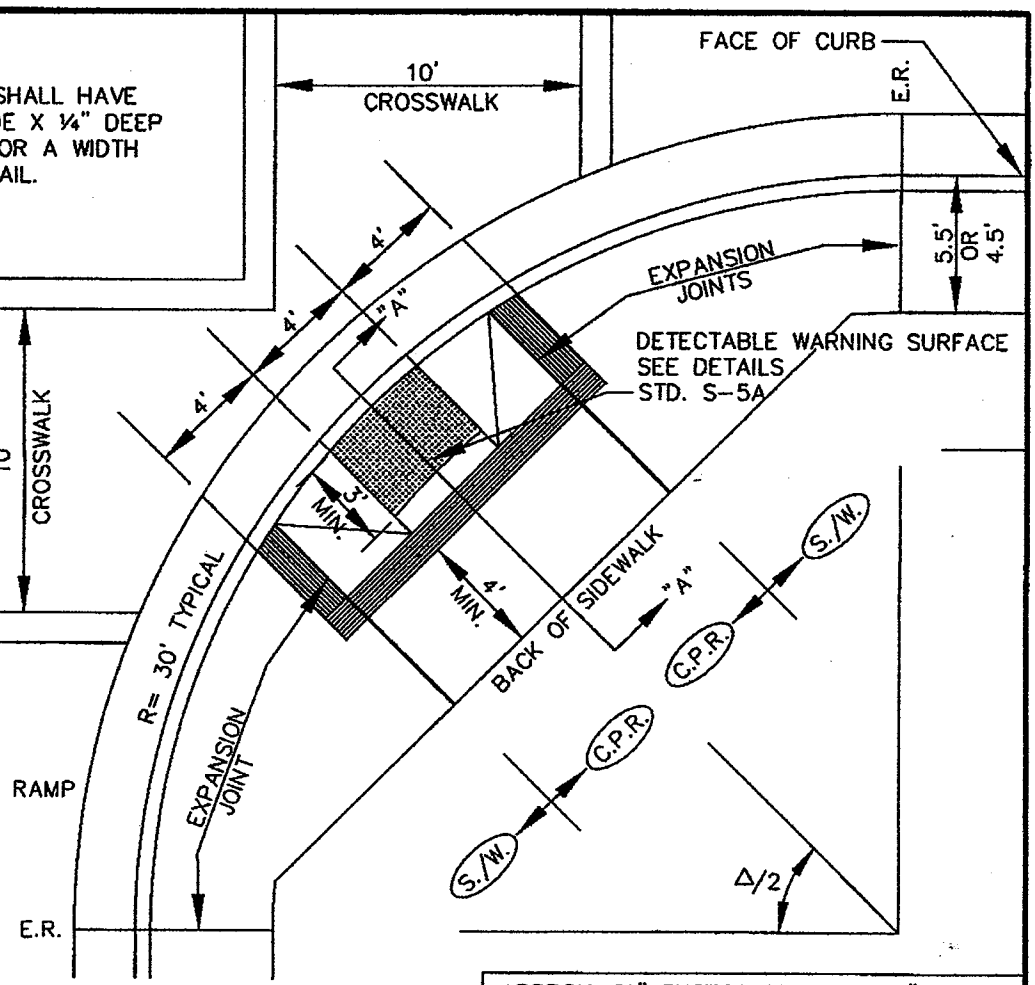
AYES:
NOES:
ABSENT:
ABSTAINING:

Gary R. Strack, Mayor

ATTEST:

Lisa M. Linnet, City Clerk

SIDE PERIMETER OF RAMP SHALL HAVE PARALLEL GROOVES ¼" WIDE X ¼" DEEP X ¾" APART ON CENTER FOR A WIDTH OF 12". SEE GROOVING DETAIL.



QUANTITY PAYMENT LIMITS:

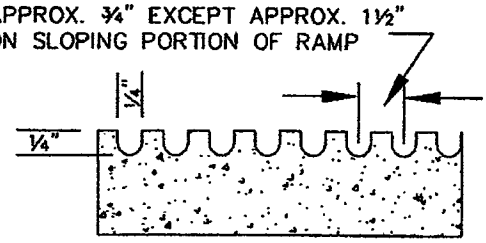
(S./W.) = SIDEWALK

(C.P.R.) = CONCRETE PEDESTRIAN RAMP

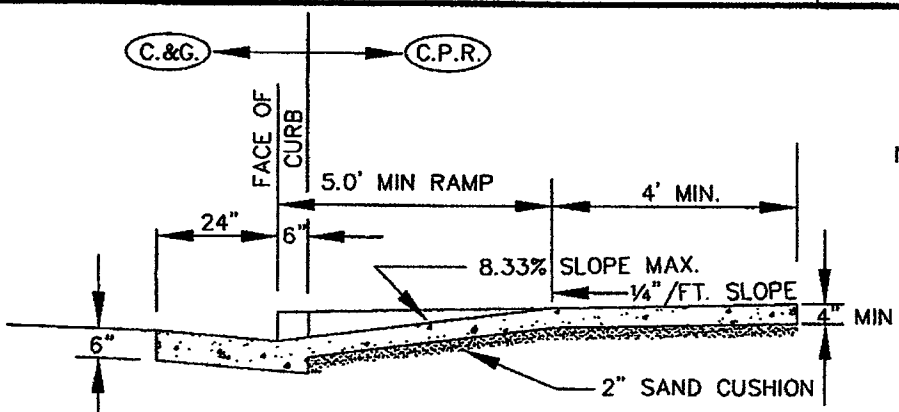
(C.&G.) = CURB & GUTTER

PLAN

NOTE: WHEN RAMP IS LOCATED IN CENTER OF CURB RETURN, IT SHALL BE GROOVED IN A HERRING BONE PATTERN WITH ¼" GROOVES APPROXIMATELY 1½" O.C. SEE GROOVING DETAIL. GROOVES SHOULD BE ALIGNED PARALLEL TO CROSSWALK STRIPES TO DIRECT BLIND PEDESTRIANS INTO APPROPRIATE CROSSWALK.



GROOVING DETAIL



SECTION "A" – "A"

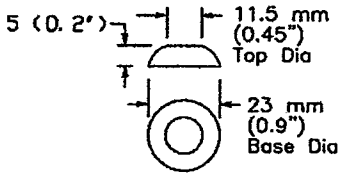
NOTE:
RAMP AND GUTTER POURED TOGETHER

USE THIS STANDARD WHERE SUFFICIENT RIGHT-OF-WAY IS AVAILABLE

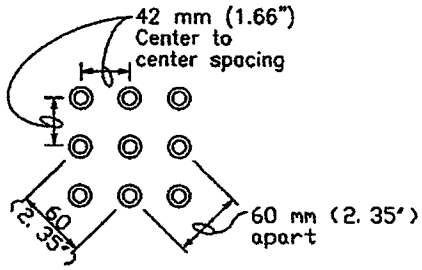
STANDARD FOR:
CONCRETE PEDESTRIAN RAMP TYPE A

CITY OF CORNING
SCALE: NONE

MARCH, 2007
STANDARD NO. S-2D



RAISED TRUNCATED DOME



RAISED TRUNCATED DOME
PATTERN (IN-LINE)

NOTES:

1. Pedestrian ramps shall have a detectable warning surface that extends the full width and 914 mm (3'-0") depth of the ramp. Detectable Warning Surfaces shall conform to the details on this plan and the requirements in the Special Provisions.

2. The edge of the detectable warning surface nearest the street shall be between 150 mm (6") and 205 mm (8") from the gutter flowline.

STANDARD FOR:
DETECTABLE WARNING SURFACE

CITY OF CORNING
SCALE: NONE

MARCH, 2007
STANDARD NO. S-2E

ITEM NO: G-15
AUTHORIZATION TO
PURCHASE POLICE VEHICLES
APRIL 10, 2007

TO: HONORABLE MAYOR AND COUNCIL MEMBERS
OF THE CITY OF CORNING

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
ANTHONY F. CARDENAS, CHIEF OF POLICE

SUMMARY:

The City of Corning's 2006/07 fiscal year annual budget includes funding for the replacement of police vehicles. The Police Department is seeking approval to use these funds to purchase two smaller Ford Ranger pickups, one vehicle to be used by the Community Service Officers and one to be used by the officer assigned to the Drug Task Force. There are now two full time CSO's, one part time CSO's and we are recruiting for an additional part time CSO; the one Animal Control Vehicle is insufficient. The Drug Task Force vehicle is a high mileage 2001 pickup owned by the County.

BACKGROUND:

The Police Department's Capital Improvement portion of the 2006/07 annual budget included $38,000.00 for the Department's Vehicle Replacement Program. When the current Capital Improvement Program was prepared it was anticipated the proposed funds would be used to replace a patrol vehicle and the required after-market equipment.

Bids were not immediately sought for this purchase because the Department was awaiting award of the State of California Vehicle Contract. The 2007 State of California contract for vehicles was not awarded until February 2007. In the meantime, it was determined that the Department would need to provide a vehicle for the officer assigned to the Drug Task Force and an additional vehicle for the Community Service Officers to use.

The Department can replace the Patrol vehicle currently scheduled for replacement with a 2007 model vehicle in July, if normal funding is received in the coming fiscal year budget.

Each agency that is a member of the Drug Task Force is responsible for providing their assigned officer an unmarked vehicle. However, the Department's officer assigned to the Drug Task Force is currently driving a vehicle owned by Tehama County, with the understanding that the Department is responsible for all maintenance and operational expenses for the vehicle. The vehicle, which is a 4-wheel drive pickup, has over 107,000 miles and has reached its effective service life.

Additionally, the Police Department was advised that Tehama County is in the process of establishing a new policy that would limit the driving of county-owned vehicles to county employees only. At this time, the Corning Police Department is the only agency that does not provide a vehicle for its officer assigned to the Task Force.

Currently, the Department has two full-time and one part-time Community Service Officers and is recruiting for a second part-time position. The Community Service Officers are responsible for animal control, vehicle abatement, parking enforcement, evidence and property, and other code enforcement activities. At this time, the Community Service Officers have one vehicle, the Animal Control pickup, which is dedicated for their use. Due to the level of activity generated by the Community Service Officers, the need exists to provide them with a vehicle that is conducive to their duties.

FINANCIAL

. The total purchase price of $22,872.48, plus the cost of the required after-market equipment is available in the Police Department Vehicle Replacement fund. The Police Department is requesting authorization to purchase two (2) new 2007 Ford 4 x 2 regular cab Ranger pickups from Corning Ford with an approximate delivery date of ten (10) weeks from order.

The State of California Vehicle Contract for 2007, which was awarded to Ford Motor Company, includes 2007 Ford Ranger pickups. The contract price for a basic Ford Ranger pickup, excluding tax, license and delivery costs from Sacramento, is $10,465.00. Corning Ford can provide the same vehicle, which includes delivery charges to Corning and a payload package not included in the State bid, for $10,600.00. Including all sales tax and documentation fees, the estimated cost per vehicle purchased from Corning Ford would be $11,436.24

RECOMMENDATION:

MAYOR AND COUNCIL AUTHORIZE THE PURCHASE FROM CORNING FORD OF TWO (2) 2007 FORD RANGER PICKUPS AT THE PURCHASE PRICE OF $22,872.48.

ITEM NO: G-16
APPROVAL OF PARTIAL PAYMENT NO. 2 FOR THE SAFE ROUTES TO SCHOOL PROJECT
APRIL 10, 2007

TO: **HONORABLE MAYOR AND COUNCILMEMBERS OF THE CITY OF CORNING**

FROM: **STEPHEN J. KIMBROUGH, CITY MANAGER** STEVE
TOM RUSS, DIRECTOR OF PUBLIC WORKS Tom

SUMMARY:

Attached for City Council review is a copy of Partial Pay Estimate No. 2 requesting payment of $82,578.40 for the Safe Routes to School Project. The Pay Estimate lists the original contract amount, any change orders/adjustments, work completed to date, retention amount and current amount due to the Contractor.

BACKGROUND:

The Project Engineer, Financial Consultant and the Director of Public Works have reviewed and approved this request.

Original Contract	$223,590.00
Amount Earned to Date	$137,071.00
Retention Held to Date (10%)	$13,707.10
Change Orders to Date	$0.00
Previous Payments to Date	$49,043.34
Proposed Partial Payment Estimate No. 2	**$82,578.40**
Current Amount due to Contractor	**$74,320.56**

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE THE ATACHED PARTIAL PAYMENT ESTIMATE NO. 2 TO TOM WILLIAMS CONSTRUCTION IN THE AMOUNT OF $74,320.56 FOR THE SAFE ROUTES TO SCHOOL PROJECT.

City of Corning
Cornings Safe Routes to School Project

Progress Payment Request Number 2
April 1, 2007

THOMAS H. WILLIAMS

P.O. Box 7968 Chico, CA 95927
Lic.# 821566

CONCRETE CURB, GUTTER, AND SIDEWALK
MACHINE AND HANDSET

Home: 530-343-7675 Mobile: 530-624-4342 Fax: 530-343-4734

Item	Description of Work	Contract Quantity	Unit	Completed Quantity This Period	Previous Complete Quantity	Complete Quantity To Date	Unit Price	Complete This Pay Period	Complete Previous Period	Complete To Date	Contract Total
1	Excavate Sidewalk	25000	SF	9958	8417	18375	1.7	16928.6	14308.9	31237.5	42500
2	Sidewalk	25000	SF	9958	8417	18375	4.1	40827.8	34509.7	75337.5	102500
3	R&R Valley Gutter	1	EA				2500	0	0	0	2500
4	R&R Curb Returns	30	EA	16		16	1250	20000	0	20000	37500
5	R&R Sidewalk	120	SF	20	50	70	8	160	400	560	960
6	R&R Steps	150	SF				9	0	0	0	1350
7	R&R Curb and Gutter	20	LF	3	6	9	54	162	324	486	1080
8	Saw Cut	6	EA		6	6	200	0	1200	1200	1200
9	Remove and Reset water meter boxes	6	EA	3		3	100	300	0	300	600
10	Remove and Reset Mail Boxes	6	EA	3		3	150	450	0	450	900
11	Raised A.C. Ped Crossings	2	EA				3500	0	0	0	7000
12	Thermo Crosswalk	18	EA				425	0	0	0	7650
13	Install Ped Signs	19	EA				150	0	0	0	2850
14	Traffic Control and Signage	1	LS	0.25	0.25	0.5	15000	3750	3750	7500	15000
	TOTALS							**$82,578.40**	**$54,492.60**	**$137,071.00**	**$223,590.00**

ITEM NO. I-17
PUBLIC HEARING; RESOLUTION NO. 04-10-07-01; A RESOLUTION VACATING CERTAIN UNCONSTRUCTED PORTIONS OF BLOSSOM AND ORANGE AVENUES WITHIN AND ADJACENT TO THE SHASTA VIEW TRACT AND ACCEPT OFFERS OF PROPERTY TO RELOCATE AND WIDEN BLOSSOM AVENUE RIGHT OF WAY.

APRIL 10, 2007

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: TOM RUSS; DIRECTOR OF PUBLIC WORKS Tom
JOHN L. BREWER, AICP; PLANNING DIRECTOR JB

PROJECT SUMMARY:

On March 13, 2007, the City Council adopted Resolution No. 03-13-07-01, a "Resolution of Intent to Abandon" certain unconstructed portions of Blossom and Orange Avenues. That resolution scheduled tonight's Street Vacation public hearing.

Staff proposes the abandonment of portions of Blossom and Orange Avenues that would be accomplished by adoption of proposed Resolution No. 04-10-07-01. The segments proposed for vacation appear on Exhibit "B" that is attached to the proposed resolution. The Blossom Avenue right of way would be relocated northerly to provide a safer intersection at Toomes Avenue.

The vacated property would become the property of the adjacent owners, who in exchange, offer the City property to complete the relocation.

The segment of Orange Avenue lying south of Blossom Avenue dead ends at the north bank of Jewett Creek. Utilization of this street segment would be necessary only if a bridge were to be constructed over Jewett Creek. Since the City Circulation Element does not envision a bridge in this location, this property is considered excess and unnecessary.

VACATION PROCESS:

The process for vacating streets is defined in the State Streets and Highways Code. That law requires consideration of the matter at a duly noticed public hearing. This is that hearing. Notice of this hearing was published in the paper and posted in accordance with state law. Copies of the notice were also mailed to utility providers and responsible agencies. As of this writing we have received no written comments regarding the proposed street vacation.

SHIFTED AND WIDENED RIGHT OF WAY DEDICATION:

Vacating the existing Blossom Avenue right of way accomplishes only half the relocation. To complete that task, the right of way in the shifted location must be dedicated to the City and accepted. For that reason, as well as to add width to the existing 40' wide Blossom Avenue right of way, two grant deeds representing and from the multiple adjacent owners are offered to the City. Drawings showing the properties offered are also attached to those deeds.

RENAME ORANGE AVENUE:

The staff report of March 13th included findings that the remaining portion of Orange Avenue be renamed to avoid confusion with other similar named streets in the area. For that reason, Resolution No. 04-10-07-01 includes a provision renaming that street segment "Blossom Lane", as suggested by Councilmembers Hill and Turner on March 13, 2007.

STAFF RECOMMENDATION:

THAT THE CITY COUNCIL:

1.) **ACCEPT THE PROPERTY OFFERED IN THE ATTACHED GRANT DEEDS FOR RELOCATED AND WIDENED BLOSSOM AVENUE RIGHT OF WAY, AND,**

2.) **MAKE THE FOLLOWING FOUR FINDINGS AND ADOPT RESOLUTION NO. 04-10-07-01, A RESOLUTION VACATING CERTAIN UNCONSTRUCTED BLOSSOM AND ORANGE AVENUE RIGHTS OF WAY.**

FINDINGS:

1. Relocation of the Blossom Avenue right of way and its intersection with Toomes Avenue to provide additional separation from the Jewett Creek bridge at Toomes Avenue as shown on Exhibit "A" of Resolution No. 04-10-07-01 would improve public safety, and,

2. The segment of Orange Avenue lying south of Blossom Avenue is not necessary to facilitate circulation in the neighborhood or the City, but a 20' wide public services easement shall be retained for emergency and pedestrian access and drainage facilities, and,

3. This high-lighted segments of Blossom Avenue and Orange Avenue right of ways appearing on Exhibit "A" of Resolution No. 04-10-07-01 are excess public property, and unnecessary for present or prospective public use, and,

4. Appropriate access to the adjacent properties will be provided by the relocated Blossom Avenue as shown on Exhibit "A" of Resolution No. 04-10-07-01, and offered in the attached grant deeds.

RESOLUTION NO. 04-10-07-01
A RESOLUTION OF THE CITY OF CORNING VACATING PORTIONS OF BLOSSOM AND ORANGE AVENUES WITHIN THE SHASTA VIEW TRACT

WHEREAS, Resolution No. 03-13-07-01, a Resolution of Intention to vacate portions of Blossom and Orange Avenues was adopted by action of the Corning City Council on March 13, 2007, and

WHEREAS, the subject portions of Blossom and Orange Avenues have never been constructed, and

WHEREAS, Self Help Home Improvement Project proposes to develop a residential neighborhood that would construct and utilize Blossom and Orange Avenues for access, and

WHEREAS, utilizing the existing Blossom Avenue alignment at the Toomes Avenue intersection would pose a traffic hazard due to the nearness and vertical alignment of the Toomes Avenue bridge over Jewett Creek, and relocating the intersection to the north would improve public safety, and

WHEREAS, Self Help Home Improvement Project and other adjacent property owners have offered grant deeds to facilitate the relocation of the intersection and adjacent connective segments of Blossom Avenue, in exchange for the vacated right of way, and

WHEREAS, Orange Avenue south of Blossom Avenue is unnecessary for present or prospective public use, and

WHEREAS, there are currently no City sewer or water facilities located within the segments proposed for abandonment, and

WHEREAS, to avoid confusion with similar named streets in the Corning area, that portion of Orange Avenue between Blossom and Donnovan Avenues should be renamed, and

WHEREAS, a Public Hearing has been conducted to elicit public comment to this subject on April 10, 2007.

NOW THEREFORE BE IT RESOLVED THAT:

The Blossom and Orange Avenue street segments identified in Exhibits "A" (legal descriptions) and "B" (diagram) are hereby vacated, except that the City shall retain a 20 foot-wide public services easement, centered on the existing street centerline, for emergency and pedestrian access and drainage facilities on that reach of Orange Avenue lying south of Blossom Avenue, and,

That portion of Orange Avenue between Blossom Avenue and Donnovan Avenues shall hereafter be named "Blossom Lane".

The foregoing resolution was adopted at a regular meeting of the City Council of the City of Corning held on April 10, 2007, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

_____
MAYOR

ATTEST:

_____
LISA M. LINNET, CITY CLERK

EXHIBIT "A"

BLOSSOM AVENUE VACATION

All that real property situate in the City of Corning, County of Tehama, State of California, being described as follows:

A portion of Blossom Avenue (40 feet wide), as said Avenue is shown on that map entitled "Shasta View Tract, Tehama Co., Cal, T. 24 N., R. 3 W." filed for record in the office of the County Recorder of the County of Tehama July 6, 1901 in Book B of Maps at page 9, and being more particularly described as follows:

Commencing at the point of intersection of the centerline of Orange Avenue (40 feet wide), as shown on said map, with the south line of said Blossom Avenue;

Thence along said south line of Blossom Avenue, North 89°58'09" East 377.26 feet to the beginning of a tangent curve to the left, concave northwesterly, having a radius of 180.00 feet, and the True Point of Beginning;

Thence leaving said south line of Blossom Avenue along said curve, through a central angle of 22°43'24" for an arc length of 71.39 feet;

Thence North 67°14'45" East 67.38 feet to the north line of said Blossom Avenue;

Thence along said north line of Blossom Avenue, North 89°58'09" East 155.96 feet to a line lying parallel with and 5 feet westerly of, measured at right angles to, said west line of Toomes Avenue, as said Avenue is shown on said map;

Thence along said parallel line, South 00°10'28" East 40.00 feet to the south line of said Blossom Avenue;

Thence along said south line of Blossom Avenue, South 89°58'09" West 287.74 feet to said True Point of Beginning.

Containing 0.19 acres, more or less.

Northstar Engineering
Michael L. Mays, PLS 6967

LICENSED LAND SURVEYOR
MICHAEL L. MAYS
No. 6967
EXP. 09/30/07
STATE OF CALIFORNIA

Date: 1-4-2007

EXHIBIT "A"

ORANGE AVENUE VACATION

All that real property situate in the City of Corning, County of Tehama, State of California, being described as follows:

Orange Avenue (40 feet wide) lying southerly of the south line of Blossom Avenue, as said Avenues are shown on that map entitled "Shasta View Tract, Tehama Co., Cal, T. 24 N., R. 3 W." filed for record in the office of the County Recorder of the County of Tehama July 6, 1901 in Book B of Maps at page 9, containing 0.13 acres, more or less.

Reserving therefrom a 20 foot wide Public Services Easement lying 10 feet on each side of the centerline of said Orange Avenue.

Northstar Engineering
Michael L. Mays, PLS 6967

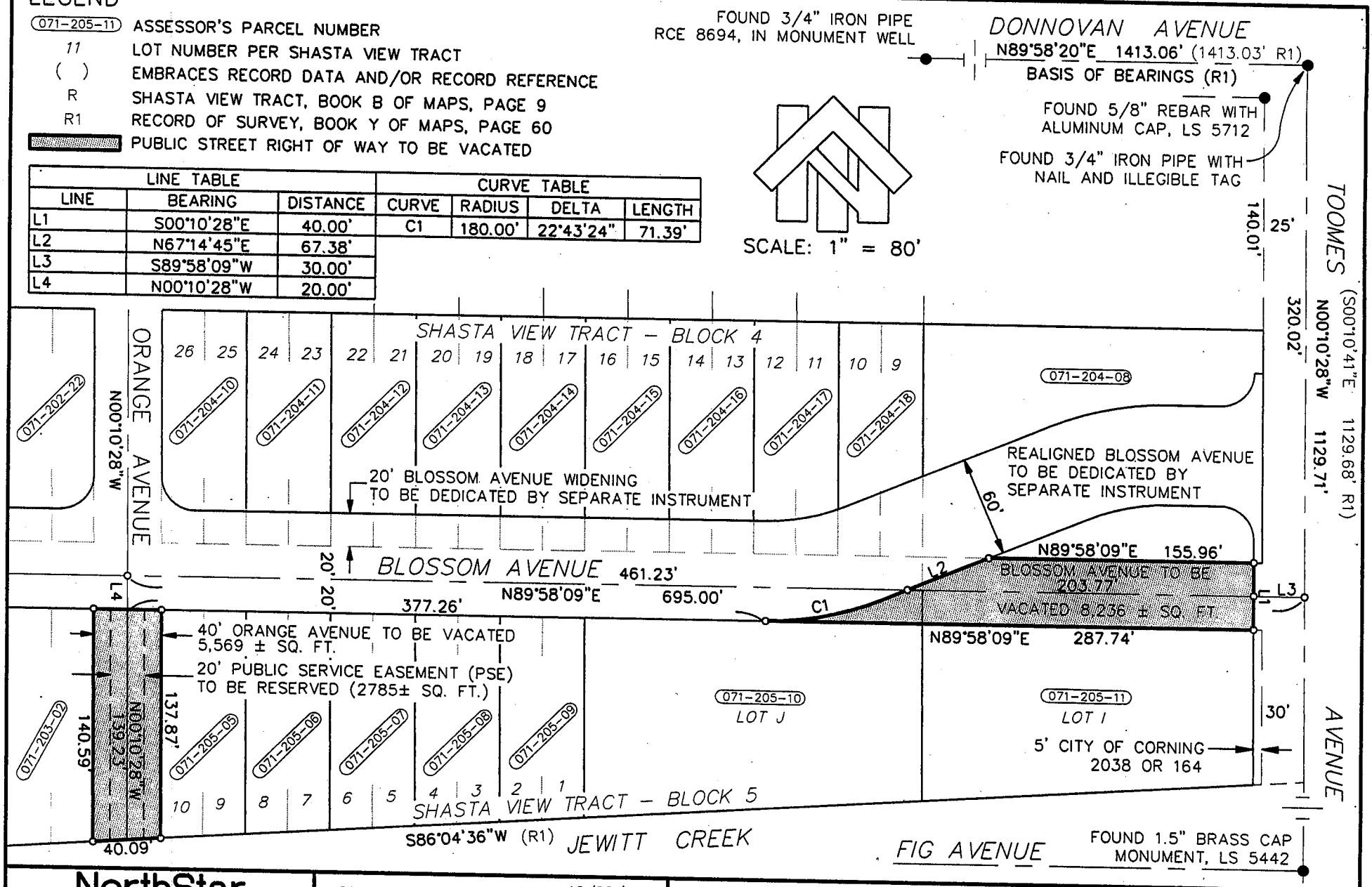
LICENSED LAND SURVEYOR
MICHAEL L. MAYS
No. 6967
EXP. 09/30/07
STATE OF CALIFORNIA

Date: 1/4/2007

LEGEND

(071-205-11)	ASSESSOR'S PARCEL NUMBER
11	LOT NUMBER PER SHASTA VIEW TRACT
( )	EMBRACES RECORD DATA AND/OR RECORD REFERENCE
R	SHASTA VIEW TRACT, BOOK B OF MAPS, PAGE 9
R1	RECORD OF SURVEY, BOOK Y OF MAPS, PAGE 60
	PUBLIC STREET RIGHT OF WAY TO BE VACATED

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH
L1	S00°10'28"E	40.00'	C1	180.00'	22°43'24"	71.39'
L2	N67°14'45"E	67.38'				
L3	S89°58'09"W	30.00'				
L4	N00°10'28"W	20.00'				



NorthStar ENGINEERING
111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95973
(530) 893-1600 FAX (530) 893-2113

DRAWN: _____ DATE: 12/28/2006
CHECKED: _____ SCALE: 1" = 80'
APPROVED: _____
CITY ENGINEER

PLAT TO ACCOMPANY DESCRIPTION FOR PUBLIC STREET VACATION BLOSSOM AVENUE – ORANGE AVENUE

CITY OF CORNING — COUNTY OF TEHAMA

JOB NO. 9141

EXHIBIT "B"

SHEET 1 OF 1

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 06-**49902667**-KED
Locate No.: CACTI7745-7745-2499-0049902667
Title No.: 06-**49902667**-RS

When Recorded Mail Document and Tax Statement To:

The City of Corning

APN: Portions of 071-202-22, 071-203-02, 071-204-08 through 18, and 071-205-05 through 11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ 0.00 **City Transfer Tax is $**
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of **Corning**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Self Help Home Improvement Project, a California Non-Profit Corporation; Abel Romero and Alma D. Romero, husband and wife; Steven A. Stout and Laura M. Stout, husband and wife; Jose Oscar Delgadillo and Alicia Hernandez De Delgadillo, husband and wife; Aaron Magana, an unmarried man; Ramon E. Viveros, an unmarried man; Juan Magana, an unmarried man; Angelica M. Gutierrez, an unmarried woman; Melissa Lamb, an unmarried woman; Richard E. Gasler and Terri L Gasler, husband and wife; and Debbie L. Johnson, an unmarried woman

hereby GRANT(S) to The City of Corning

the following described real property in the City of **Corning**, County of **Tehama**, State of **California**:

SEE EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 26, 2006

STATE OF CALIFORNIA)
COUNTY OF Tehama)
ON January 26, 2007 before me,
K. Deveraux, Notary Public
(here insert name and title of the officer), personally appeared
Steven A. Stout and Laura A. Stout;
Aaron Magana;
Juan Magana;
Angelica M. Gutierrez;
Melissa Lamb;
Richard E. Gasler and Terri L. Gasler;
Debbie L. Johnson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature K Deveraux (Seal)

K. DEVERAUX
COMM. 1706744 MFR. ARS1
NOTARY PUBLIC
CALIFORNIA
TEHAMA COUNTY
MY COMM. EXPIRES NOV. 21, 2010

Self Help Home Improvement Project

By: Keith Griffith
Keith Griffith

Abel Romero R
Abel Romero

Alma Delia Romero
Alma D. Romero

Steven A. Stout

Laura M. Stout

Jose Oscar Delgadillo

Alicia H. Delgadillo.
Alicia Hernandez De Delgadillo

Aaron Magana

Ramon E. Viveros

Juan Magana

Angelica M. Gutierrez

Melissa Lamb

Richard E. Gasler

Terri L. Gasler

Debbie L. Johnson

STATE OF California

COUNTY OF TEHAMA

On January 23, 2007 before me, K. Deveraux, Notary Public,

personally appeared Abel Romero and Alma D. Romero

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Deveraux
(Signature of Notary Public)

K. DEVERAUX COMM. 1706744 MFR. ARS1 NOTARY PUBLIC CALIFORNIA TEHAMA COUNTY MY COMM. EXPIRES NOV. 21, 2010

STATE OF California

COUNTY OF TEHAMA

On February 12, 2007 before me, K. Deveraux, Notary Public,

personally appeared Ramon E. Viveros

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Deveraux
(Signature of Notary Public)

K. DEVERAUX COMM. 1706744 MFR. ARS1 NOTARY PUBLIC CALIFORNIA TEHAMA COUNTY MY COMM. EXPIRES NOV. 21, 2010

(notary)(07-02)

STATE OF California

COUNTY OF TEHAMA

On February 13, 2007 before me, K. Deveraux, Notary Public,

personally appeared Keith Griffith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Deveraux
(Signature of Notary Public)

STATE OF California

COUNTY OF TEHAMA

On 3-24-07 before me, K. Deveraux, Notary Public,

personally appeared Jose Oscar Delgadillo and Alicia Hernandez De Delgadillo

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Deveraux
(Signature of Notary Public)

K. DEVERAUX
COMM. 1706744 MFR. ARS1
NOTARY PUBLIC
CALIFORNIA
TEHAMA COUNTY
MY COMM. EXPIRES NOV. 21, 2010

(notary)(07-02)

EXHIBIT "A"
BLOSSOM AVENUE
(Phase 1)

All that real property situate in the City of Corning, County of Tehama, State of California, being a portion of Block 4, a portion of Block 5, a portion of Blossom Avenue (40 feet wide), and a portion of Orange Avenue (40 feet wide) as said Blocks and Avenues are shown on that map entitled "Shasta View Tract, Tehama Co., Cal, T. 24 N., R. 3 W." filed for record in the office of the County Recorder of the County of Tehama July 6, 1901 in Book B of Maps at page 9, and being more particularly described as follows:

Commencing at the point of intersection of the centerline of that 20 foot wide Alley adjoining said Block 4 with the west line of Toomes Avenue, as shown on said map;

Thence along said west line of Toomes Avenue, South 00°10'28" East, 26.13 feet to the True Point of Beginning;

Thence leaving said west line, South 89°49'32" West, 5.00 feet to the beginning of a non-tangent curve to the right, concave northwesterly, having a radius of 20.00 feet, to which a radial line bears North 89°49'32" East;

Thence southwesterly along said curve, through a central angle of 90°23'40", for an arc length of 31.55 feet;

Thence North 89°46'48" West, 29.62 feet to the beginning of a tangent curve to the left, concave southerly, having a radius of 180.00 feet;

Thence southwesterly along said curve, through a central angle of 22°58'27", for an arc length of 72.18 feet;

Thence South 67°14'45" West, 131.16 feet to the beginning of a tangent curve to the right, concave northerly, having a radius of 120.00 feet;

Thence southwesterly along said curve, through a central angle of 22°43'24", for an arc length of 47.59 feet to a point of tangency with a line lying parallel with and 20 feet northerly of, measured at right angles to, the north line of said Blossom Avenue;

Thence along said parallel line, South 89°58'09" West 337.46 feet to the beginning of a tangent curve to the right, concave northeasterly, having a radius of 20.00 feet;

Thence northwesterly along said curve, through a central angle of 89°51'23", for an arc length of 31.37 feet to a point of tangency with the east line of said Orange Avenue;

Thence along said east line of Orange Avenue, North 00°10'28" West 100.08 feet to said centerline of that 20 foot wide Alley adjoining said Block 4;

Thence along the westerly prolongation of said centerline, South 89°58'14" West 40.00 feet to the west line of said Orange Avenue;

Thence along said west line of Orange Avenue, South 00°10'28" East 99.98 feet to the beginning of a tangent curve to the right, concave northwesterly, having a radius of 20.00 feet;

Thence southwesterly along said curve, through a central angle of 90°08'37", for an arc length of 31.47 feet to a point of tangency with a line lying parallel with and 20 feet northerly of, measured at right angles to, the north line of said Blossom Avenue;

Thence leaving said parallel line, South 00°01'51" East 60.00 feet to the south line of said Blossom Avenue;

Thence along said south line of Blossom Avenue, North 89°58'09" East 40.20 feet to the point of intersection with the centerline of said Orange Avenue;

Thence continuing along said south line of Blossom Avenue, North 89°58'09" East 377.26 feet to the beginning of a tangent curve to the left, concave northwesterly, having a radius of 180.00 feet;

Thence leaving said south line of Blossom Avenue along said curve, through a central angle of 22°43'24" for an arc length of 71.39 feet;

Thence North 67°14'45" East 131.16 feet to the beginning of a tangent curve to the right, concave southerly, having a radius of 120.00 feet;

Thence northeasterly along said curve, through a central angle of 22°58'27", for an arc length of 48.12 feet;

Thence South 89°46'48" East 30.31 feet to the beginning of a tangent curve to the right, concave southwesterly, having a radius of 20.00 feet;

Thence southeasterly along said curve, through a central angle of 89°36'20", for an arc length of 31.28 feet to a point of tangency with a line lying parallel with and 5 feet westerly of, measured at right angles to, said west line of Toomes Avenue;

Thence along said parallel line, South 00°10'28" East 53.87 feet to the south line of said Blossom Avenue;

Thence along said south line of Blossom Avenue, North 89°58'09" East 5.00 feet to said west line of Toomes Avenue;

Thence along said west line of Toomes Avenue, North 00°10'28" West 153.88 feet to said Point of Beginning, containing 1.13 acres, more or less.

Together with Public Service Easements being ten (10) foot wide strips of land, the southerly lines of which are coincident with the northerly boundary of the realigned Blossom Avenue hereinabove described, and lying westerly of the east line of said Lot 9, Block 4, and as shown on the plat attached hereto, and by this reference made a part hereof.

Also together with a Public Service Easement being a ten (10) foot wide strip of land, the northerly line of which is coincident with the southerly boundary of the realigned Blossom Avenue hereinabove described, and as shown on the plat attached hereto, and by this reference made a part hereof.

Also together with a Public Service Easement being a five (5) foot wide strip of land, the westerly line of which is coincident with the easterly boundary of said Orange Avenue hereinabove described, and as shown on the plat attached hereto, and by this reference made a part hereof.

Also together with a Public Service Easement being a five (5) foot wide strip of land, the easterly line of which is coincident with the westerly boundary of Orange Avenue hereinabove described, and as shown on the plat attached hereto, and by this reference made a part hereof.

Northstar Engineering
Michael L. Mays, PLS 6967

LICENSED LAND SURVEYOR
MICHAEL L. MAYS
No. 6967
EXP. 09/30/07
STATE OF CALIFORNIA

Date: 3/26/2007

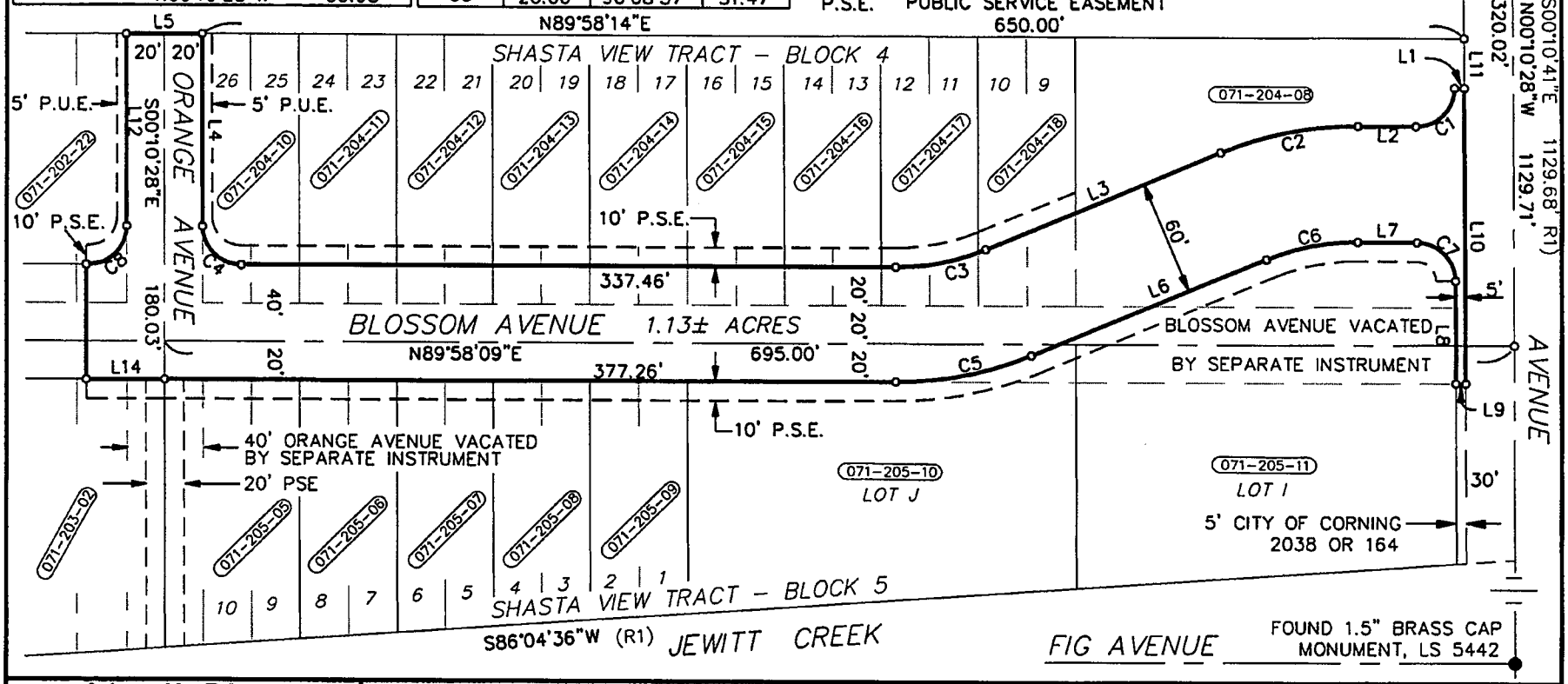
LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°49'32"E	5.00'	L13	N00°01'51"W	60.00'
L2	N89°46'48"W	29.62'	L14	N89°58'09"E	40.20'
L3	N67°14'45"E	131.16'			
L4	N00°10'28"W	100.08'			
L5	N89°58'14"E	40.00'			
L6	N67°14'45"E	131.16'			
L7	N89°46'48"W	30.31'			
L8	N00°10'28"W	53.87'			
L9	N89°58'09"E	5.00'			
L10	N00°10'28"W	153.88'			
L11	N00°10'28"W	26.13'			
L12	N00°10'28"W	99.98'			

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°23'40"	31.55'
C2	180.00'	22°58'27"	72.18'
C3	120.00'	22°43'24"	47.59'
C4	20.00'	89°51'23"	31.37'
C5	180.00'	22°43'24"	71.39'
C6	120.00'	22°58'27"	48.12'
C7	20.00'	89°36'20"	31.28'
C8	20.00'	90°08'37"	31.47'

1" = 80'

LEGEND

(071-205-11) ASSESSOR'S PARCEL NUMBER
11 LOT NUMBER PER SHASTA VIEW TRACT
( ) EMBRACES RECORD DATA AND/OR RECORD REFERENCE
R SHASTA VIEW TRACT, BOOK B OF MAPS, PAGE 9
R1 RECORD OF SURVEY, BOOK Y OF MAPS, PAGE 60
P.S.E. PUBLIC SERVICE EASEMENT



NorthStar ENGINEERING
111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95973
(530) 893-1600 FAX (530) 893-2113

DRAWN: MLM DATE: 03/2007
CHECKED: SCALE: 1" = 80'
APPROVED: CITY ENGINEER

PLAT TO ACCOMPANY DESCRIPTION FOR BLOSSOM AVENUE – ORANGE AVENUE

CITY OF CORNING COUNTY OF TEHAMA

JOB NO. 9141

EXHIBIT "B"

SHEET 1 OF 1

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 06-**49902667**-KED
Locate No.: CACTI7745-7745-2499-0049902667
Title No.: 06-**49902667**-RS

When Recorded Mail Document and Tax Statement To:

The City of Corning

APN: Portion 071-202-22 and 071-203-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ 0.00 **City Transfer Tax is $**
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of **Corning,**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Self Help Home Improvement Project, a California Non-Profit Corporation

hereby GRANT(S) to The City of Corning

the following described real property in the City of **Corning**, County of **Tehama**, State of **California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
DATED: March 22, 2007

Self Help Home Improvement Project
By: Keith Griffith
Keith Griffith

STATE OF CALIFORNIA)
COUNTY OF Tehama)
ON 3-22-07 before me,
K. DEVERAUX, NOTARY PUBLIC
(here insert name and title of the officer), personally appeared
Keith Griffith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

K. DEVERAUX COMM. 1706744 MFR. ARST. NOTARY PUBLIC CALIFORNIA TEHAMA COUNTY MY COMM. EXPIRES NOV. 21, 2010

Witness my hand and official seal.

Signature K Deveraux (Seal)

EXHIBIT "A"

BLOSSOM AVENUE
(Phase 3)

All that real property situate in the City of Corning, County of Tehama, State of California, being a portion of Block 3, a portion of Block 6, and a portion of Blossom Avenue (40 feet wide) as said Blocks and Avenue are shown on that map entitled "Shasta View Tract, Tehama Co., Cal, T. 24 N., R. 3 W." filed for record in the office of the County Recorder of the County of Tehama July 6, 1901 in Book B of Maps at page 9, and being more particularly described as follows:

Commencing at the point of intersection of the centerline of that 20 foot wide Alley adjoining said Block 3 with the west line of Orange Avenue, as shown on said map;

Thence along said west line of Orange Avenue, South 00°10'28" East 99.98 feet to the beginning of a tangent curve to the right, concave northwesterly, having a radius of 20.00 feet;

Thence southwesterly along said curve, through a central angle of 90°08'37", for an arc length of 31.47 feet to a point of tangency with a line lying parallel with and 20 feet northerly of, measured at right angles to, the north line of said Blossom Avenue;

Thence leaving said parallel line, South 00°01'51" East 60.00 feet to the south line of said Blossom Avenue and the True Point of Beginning;

Thence leaving said south line of Blossom Avenue, North 00°01'51" West 60.00 feet to said parallel line lying northerly of the north line of Blossom Avenue;

Thence along said parallel line, South 89°58'09" West 321.42 feet to the beginning of a tangent curve to the left, concave southerly, having a radius of 510.00 feet;

Thence westerly along said curve, through a central angle of 11°28'13", for an arc length of 102.10 feet;

Thence South 78°29'56" West 15.24 feet to the beginning of a tangent curve to the right, concave northerly, having a radius of 20.00 feet;

Thence northwesterly, along said curve, through a central angle 44°24'55", for an arc length of 15.50' feet to the beginning of a reverse curve, concave southerly, having a radius of 50.00 feet;

Thence westerly along said curve, through a central angle of 82°36'57", for an arc length of 72.10 feet to said north line of Blossom Avenue as shown on said map;

Thence along said north line of Blossom Avenue, South 89°58'09" West 11.96 feet to the southwest corner of Lot 22, Block 3, as shown on said map;

Thence along the southerly prolongation of the west line of said Lot 22, Block 3, and along the northerly prolongation of the west line of Lot 22, Block 6, as shown on said map, South 00°10'28" West 40.00 feet to the northwest corner of said Lot 22, Block 6, lying on the south line of said Blossom Avenue;

Thence along said south line of Blossom Avenue, North 89°58'09" East 0.57 feet to a point of intersection with the southwesterly prolongation of said 50 foot radius curve, to which point a radial line bears South 81°10'43" West;

Thence southeasterly along said curve, through a central angle of 137°05'42", for an arc length of 119.64 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 20.00 feet;

Thence northeasterly along said curve, through a central angle of 44°24'55", for an arc length of 15.50 feet;

Thence North 78°29'56" East 15.24 feet to the beginning of a tangent curve to the right, concave southerly, having a radius of 450.00 feet;

Thence easterly along said curve, through a central angle of 11°28'13", for an arc length of 90.09 feet to a point of tangency with said south line of Blossom Avenue;

Thence along said south line of Blossom Avenue, North 89°58'09" East 321.42 feet to said True Point of Beginning, containing 0.78 acres, more or less.

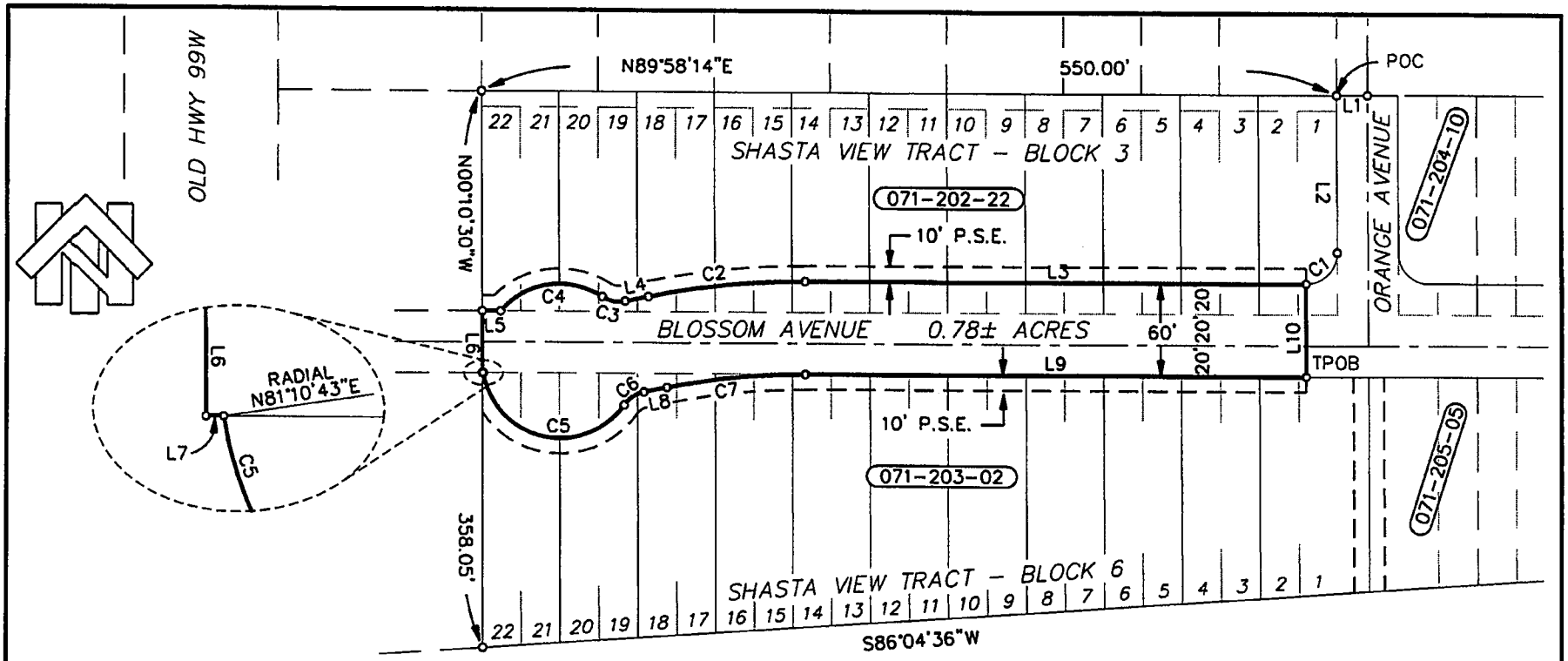
Together with a Public Service Easement being a 10 foot wide strip of land, the southerly line of which is coincident with the northerly boundary of the realigned Blossom Avenue hereinabove described, and as shown on the plat attached hereto, and by this reference made a part hereof.

Also together with a Public Service Easement being a 10 foot wide strip of land, the northerly line of which is coincident with the southerly boundary of the realigned Blossom Avenue hereinabove described, and as shown on the plat attached hereto, and by this reference made a part hereof.

Northstar Engineering
Michael L. Mays, PLS 6967

LICENSED LAND SURVEYOR
MICHAEL L. MAYS
No. 6967
EXP. 09/30/07
STATE OF CALIFORNIA

Date: 3/26/2007



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'14"W	20.00'
L2	S00°10'28"E	99.98'
L3	S89°58'09"W	321.42'
L4	S78°29'56"W	15.24'
L5	S89°58'09"W	11.96'
L6	S00°10'28"E	40.00'
L7	N89°58'09"E	0.57'
L8	N78°29'56"E	15.24'
L9	N89°58'09"E	321.42'
L10	N00°01'51"W	60.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°08'37"	31.47'
C2	510.00'	11°28'13"	102.10'
C3	20.00'	44°24'55"	15.50'
C4	50.00'	82°36'57"	72.10'
C5	50.00'	137°05'42"	119.64'
C6	20.00'	44°24'55"	15.50'
C7	450.00'	11°28'13"	90.09'

LEGEND

POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
P.S.E.	PUBLIC SERVICE EASEMENT
071-203-02	ASSESSOR'S PARCEL NUMBER
11	LOT NUMBER PER SHASTA VIEW TRACT

NorthStar ENGINEERING
111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95973
(530) 893-1600 FAX (530) 893-2113

DRAWN: JLH DATE: MARCH 2007
CHECKED: MLM SCALE: 1" = 100'
APPROVED: _____ CITY ENGINEER

PLAT TO ACCOMPANY DESCRIPTION FOR BLOSSOM AVENUE, PHASE 3

CITY OF CORNING COUNTY OF TEHAMA

JOB NO. 9141

EXHIBIT "B"

SHEET 1 OF 1

ITEM NO: I-18
TENTATIVE TRACT MAP 07-1001, SELF-HELP HOME IMPROVEMENT PROJECT; TO CREATE 8 SINGLE-FAMILY RESIDENTIAL PARCELS IN AN R-1-2 ZONING DISTRICT, LOCATED ON THE WEST SIDE OF TOOMES AVENUE AND SOUTH OF BLOSSOM AVENUE, APN 71-204-08 (PORTION) & 71-205-10 & 11; APPROXIMATELY 1.25 ACRES.

APRIL 10, 2007

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR JB

PROJECT DESCRIPTION:

Self Help Home Improvement Project (SHHIP) owns the property identified as Assessor's Parcels No. 71-205-08, 10 and 11. Please refer to the attached copy of the Assessor's Map (Exhibit B). SHHIP seeks to subdivide the 1.25-acre property to create eight (8) single-family residential parcels. They have submitted Tentative Tract Map No. 07-1001 for that purpose. A reduced scale copy of the tentative map is attached as Exhibit "A". The full sized tentative map will be presented at the Public Hearing.

This project is the second phase of a three-phase project that envisions the development of 44 affordable dwellings units; 36 of which will utilize existing "lot pairs[1]" of the Shasta View Tract that recorded in 1901. Please refer to the drawing showing the overall "Blossom Avenue Project" that is attached as Exhibit "M". This is the reason the lots are numbered from 15 through 22, although only 8 parcels are proposed for this Phase of the development.

The subject property also includes vacated (and relocated) Blossom Avenue property, by action of the Council just prior to this item on the agenda.

ISSUES:

This subdivision application seeks certain exception to normal City lot/development standards. Those desired exceptions are listed in the letter from SHHIP dated February 14, 2007 and received on Feb. 16, 2007 and individually discussed in the body of this staff report.

State law requires Cities and Counties to adopt an ordinance that provides a process to permit "Density Bonuses and Other Incentives" to facilitate "affordable housing" projects. On March 27, 2007, the City Council waived the second reading and adopted Ordinance No. 627 (Exhibit "H"). The ordinance will become effective on April 28, 2007, and grants the City discretion to waive density limits (units per acre) or other development standards via a "Development Agreement". A draft Development Agreement prepared for that purpose is attached as Exhibit "I". Note that the agreement cannot be entered until Ordinance 627 becomes implemented at the end of April. For

[1] Two 25' wide lots, merged to form a more useable 50' wide parcel.

that reason, staff recommends proposed Condition No. 48.

PLANNING COMMISSION & STAFF RECOMMENDATION:
The Planning Commission considered this project on March 20, 2007. Their recommendation (slightly modified to include Condition No. 48), follows:

THAT THE CITY COUNCIL:

APPROVE A DEVELOPMENT AGREEMENT TO GRANT CERTAIN EXCEPTIONS TO CITY DEVELOPMENT STANDARDS IN ACCORDANCE WITH ORDINANCE NO 627 AND GOVERNMENT CODE SECTION 65915, AND

APPROVE TENTATIVE TRACT MAP 07-1001, SUBJECT TO THE FOLLOWING:

1. **ADOPT THE 4 FINDINGS.**

2. **ADOPT THE ATTACHED 48 CONDITIONS OF APPROVAL ON TENTATIVE TRACT MAP 07-1001.**

FINDINGS:

1. A CEQA Mitigated Negative Declaration was prepared, filed and distributed to all Responsible and Trustee agencies. All identified significant effects of the project will be lessened or mitigated with the imposition of the Mitigation Measures recommended in the Mitigated Negative Declaration, and the project will not have a significant effect on the environment.

2. Approval Tentative Tract Map 07-1001 is consistent with the Residential Land Use Designation and the goals and objectives adopted in the General Plan for the City of Corning.

3. The project will provide housing for low and very low-income persons. Approval of the proposed Tentative Tract Map will support Corning's effort to meet the Quantitative Housing Needs Objectives of the Housing Element of the General Plan.

4. The design and improvements of the proposed Tract Map allow, to the extent feasible, for the future passive solar heating and cooling opportunities.

RECOMMENDED CONDITIONS OF APPROVAL:
1. **FENCING.** Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit in

accordance with Corning Municipal Code Section 16.29.010. (IS CONDITION NO. I.a.)

2. **LANDSCAPING.** Front and street side yards to be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees. (IS CONDITION NO. I.b.)

3. **CONSTRUCTION DEBRIS**. Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot. (IS CONDITION NO. I.c.)

4. **NO HVAC ON ROOF.** Heating, Venting or Air Conditioning Equipment shall not be located on the roof of any structure. (IS CONDITION NO. I.d.)

5. **UNDERGROUND UTILITIES.** All new public utilities serving the Development shall be underground with no overhead facilities crossing any streets. (IS CONDITION NO. I.e.)

6. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District. (IS Mitigation Measure III.a.)

7. **SPRINKLE EXPOSED SOILS.** During excavation and construction, unprotected soils shall be sprinkled to minimize wind erosion. (IS Mitigation Measure III.b.)

8. **COVER EXPOSED SOILS.** Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion. (IS Mitigation Measure III.c.)

9. **GRADING PLANS.** Complete grading plans shall be submitted for approval by the City Engineer. (IS Mitigation Measure III.d.)

10. **FINISHED SURFACES.** Upon completion of development, no substantial area shall remain where soils are completely uncovered. (IS Mitigation Measure III.e.)

11. **UNANTICIPATED CULTURAL DISCOVERY.** If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a

mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met. (IS Mitigation Measure V.a.)

12. **DISCOVERY OF HUMAN REMAINS.** If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the county Sheriff and Coroner immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. The City of Corning shall be notified after the Sheriff and Coroner. (IS Mitigation Measure V.b.)

13. **STORMWATER PERMIT.** Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board. (IS Mitigation Measure VI.a.)

14. **SOILS INVESTIGATION.** Prior to filing the final map the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary. (IS Mitigation Measure VI.b.)

15. **CERTIFY COMPACTED FILL.** Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation design and construction comply with building code requirements. (IS Mitigation Measure VI.c.)

16. **EMERGENCY ACCESS.** To provide emergency ingress and egress, an emergency access road, not less than 20 feet in width and capable of supporting a 40,000 lb. fire engine, shall connect the west end of the culdesac bulb through the existing Blossom Avenue to Hwy. 99-W. Removable bollards shall be provided at the back of the sidewalk to prohibit regular motorist use. The final design of the emergency route and bollards shall appear on the improvement plans and are subject to approval by the City Engineer, Public Works Director and Fire Chief. (IS Mitigation Measure VII.a.)

17. **STORMWATER POLLUTION PREVENTION PLAN.** Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner. (IS

Mitigation Measure VIII.a.)

18. **STORMWATER RETENTION.** Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision. (IS CONDITION NO. VIII.b.)

19. **DRAINAGE FACILITIES.** Stormwater Collection facilities and a storm sewer pipe shall be provided within a drainage easement along the north side of the lots proposed by the Use Permit (Lots marked No. 34 thru 44). (IS Mitigation Measure .VIII.c.)

20. **COMPLY WITH CLOMR-F.** Development shall comply with the conditions included in the Conditional Letter of Map Revision (CLOMR-F) dated May 4, 2006. (IS CONDITION NO. VIII.d.)

21. **CONSTRUCTION HOURS.** Construction work shall occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. to 6:00 p.m. on weekends and federally observed holidays. (IS Mitigation Measure XI.a.)

22. **LANDSCAPING AND LIGHTING DISTRICT.** Prior to recording the first Phase map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities and street lighting. All costs associated with the district formation or annexation shall also be borne by the developer. (IS CONDITION NO. XIII.a.)

23. **ENGINEER'S ESTIMATE OF ANNUAL COSTS.** Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, and maintain all common facilities within the jurisdiction of the Lighting and Landscape District, including the stormwater retention system and appurtenant facilities, and streetlights. (IS CONDITION NO. XIII.b.)

24. **UTILITY CONNECTION LOCATIONS.** Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting or excavation shall be allowed in the new street once completed. (IS CONDITION NO. XVIII.c.)

25. **UTILITY CONNECTION SPECIFICATIONS.** All water and sewer connections shall be completed in accordance with Public Works Specifications. (IS CONDITION NO. XIII.d.)

26. **WATER SERVICE SIZE.** All water services are to be 1-inch poly pipe (iron pipe size). (IS CONDITION NO. XIII.e.)

27. **WATER METERS.** All water meters to be Sensus compound meters to register in gallons, ¾" meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system. (IS CONDITION NO. XIII.f.)

28. **CONNECT WATER MAINS.** Water main line from Toomes Avenue shall be connected to existing water main on Blossom Avenue, just west of site, as per Public Works Specifications. Minimum pipe diameter shall be 8". (IS CONDITION NO. XIII.g.)

29. **SEWER MANHOLES.** Install Manholes in Subdivision as per Public Works Specifications. (IS CONDITION NO. XIII.h.)

30. **STREET SIGNS.** Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections. (IS CONDITION NO. XIII.i.)

31. **CABLE TV.** Developer shall ensure service by Chambers Cable to each lot and home at developer's expense. (IS CONDITION NO. XIII.j.)

32. **STREET LIGHTS.** Streetlights shall be set installed, and of the type and wattage in accordance with Public Works Requirements. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works. (IS CONDITION NO. XIII.k.)

33. **FIRE HYDRANTS.** Fire hydrants with valves shall be installed, to Public Works standards, at locations approved by the City of Corning Fire Chief. (IS CONDITION NO. XIII.l.)

34. **HYDRANT REPAIR KITS.** Developer shall provide City with one Fire Hydrant Repair Kits. (IS CONDITION NO. XIII.m.)

35. **UTILITY EASEMENTS.** Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map. (IS CONDITION NO. XIII.n.)

36. **TOOMES AVENUE IMPROVMENTS.** Construct the adjacent half width of Toomes Avenue in accordance with Standard Drawing S-18 (40' Street) and complete and mark a "Left Turn Pocket" (at relocated Blossom Avenue intersection), and construct a 12 foot wide travel lane on the opposite half width along property frontage, consisting of excavation, base rock and paving. (IS CONDITION NO. XV.a.)

37. **COMPLY WITH CITY STANDARDS.** All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards. (IS CONDITION NO. XV.b.)

38. **BLOSSOM AVENUE RIGHT OF WAY.** Dedicate additional right-of-way along the relocated Blossom Avenue frontage to meet 60 foot right-of-way standard. Offer of dedication may occur on the final map or by separate instrument. (IS CONDITION NO. XV.c.)

39. **VACATE EXISTING BLOSSOM AVENUE.** Prior to recording the final map, or issuing any construction permits for dwellings on parcels zoned "P-D"; the City of Corning shall abandon the existing alignment of Blossom Avenue and that portion of Orange Avenue lying south of Blossom Avenue. (IS CONDITION NO. XV.d.)

40. **BLOSSOM AVENUE IMPROVEMENTS**. Blossom Avenue shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street). The cul-de-sacs shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18. (IS CONDITION NO. XV.e.)

41. **CURB, GUTTER AND SIDEWALK.** Install curb, gutter and sidewalk, with approved handicap ramps along street frontages. (IS CONDITION NO. XV.f.)

42. **STOP SIGNS AND BARS.** Install stop signs and apply thermoplastic stop legends with bars at all intersections. (IS CONDITION NO. XV.g.)

43. **ORANGE AVENUE IMPROVEMENTS.** Prior to recording the final subdivision map, Orange Avenue shall be completed from Blossom Avenue to Donnovan Avenue. The street cross section shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street) except the two 8' parking lanes and the 4.5' parkways behind the sidewalk shall be omitted. (IS CONDITION NO. XV.h.)

44. **RENAME ORANGE AVENUE**. The developer shall provide alternative street names and the City of Corning shall approve an alternative street name for the street currently shown as "Orange Avenue" on the Shasta View Tract map. Final street name is subject to approval of City staff and shall appear on the final map. (IS CONDITION NO. XV.h.)

45. **NO PARKING ZONES**. The frontage of Toomes Avenue and the entirety of Orange Avenue shall be a No Parking Zone. Developer shall install the necessary signage per City Engineer's direction. (IS CONDITION NO. XV.i.).

46. **NON-ACCESS STRIP**. No driveways shall encroach onto Toomes Avenue. The final map shall offer a 1'-0" non-access strip to the City of Corning along the Toomes Avenue frontage of Parcel 22.

47. **ADDITIONAL FRONT YARD SETBACK**. The frontyard setback for proposed Parcel 22 shall be at least 35 feet. Street sideyard setback for this lot shall be not less than 10 feet.

48. **EFFECTIVE DATE.** This tentative map shall not be effective until Ordinance No. 627 is effective and the Development Agreement is signed by the developer and City.

BACKGROUND:

Self-Help Home Improvement Project (SHHIP) submitted this tentative tract map (Exhibit A) and planning application (Exhibit "B") on January 12, 2007. The project site adjoins lands previously subdivided by the Shasta View Tract that recorded in 1901, but was not developed. Shasta View Tract included an east-west street called Blossom Avenue that was similarly not constructed in the vicinity of this project. This proposed subdivision would create eight (8) parcels that will front on a relocated and developed Blossom Avenue.

The relocation of the street is primarily to make a safer intersection at Blossom and Toomes Avenue by further separating it from the Toomes Avenue bridge over Jewett Creek. The street abandonment is scheduled to be deliberated at the City Council meeting of April 10th. Staff expects no opposition to that abandonment. The necessary right of way dedications will occur as part of this map (Condition No. 38), or by separate instrument (deed dedication).

SHHIP is also developing adjacent previously subdivided lands of the Shasta View Tract in Phases 1 and 3 of their overall Blossom Avenue Infill Project. The Mitigated Negative Declaration prepared for this project also included the SHHIP application for Conditional Use Permit for Phase 3 of that project.

AFFORDABLE HOUSING PROJECT:

Please refer to Exhibit "G", the SHHIP letter dated Feb. 14, 2007. The letter is SHHIP's commitment to develop an affordable housing project. As you know, SHHIP has successfully completed several similar projects in the City of Corning, including the Casa Nueva Subdivision (Blue Heron Court), the McDonald Subdivision and the homes along the south side of Donnovan Avenue.

State Law requires Cities to adopt ordinances that provide Density Bonuses (allowing more dwelling units per acre than normal) and "concessions"; or reductions to development standards to facilitate the creation of affordable housing projects. Toward that end, the City is amending its zoning code. Proposed Ordinance No. 627 (Exhibit "H"), once adopted and implemented, will provide for density bonuses and concessions through the "Development Agreement" process.

The applicable state law (Government Code Section 65915 et. seq.) does require the City to approve not fewer than three "incentives or concessions" for projects that include at least 30% of the units for "lower income households". Of course 100% of the residences proposed by this development will be affordable units.

The proposal for eight (8) parcels on 1.25 acres, amounts to 6.4 dwelling units per acre and does not exceed the City's R-1 density standard of a maximum of seven (7)

units per acre. SHHIP's letter does request the following concessions to the City's normal development standards:

1. A reduction in the interior lot width to 49 feet instead of the standard 60 feet, and a reduction in the corner lot width to 50 feet instead of the standard 75 feet,
2. A reduction in the normal sideyard building setback from 6 (six) feet for interior lots and 10 feet for street sideyard to 5 (five) feet.
3. Reduced lot area from the 6,000 sq. ft. minimum to at least 5,574 sq. ft.

The reduced lot widths will mirror the lot widths of the existing "lot pairs" of the Shasta View Tract and also permit SHHIP to create 8 lots instead of 7. According to the letter, these concessions, including the eighth lot will help make the project economically feasible.

The reason for sideyards is to provide clear space between residences for both fire separation (safety) and to provide some degree of privacy. Reducing the sideyards to five feet would reduce the single-story "home to home" separation from 12 feet to 10 feet; not a substantial reduction, and not one that would require any specific wall treatment.

SHHIP also seeks to reduce the street sideyard setback from the standard 10' to 5 feet. This would affect only the corner lot (No. 22). This could subject the residents to heightened noise levels if Toomes Avenue were a busier street. However, since its merely a Collector and not a minor arterial or a standard arterial street, staff does not object to the reduction. We also recommend that the City accept the offer of an additional 15' front yard setback for Parcel 22 which will be perfected by imposition of proposed Condition No. 47. This will increase the "vision triangle" to the south for queued motorists at the intersection of relocated Blossom and Toomes Avenues.

City standards normally require 9-foot wide sideyard setbacks for two-story dwellings. So, if the two adjacent dwellings are both two-story dwellings, the minimum separation would normally be 18 feet. Reducing that building-to-building separation to 10 feet amounts to a 44% loss of sideyard. For that reason, staff recommends that no two-story structures are built on adjacent lots. That way, the summed reduction in sideyards would be from 15 feet (9 feet plus 6 feet standard) to 10 feet, a 33% reduction.

The applicant requests a concession permitting reduced lot area for the four westerly lots. The maximum proposed area reduction is 426 sq. ft. (6,000-5.574) on proposed lot 17, which amounts to about a 7% reduction. The overall lot width will generally exceed the typical 100' normally provided to standard residential lots that are typically 60' wide X 100' feet deep. One reason for reduction in lot area is to facilitate additional right of way dedication for Blossom Avenue to expand the street width from the 40' shown on the recorded Shasta View Tract to the 60' required by today's standards. The additional 10' that's offered for dedication would otherwise be added the lots to bring them all up over 6,000 sq. ft.

Ordinance No. 627, adopted March 27, 2007 and effective April 28, 2007, will make concessions to development standards possible via approval of a Development Agreement. Offered for your consideration then is a draft Development Agreement that will facilitate the exceptions requested, albeit with the limitations recommended above. Of course the Development Agreement can only be effectuated once Ordinance No. 627 becomes enacted in late April.

ENVIRONMENTAL:

Staff completed a CEQA Initial Study that identified certain potentially significant effects that could be attributable to the development of this project. Staff determined that those effects could be substantially lessened by the imposition of certain mitigation measures and prepared a Mitigated Negative Declaration. Copies of the Mitigated Negative Declaration were filed with the Tehama County Clerk. Notice of the Mitigated Negative Declaration was provided to all Responsible and Trustee agencies, the State Clearinghouse and adjoining owners within 300 feet of the project site. A copy of the Initial Study and Mitigated Negative Declaration is attached as Exhibit "B". Notice was also provided to Responsible and Trustee State & local agencies (Exhibit "L"). A copy of the Notice provided to adjoining property owners is attached as Exhibit "J".

The Initial Study mitigation measures and conditions are included as recommended conditions of approval No. 1 through 45. Staff believes that with the imposition of those mitigation measures and conditions, all significant environmental effects of the project will be lessened below the threshold of "significance" and the project will not have a significant negative effect on the environment. *(Note that since posting the environmental document, staff does recommend two additional Conditions of approval,; Nos. 46 & 47).*

COMMENTS RECEIVED:

As of the date of this writing, staff has received four written responses regarding the Mitigated Negative Declaration; one each from Caltrans (Exhibit "O"), the Tehama County Public Works Department (Exhibit "P"), the Regional Water Quality Control Board (Exhibit "Q"), and the Native American Heritage Commission (Exhibit "R"). A summary of those letters and staff responses follows:

Letter from Caltrans dated March 14, 2005 (Exhibit "O").

Caltrans expresses their concerns regarding cumulative impacts to the state highway system. The City of Corning participates in a regional committee made up of County and City Governments called the "Fix Five Partnership" that was organized to identify equitable mitigation measures to mitigate these cumulative effects of development throughout the region. The committee is currently completing a study to determine what the regional mitigation fee should be and how it should be fairly applied.

Caltrans offers an example of a City of Redding subdivision condition and suggests that the City of Corning incorporate a similar condition, or adopt an "interim fee".

State law requires that development impact fees be "impact based". Otherwise Cities (or Counties) could implement whatever fees they saw fit. That, of course, is the reason the Fix Five Committee is completing the aforementioned study. Staff believes adopting an "interim fee" without first completing the study and establishing the "Nexus" (direct relationship) between the impact and the fee; is contrary to state law.

The Redding condition merely requires the developer to agree to pay whatever regional traffic fee is applicable upon issuance of the building permit. Development Impact Fees are triggered at the time of building permit application and, in the City of Corning, payable upon Certificate of Occupancy issuance, when the residence is completed. A regional traffic improvement fee would normally be collected in the same manner.

This application is actually titled a "Vesting Tentative Subdivision Map". For that reason, it's a bit of a different animal that a standard tentative map. "Vesting" limits what fees and exactions the City may apply to only those in effect when the tentative map is approved. So, if the City subsequently increases Development Impact Fees, or adopts a new fee such as a Regional Traffic Mitigation fee, those fees would not apply to the lots created by the vesting tentative map.

For that reason, staff recommends that the Development Agreement between the City and SHHIP include text similar to that utilized by the City of Redding. The proposed Development Agreement (Exhibit "I") includes that text.

Letter from Tehama County Public Works Dept. (Exhibit "P")
The letter expresses concerns regarding two issues: downstream flooding, and traffic impacts.

The Mitigated Negative Declaration includes information regarding the increase in the Base Flood Elevation (BFE) resulting form the importation of fill. The expected rise amounts to a maximum of 0.15' (1.8") and an average of 0.05' (0.6"). These increases are well below the 1'-0" rise that would result from filling the entirety of the floodway fringe as predicted and planned for in the Nation Flood Insurance Program. The resulting rise is not considered significant.

The subject reach of Highway 99-W, between Solano Street and South Avenue, is a City street-not a County road. We appreciate Mr. Furtado's concerns, however, Hwy. 99-W improvements are included in the City's Master Plan; and funding is included in the City's nexus study for which we collect Development Impact Fees. The City's Traffic related Development Impact Fee amounts to $4,819.00/dwelling unit. Perhaps the County should consider adopting a similar mitigation fee program.

For our response regarding the cumulative regional traffic effects on State Highway facilities-see the response to Caltrans above.

Letters from Regional Water Quality Control Board (RWQCB-Exhibits "Q" & "U")
The RWQCB seeks compliance with their standards, including a Stormwater Pollution Prevention Plan and a General Construction Stormwater Permit, These issues are addressed in the Mitigated Negative Declaration and as recommended Conditions No. 13 & 17. In the letter dated March 22 (Exhibit "U"), the agency seeks permitting for impacts to wetlands and other waters of the United States. The project will not deposit fill into waters of the U.S. or wetlands.

Letter from Native American Heritage Commission (Exhibit "R")
Until recently this property was an olive orchard. Previous grading when that orchard was developed likely would have disturbed any near surface cultural resources. However, the applicant specifically analyzed these effects through the federal environmental process in 2006. They completed record searches and notified Native American contacts. No responses were forwarded. In any event, Conditions No. 11 & 12 are recommended in the event that artifacts or other remains are uncovered.

GENERAL PLAN:

Please refer to the attached copy of the General Plan Land Use Map (Exhibit E). The site is designated for residential development. The tentative map is consistent with that Residential Land Use designation.

ZONING:

See the attached copy of the Zoning Map (Exhibit F). The property is currently zoned R-1-2. The single-family residential use proposed conforms with the R-1-2 zoning. The map seeks certain lot standard exceptions for reduced lot width, area and sideyard setbacks. Those requests are discussed above under the section titled "Affordable Housing Project".

FLOOD POTENTIAL

Please refer to the copy of the tentative map and the Flood Insurance Rate Map (Exhibit G). Much of the site is within an "AO" Flood Hazard Zone. However, the applicant has applied to the Federal Emergency Management Agency (FEMA) and received a "Conditional Letter of Map Revision based on fill" (CLOMR-F) that effectively removes the site from the floodplain, based on the importation of engineered fill. A copy of that CLOMR-F is attached as Exhibit "T"). With that fill, the resulting parcels have been elevated so that they will not be inundated by the 100-year flood event. Additionally, with that fill, none of the homeowners will be required to buy flood insurance.

Whenever fill is placed within a floodplain floodwaters can be expected to be displaced and the elevation of the 100-year flood event can rise on the existing and adjacent properties. This issue is discussed in the Mitigated Negative Declaration on page 17 and in the response to the letter from the Tehama County Public Works Department under the section titled "Comments Received" above.

CITY UTILITIES

City sewer and water facilities will be extended, and in the case of water, looped to serve the proposed lots in the subdivision and other two phases of the project. Proposed Conditions24 through 29 requires the extensions to be completed.

OTHER UTILITIES:

Proposed Condition No. 5 will require all new utility lines to be undergrounded. The exception is for the existing electrical line along Toomes Avenue which will remain overhead since it's a high-voltage line.

STREETS:

The project fronts both Toomes Avenue and relocated Blossom Avenue. Street right of way dedications and improvements are recommended in accordance with proposed Conditions 36 through 45. Note that a reduced street standard is proposed for Orange Avenue (Condition No. 43) to fit within the existing narrow 40' right of way.

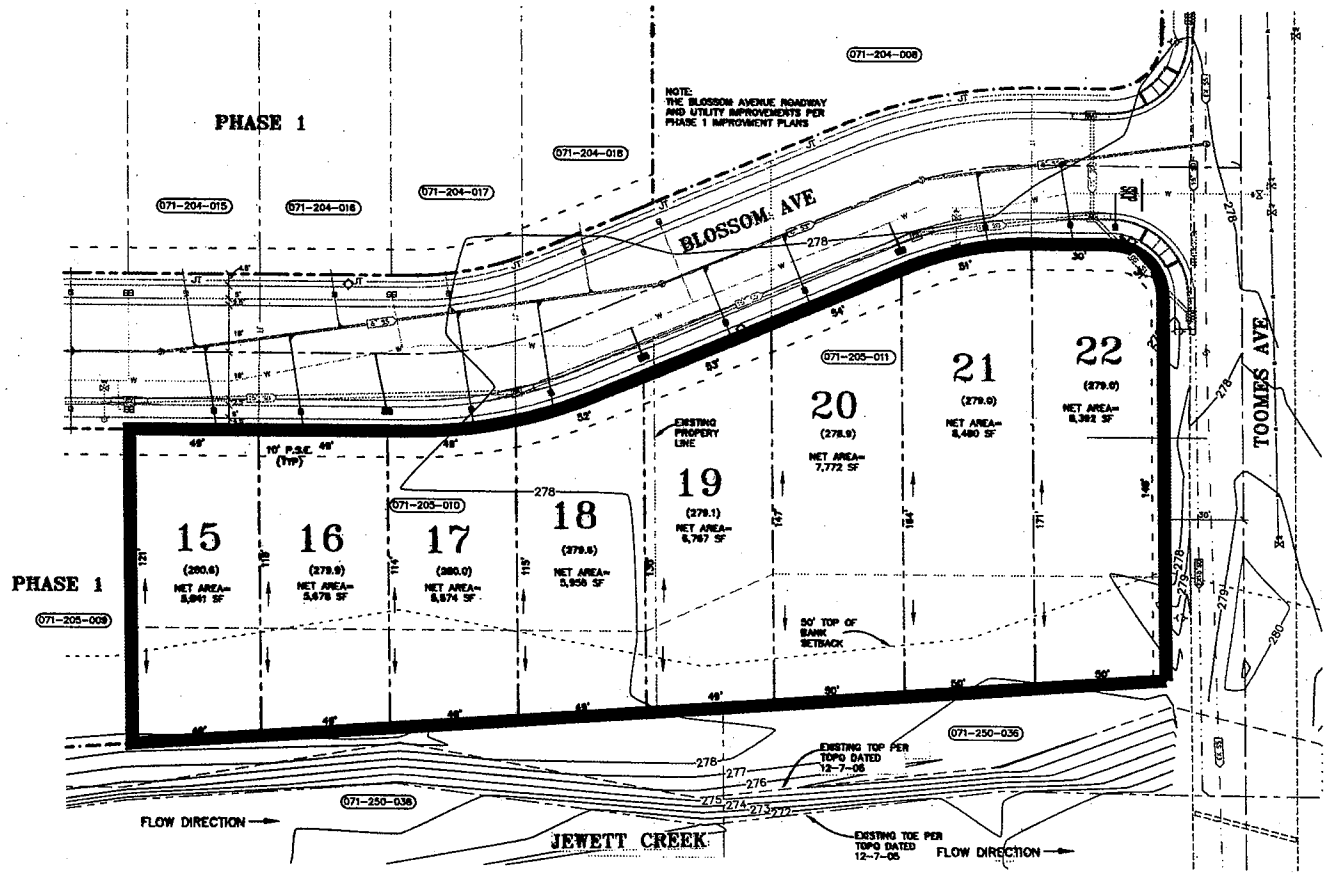
Proposed Condition No. 38 requires the completion of the vacation (abandonment of the existing Blossom Avenue right of way to accomplish the intersection relocation.

Condition No. 44 requires renaming of (unconstructed) Orange Street (See Assessor's Map Exhibit "C") to avoid confusion with another street name in the Richfield area. Since there will be no addresses assigned from that street, Councilmembers have suggested using the name Blossom Lane as an alternative street name.

Toomes Avenue is a Collector Street. The vertical alignment of the Jewett Creek bridge limits safe sight distance for northbound Toomes Avenue vehicles. For that reason, there should be no direct driveway connection to Toomes Avenue. The easternmost lot will have a driveway on Blossom Avenue. Staff recommends Condition No. 46 for that purpose.

EXHIBITS LIST
TENTATIVE TRACT MAP 07-1001-SHHIP BLOSSOM AVENUE PHASE 2

EXHIBIT A.....	Tentative Tract Map
EXHIBIT B.....	Planning Application
EXHIBIT C.....	Assessor's Map
EXHBIIT D.....	Mitigated Negative Declaration
EXHIBIT E.....	General Plan Land Use Map
EXHIBIT F.....	Zoning Map
EXHIBIT G.....	SHHIP Letter
EXHIBIT H.....	Draft Ordinance No. 627
EXHIBIT I.....	Draft Development Agreement
EXHIBIT J.....	Notice to Adjoining Owners and Published
EXHIBIT K.....	Adjoining Owners Map
EXHIBIT L.....	Responsible Agencies Notice & List
EXHIBIT M.....	Overall Blossom Avenue Project Map
EXHIBIT N.....	Aerial Photo
EXHIBIT O.....	Caltrans Letter
EXHIBIT P.....	Tehama County Public Works Letter
EXHIBIT Q.....	Regional Water Quality Control Board Letter
EXHIBIT R.....	Native American Heritage Commission Letter
EXHIBIT S.....	Flood Hazard Map
EXHIBIT T.....	Conditional Letter of Map Revision
EXHIBIT U.....	Regional Water Quality Control Bd. Letter



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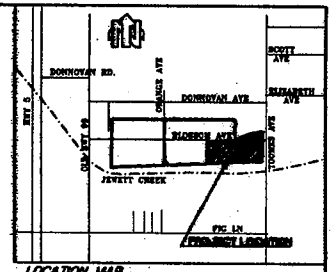


LOCATION MAP
NOT TO SCALE

NOTES

1. ZONING: R-1
2. GENERAL PLAN: SINGLE FAMILY RESIDENTIAL
3. LAND USE: EXISTING – SINGLE FAMILY RESIDENCE/PREVIOUS ORCHARD
   PROPOSED – SINGLE FAMILY RESIDENCES
4. SEWAGE: CITY OF CORNING
5. WATER: CITY OF CORNING MUNICIPAL WATER SYSTEM
6. POWER: P.G.&E.
7. TELEPHONE: AT&T
8. CABLE TV: COMCAST CABLE
9. STORM DRAINAGE: ON-SITE QUALITY MITIGATION (INFILTRATION TRENCHES) AS APPROVED BY THE DIRECTOR OF ENGINEERING
10. OWNER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
11. DEVELOPER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
12. APN 071-205-010 & 011
13. GRADING: ALL LOTS WILL BE GRADED TO DRAIN HALF TOWARDS THE INTERIOR STREETS AND HALF TOWARDS THE BACK OF LOTS.
14. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CORNING AND THE WATER QUALITY CONTROL BOARD
15. SURVEY DATE: 12-7-06
16. THIS MAP WAS PREPARED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR AND CIVIL ENGINEER: MICHAEL MAYS PLS 6967, LAMBERT O. LONE RCE 59077
17. FLOOD ZONE: FEMA AO+1 (CLOMR FILED WITH FEMA BASED ON FILL)

AREAS

TOTAL GROSS AREA = 1.55 AC.
NUMBER OF PROPOSED LOTS = 8 RESIDENTIAL LOTS
RANGE OF RESIDENTIAL LOT NET AREAS = 5,574 SF to 8,480 SF
AVERAGE RESIDENTIAL LOT NET SIZE = 6,808 SF +/-
PROPOSED DENSITY = 5.40 LOTS/ACRE

DESIGN CRITERIA MODIFICATIONS

1. ALLOW 50' WIDE CORNER LOT FOR LOT 22.
2. ALLOW 48' WIDE INTERIOR LOT WIDTH FOR LOTS 15-19.
3. ALLOW LESS THAN 6,000 SF INTERIOR LOT SIZE FOR LOTS 15-18.
4. ALLOW LESS THAN 7,000 SF CORNER LOT SIZE FOR LOT 22.
5. ALLOW LOTS THAT EXCEED THE 3:1 LOT/DEPTH RATIO.
6. ALLOW 6' SIDE YARD SETBACK FOR 2 STORY HOUSES.

Tentative Tract Map
07-1001

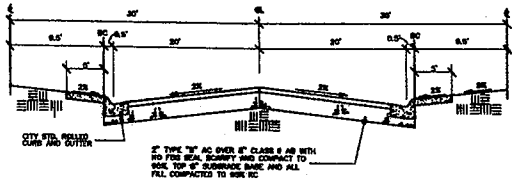
BLOSSOM AVENUE SELF HELP INFILL PROJECT – PHASE 2

A PUBLIC STREET SUBDIVISION

LOTS 1 AND 4, IN BLOCK 5, AS SHOWN ON THE MAP ENTITLED "SHASTA VIEW TRACT, TEHAMA CO., CAL TOWNSHIP 24 NORTH, RANGE 3 WEST" FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF TEHAMA, JULY 6, 1901 IN BOOK B OF MAPS, PAGE 9

TEHAMA COUNTY
CALIFORNIA
FOR

SELF HELP HOME IMPROVEMENT PROJECTS



TYPICAL SECTION BLOSSOM AVENUE
(PER PHASE 1 IMPROVEMENT PLANS)

LEGEND

- 048-060-018 ASSESSORS PARCEL NUMBER
- (279.6) LOWEST LOT ELEVATIONS PER FEMA
- GENERAL FLOW DIRECTION
- PROPOSED PROPERTY LINES
- EXISTING PROPERTY LINES
- PROPOSED GRADE BREAK
- EXISTING UTILITY POLE
- EXISTING SS MANHOLE PER PHASE 1
- EXISTING SANITARY SEWER LINE PER PHASE 1
- EXISTING WATER LINE PER PHASE 1
- EXISTING CURB INLET PER PHASE 1
- EXISTING STORM DRAIN LINE PER PHASE 1
- PHASE LINE
- 50' TOP OF BANK SETBACK
- RIGHT OF WAY
- OUTSIDE BOUNDARY
- STREET LIGHTS PER PHASE 1 IMPROVEMENT PLANS
- PROPOSED WATER SERVICES
- PROPOSED SEWER LATERAL

FOR REVIEW
LICENSED LAND SURVEYOR MICHAEL L. MAYS NO. 6967 12/31/07 STATE OF CALIFORNIA
FOR REVIEW
REGISTERED PROFESSIONAL ENGINEER LAMBERT O. LONE C 59077 12/31/07 CIVIL STATE OF CALIFORNIA

RECEIVED
FEB 08 2007
CITY OF CORNING

NorthStar
Civil Engineers Surveyors
Chico, California
111 Mission Ranch Blvd. Suite 100
Chico, California 95926
Phone: (530) 893-1600 Fax: (530) 893-2113
Web Site: www.northstareng.com

SHEET 1 OF 1 A.P.N. 071-205-010 & 011 FEBRUARY 2007 JOB NO. 9141

EXHIBIT "A"

S:\P-9999\9141\C-TOOMES\9141-TSM.dwg, TSM-2, 2/8/2007 12:47:31 PM

CITY OF CORNING
PLANNING APPLICATION
TYPE OR PRINT CLEARLY

Submit Completed Applications to:
City of Corning
Planning Dept.
794 Third Street
Corning, CA 96021

PROJECT INFORMATION

PROJECT ADDRESS	ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
Blossom Ave @ Toomes	071-205-010 and 011	Single Family Residential

ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
R1 / R1-2	AO + 1 (CLOMR filed with FEMA based on fill)	1.25 (total)	NO

PROJECT DESCRIPTION: (attach additional sheets if necessary)

Blossom Ave Self Help Infill Project – Phase 2. Subdivision of 2 existing Shasta View Tract lots into 8 parcels to be developed for single family residences.

APPLICATION TYPE (Check All Applicable)

____ Annexation/Detachment	____ General Plan Amendment	____ Lot Line Adjustment
____ Merge Lots	____ Planned Dev. Use Permit	____ Parcel Map
____ Preliminary Plan Review	____ Rezone	____ Street Abandonment
X Subdivision	____ Time Extension	____ Use Permit

APPLICANT INFORMATION

APPLICANT	ADDRESS	DAY PHONE
Self Help Home Improvement Project (SHHIP)	3777 Meadowview Dr., #100 Redding, CA 96002	(530) 378-6905
REPRESENTATIVE (IF ANY) Northstar Engineering	ADDRESS 111 Mission Ranch Blvd, #100, Chico, CA 95926	DAY PHONE (530) 893-1600
PROPERTY OWNER Self Help Home Improvement Project	ADDRESS 3777 Meadowview, #100, Redding, CA 96002	DAY PHONE

CORRESPONDENCE TO BE SENT TO X APPLICANT X REPRESENTATIVE X PROP. OWNER

APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct.

Signed: Keith Suffill

PROPERTY OWNER: I have read this application and consent to its filing.

Signed: Keith Suffill

By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.

SUBMITTAL INFO

FOR OFFICE USE ONLY

APPLICATION NO.	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
2007-1001	JVS 1-12-07	1/12/2007	

FEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION	DATE FILED
See attached	Exempt ND MND EIR	

EXHIBIT "B"

CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Blossom Ave. "Ph. 2"

2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

CLOMR/LOMR by FEMA (CLOMR issue)
NEPA by HUD (FONSI approved)

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: _____ sq. ft. in _____ floor(s).

4. Amount of off-street parking to be provided. _____ parking stalls. (Attach plans)

5. Proposed scheduling/development.

site development planned about April 2007. House construction much later in year.

6. Associated project(s).

Ph. 1 (14 lots) & Ph. 3 (22 lots) to be concurrently built.

7. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. (This information will help the City track compliance with the objectives of the Housing Element of the General Plan.)

8 units. Planned to be 2-story, 4-bedroom, of about 38'W x 45'D, about 1500 SF. (each). of about $170,000 sale price, all affordable to TIG household (80% ~~of~~ and less of MHI)

8. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

9. If industrial, indicate type, estimated employment per shift, and loading facilities.

—

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

—

11. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.

Density-bonus entitlements requested as needed for sideyard & corner lot approvals.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
12. Change in existing topographic features, or substantial alteration of ground contours?	☐	☒
13 Change in scenic views or vistas from existing residential areas or public lands or roads?	☐	☒
14. Change in pattern, scale or character of general area of project?	☐	☒
15. Significant amounts of solid waste or litter?	☐	☒
16. Change in dust, ash, smoke, fumes or odors in vicinity?	☐	☒
17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns?	☐	☒
18. Substantial change in existing noise or vibration levels in the vicinity?	☐	☒
19. Is the site on filled land or on slopes of 10 percent or more?	☒	☐
20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?	☐	☒
21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	☐	☒
22. Substantially increase energy usage (electricity, oil, natural gas, etc.)?	☐	☒
23. Relationship to a larger project or series of projects?	☒	☐

CITY OF CORNING
PLANNING APPLICATION

Environmental setting

24. Describe the project site as it exists before the project, including information on topography, soil type and stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site, snapshots or Polaroid photos will be accepted.

Site is flat and vacant of any structures or trees. No known cultural & historical aspects. Adjacent creek provides scenic aspect.

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

See environmental record for discussion of creek to the south. Residential use on all other sides. As noted, 2 story buildings planned for this site.

Certification
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 1/2/06 Signature _____

For: _____

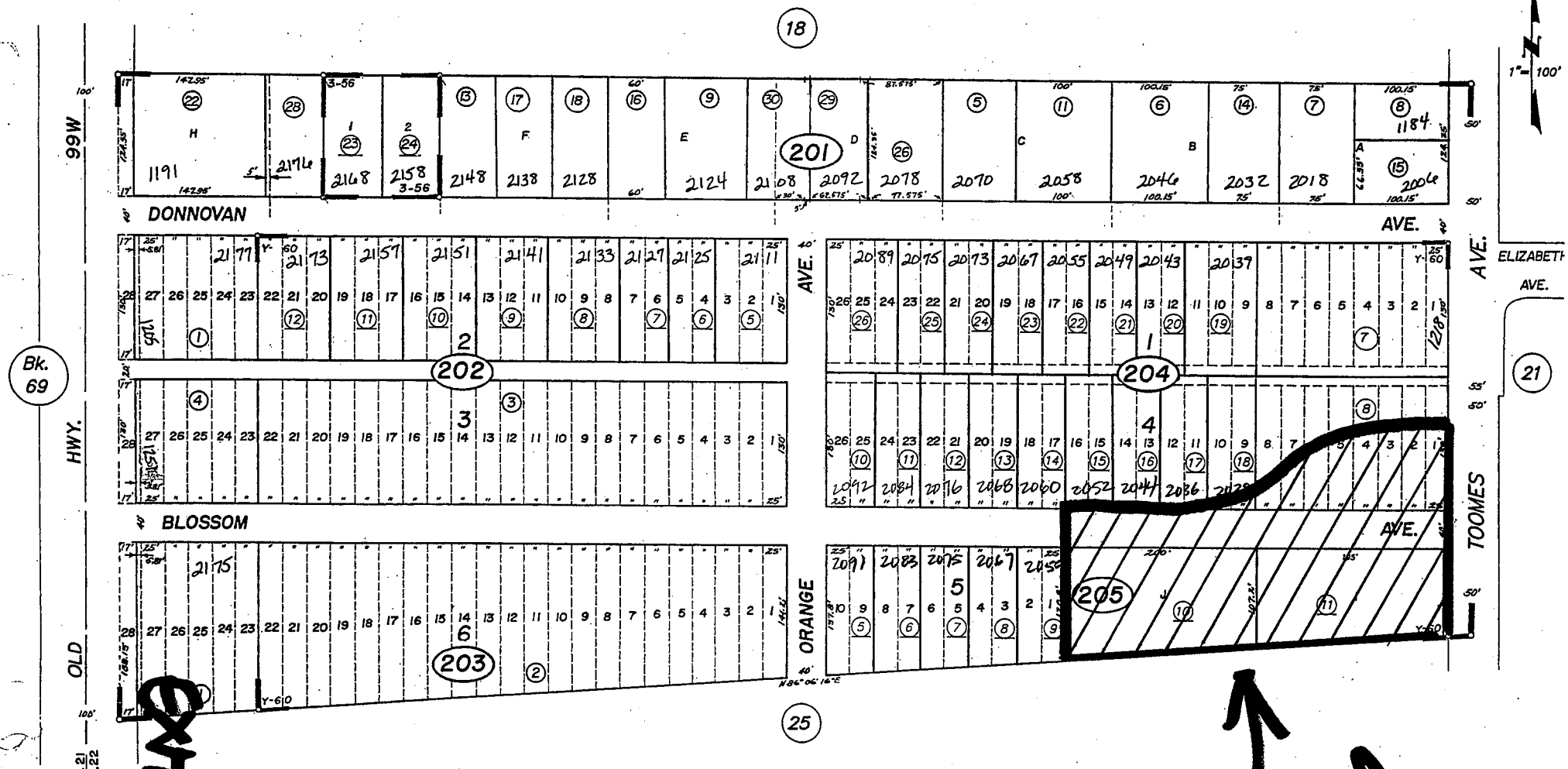
#19. Site to be raised w/ compacted fill as required to remove from flood plane by FEMA.

#23 As noted, this is part of a 44-lot project.

FILE COPY

SUBDIVIDED LAND IN NW1/4 SEC. 22, T.24N., R.3W., M.D.B.&M

Tax Area Code 71—20



P.M. Bk. 3, Pg. 56—P.M. No. 767
R.M. Bk. B, Pg. 9—Shasta View Tract
R.M. Bk. L, Pg. 2—Southwesterly ptn. Corning
R.S. Bk. Y, Pg. 60

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 —Pg. 20
County of Tehama, Calif.

EXHIBIT "C"

SITE

CITY OF CORNING
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: February 28, 2007

SUBJECT:CEQA MITIGATED NEGATIVE DECLARATION:

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970", as amended to date, a Draft Negative Declaration is hereby made on the project listed below:

Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

The reason for the determination that a Mitigated Negative Declaration is appropriate:

The "Initial Study" has found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Initial Study have been added to the project and therefore a Negative Declaration has been prepared.

The Initial Study prepared for the Project is available for review at City Hall. **Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, March 20, 2007.**

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Mitigated Negative Declaration of Environmental Impact and Approval of the Tentative Subdivision is scheduled for Tuesday, March 20, 2007 at 6:30 PM in the City Council Chambers, City of Corning, 794 Third Street, Corning, California 90021.

John L. Brewer, AICP
Planning Director

February 28, 2007

EXHIBIT "D"
(22 pgs + 4 Exhibits)

CITY OF CORNING

Initial Study Environmental Checklist Form

1. Project title: Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

2. Lead agency name and address:

   City of Corning
   794 Third St.
   Corning, CA 96021

3. Contact person and phone number: John Brewer; (530) 824-7036

4. Project location: On the west side of Toomes Avenue and 130 feet south of Donnovan Avenue.

5. Project sponsor's name and address Self Help Home Improvement Project
   3777 Meadowview Drive, No. 100
   Redding, CA 96002

6. General plan designation: Residential

7. Zoning: R-1 & P-D

8. Description of project: A subdivision map proposing to create eight single family residential parcels in an R-1-2 zone (Exhibit 1) and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract (Exhibit 2) that recorded in 1901. In addition to these two "discretionary" projects proposing and constructing 30 dwellings, SHHIP also plans to (ministerially) develop 14 single-family residences on existing and appropriately zoned "lot pairs" from the same Shasta View Tract.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
   The project adjoins Toomes Avenue and vacant property to the east, urban residential parcels developed along the south side of Donnovan Avenue to the north, a mobilehome park and commercial business to the west, and Jewett Creek to the south.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
    None Known.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date 2/28/2007

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☑
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☑	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☑	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☑
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☑	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☑	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☑	☐	☐
e) Create objectionable odors affecting a				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
substantial number of people?	☐	☐	☐	☑
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☑
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☐	☐	☑
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☑
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☑	☐	☐
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil?	☐	☑	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☑	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☑	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?	☐	☐	☐	☑

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☑	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☑
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☑	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☑	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☑	☐
Police protection?	☐	☐	☑	☐
Schools?	☐	☐	☑	☐
Parks?	☐	☐	☑	☐
Other public facilities?	☐	☑	☐	☐
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☑	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑
XV. TRANSPORTATION/TRAFFIC -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☑	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☑
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☑	☐	☐
e) Result in inadequate emergency access?	☐	☑	☐	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☑
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☑	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☑	☐

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☑	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☑	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☑
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☑	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☑	☐
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☑
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☑
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☑

RESPONSES TO ISSUES IDENTIFIED ON CHECKLIST

I. AESTHETICS.

There are no unique or scenic resources that could be affected by the project .

The subdivision and Planned Development Use Permit, together with the infill of the existing "Lot Pairs" will result in construction of a residential development project. Development will add sources of light and glare to previously undeveloped property. However, the development will be consistent with standard single-family urban development in residential neighborhoods throughout the City. Among those standards are fencing of rear yards, landscaping, removal of construction debris, undergrounding utilities and prohibiting appliances on the roofs, which shall be imposed by the following conditions of approval:

CONDITION NO. I.a. FENCING. Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit in accordance with Corning Municipal Code Section 16.29.010.

CONDITION NO. I.b. LANDSCAPING. Front and street side yards to be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

CONDITION NO. I.c. CONSTRUCTION DEBRIS. Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot.

CONDITION NO. I.d. NO HVAC ON ROOF. Heating, Venting or Air Conditioning Equipment shall not be located on the roof of any structure.

CONDITION NO. I.e. UNDERGROUND UTILITIES. All new public utilities serving the Development shall be underground with no overhead facilities crossing any streets.

No significant environmental effects with these conditions implemented.

II. AGRICULTURAL RESOURCES.

The subject property does appear on the Important Farmlands Map. However, the olive trees that once covered the site have recently been removed. The property has long been designated "residential" on the City's General Plan Land Use Diagram and zoned residential, and the use permit site was subdivided in 1901. The conversion from agriculture essentially occurred when the olive orchard was removed. No significant effect.

III. AIR QUALITY

Long term impacts associated with the residential use of the parcels is not expected to be significant, given the residential nature of the project and compliance with state and federal law regarding air emissions .

In the short term, the project will grade the site and import fill to elevate the building pads. The grading could generate dust particles that would have a negative effect on neighboring residences. To mitigate the following measures are recommended:

MM.III.a. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District.

MM.III.b. SPRINKLE EXPOSED SOILS. During excavation and construction, unprotected soils shall be sprinkled to minimize wind erosion.

MM.III.c. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion.

MM.III.d. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer.

MM.III.e. FINISHED SURFACES. Upon completion of development, no substantial area shall remain where soils are completely uncovered.

Compliance with these mitigation measures will substantially reduce fugitive dust and lessen the impact to air resources.

IV. BIOLOGICAL RESOURCES

The project site lies on an elevated bench north of and above Jewett Creek. There are no known candidate, sensitive or special status species that are known to occur onsite. There are no impacts expected to Biological resources.

V. CULTURAL RESOURCES

There is no evidence of cultural resources on the site. In fact, until recently the project site was an olive orchard. However, in the event that cultural resources are uncovered during excavation or construction, the following measures will assure that appropriate mitigation will occur:

MM.V.a. UNANTICIPATED CULTURAL DISCOVERY. If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

MM.V.b. DISCOVERY OF HUMAN REMAINS. If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the county Sheriff and Coroner immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. The City of Corning shall be notified after the Sheriff and Coroner.

VI. GEOLOGY AND SOILS

The project will require the importation and grading of soil to elevate the building pads. If the graded soils are not sufficiently protected, soil erosion could occur. To mitigate this potential effect, the following measure should be implemented:

MM.VI.a. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board.

The imported fill used for the building pads must be adequately compacted so that the resulting home foundations are structurally sound. The following measures shall be implemented:

MM.VI.b. SOILS INVESTIGATION. Prior to filing the final map the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

MM.VI.c. CERTIFY COMPACTED FILL. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation design and construction comply with building code requirements.

VII. HAZARDS AND HAZARDOUS MATERIALS.

The project includes construction of Blossom Avenue, but without through access to the old Highway. As a result, the Use Permit could authorize a culdesac street design that exceeds the normal limit for single outlet streets (>400'). This 400' standard was adopted to facilitate emergency ingress and egress . The excessive length could slow evacuation or the delivery of emergency services. The following measure should be implemented to reduce this effect:

MM.VII.a. EMERGENCY ACCESS. To provide emergency ingress and egress, an emergency access road, not less than 20 feet in width and capable of supporting a 40,000 lb. fire engine, shall connect the west end of the culdesac bulb through the existing Blossom Avenue to Hwy. 99-W. Removable bollards shall be provided at the back of the sidewalk to prohibit regular motorist use. The final design of the emergency route and bollards shall appear on the improvement plans and are subject to approval by the City Engineer, Public Works Director and Fire Chief.

VIII. **HYDROLOGY AND WATER QUALITY**

The project will import fill in order to elevate the building pads. If the fill is not covered or otherwise treated, it could substantially add turbid water and silt to nearby storm drain facilities and Jewett Creek. This could violate water quality standards and cause erosion. To mitigate the following measure shall be imposed:

MM.VIII.a. STORMWATER POLLUTION PREVENTION PLAN. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period

SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

The City of Corning pumps groundwater for domestic water. The Sacramento Valley Groundwater Basin is a vast aquifer resource that is not in danger of overdrafting at this time. No significant effect on groundwater resources.

The project will overcover previously unimproved property with buildings, and pavement. Consequently, areas previously available for infiltration will instead displace runoff. The increased runoff could increase flood effects on adjacent properties. However, compliance with City standards regarding stormwater retention will substantially address this effect and be implemented by the following condition:

CONDITION NO. VIII.b. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision.

Much of the property developed along the south side of Donnovan Avenue currently drains to the south. Elevating the lots proposed by this development could cause runoff water to pond at the south side of the residential lots to the north of the site. To mitigate, the following measure shall be imposed and implemented:

MM.VIII.c. DRAINAGE FACILITIES. Stormwater Collection facilities and a storm sewer pipe shall be provided within a drainage easement along the north side of the lots proposed by the Use Permit (Lots marked No. 34 thru 44).

The site lies within Flood Insurance Rate Map "AO" Flood Hazard Zone with an expected floodwater depth of 1 foot above grade. However, the applicant has applied for and was granted a CLOMR-F; "Conditional Letter of Map Revision based on Fill"; from the Federal Emergency Management Agency (FEMA). According to that document, the applicant will import fill to raise the entirety of the lots above inundation during the 100-year flood event. The following Condition shall be imposed on the project:

CONDITION NO. VIII.d. COMPLY WITH CLOMR-F. Development shall comply with the conditions included in the Conditional Letter of Map Revision (CLOMR-F) dated May 4, 2006.

Importing fill into a Floodplain could cause the water surface elevation to increase during the 100 year or more frequent flood events. The engineer has conducted an analysis and has determined that the "Base Flood Elevation" (BFE) during the 100-year flood would be minimally affected (average rise of 0.05' or 6/10's of an inch increase in the BFE) by the fill. See the attached letter and summary sheet dated 2/6/07 from NorthStar Engineering (Exhibit 3).

IX. LAND USE AND PLANNING.

The eastern portion of the site is appropriately zoned and the General Plan Land Use Designation is residential. The western portion of the site-where the Planned Development Use Permit is proposed is zoned "P-D"; Planned Development. The "P-D" Zone permits development only upon approval of a Planned Development Use Permit. No effects so long as the Planned Development Use Permit

is approved.

X. MINERAL RESOURCES
No effects are expected to Mineral Resources.

XI. NOISE
The site adjoins a residential neighborhood. Short-term construction related effects could occur. To mitigate the following measure shall be implemented:

MM.XI.a. CONSTRUCTION HOURS. Construction work shall occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. to 6:00 p.m. on weekends and federally observed holidays.

No long-term noise effects are expected from the residential development.

XII. POPULATION AND HOUSING
The housing project will provide additional housing and the associated population growth. However, the addition of 30 homes and their residents is not expected to be significant.

XIII. PUBLIC SERVICES
The project will have a minor effect on Police and Fire Services, cumulatively reducing service ratios and perhaps response times. But these effects are expected to be less than significant due to the relatively small size of the project and the increase in property and sales tax revenues that will result. The project will be subject to the payment of development impact fees to mitigate certain impacts to schools and parks. The City of Corning has also adopted a policy requiring the formation of Landscaping and Lighting Districts to fund the electrification of streetlights and maintenance of public stormwater retention facilities. The following conditions are recommended:

CONDITION NO. XIII.a. LANDSCAPING AND LIGHTING DISTRICT. Prior to recording the first Phase map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities and street lighting. All costs associated with the district formation or annexation shall also be borne by the developer.

CONDITION NO. XIII.b. ENGINEER'S ESTIMATE OF ANNUAL COSTS. Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, and maintain all common facilities within the jurisdiction of the Lighting and Landscape District, including the stormwater retention system and appurtenant facilities, and streetlights.

The following conditions are recommended to assure compliance with City standards for utility installations and connections:

CONDITION NO. XIII.c. UTILITY CONNECTION LOCATIONS. Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting or excavation shall be allowed in the new street once completed.

CONDITION NO. XIII.d. UTILITY CONNECTION SPECIFICATIONS. All water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION NO. XIII.e. WATER SERVICE SIZE. All water services are to be 1-inch poly pipe (iron pipe size).

CONDITION NO. XIII.f. WATER METERS. All water meters to be Sensus compound meters to register in gallons, ¾" meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system.

CONDITION NO. XIII.g. CONNECT WATER MAINS. Water main line from Toomes Avenue shall be connected to existing water main on Blossom Avenue, just west of site, as per Public Works Specifications. Minimum pipe diameter shall be 8".

CONDITION NO. XIII.h. SEWER MANHOLES. Install Manholes in Subdivision as per Public Works Specifications.

CONDITION NO. XIII.i. STREET SIGNS. Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections.

CONDITION NO. XIII.j. CABLE TV. Developer shall ensure service by Chambers Cable to each lot and home at developer's expense.

CONDITION NO. XIII.k. STREET LIGHTS. Streetlights shall be set installed, and of the type and wattage in accordance with Public Works Requirements. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works.

CONDITION NO. XIII.l. FIRE HYDRANTS. Fire hydrants with valves shall be installed, to Public Works standards, at locations approved by the City of Corning Fire Chief.

CONDITION NO. XIII.m. HYDRANT REPAIR KITS. Developer shall provide City with one Fire Hydrant Repair Kits.

CONDITION NO. XIII.n. UTILITY EASEMENTS. Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map.

XIV. RECREATION

The project will be subject to the payment of development impact fees to mitigate certain impacts to parks. The City has adopted a policy to accept the payment of these fees in lieu of providing property or facilities. No significant effects.

XV. TRANSPORTATION

The 30 unit project is expected to add some 300 vehicle trips a day to existing and proposed area streets; including Toomes Avenue, Donnovan Avenue, Bloosom Avenue and Orange Avenues. The addition of 300 vehicle trips a day, spread on these and other area streets is not expected to be significant given the current minimal traffic counts and the expected normal capacity of two-lane streets.

The subdivision component of the project includes a northerly relocation of the intersection of Blossom and Toomes Avenues and a realignment of Blossom Avenue. This relocation is necessary in order to provide additional sight distance between the intersection and the Toomes Avenue bridge over Jewett Creek. According to the letter dated December 15, 2006, from Kevin E. Hanley, P.E., (Exhibit 4) the relocated intersection will adequately perform without left turn movement limitations. However, staff does recommend that a left turn pocket be delineated within Toomes Avenue so that queued vehicles are clear of the northbound traffic lane. The following Condition is recommended:

CONDITION NO. XV.a. TOOMES AVENUE IMPROVMENTS. Construct the adjacent half width of Toomes Avenue in accordance with Standard Drawing S-18 (40' Street) and complete and mark a "Left Turn Pocket" (at relocated Blossom Avenue intersection), and construct a 12 foot wide travel lane on the opposite half width along property frontage, consisting of excavation ,base rock and paving.

The relocation of Blossom Avenue can occur only if the current street alignment is abandoned and the necessary dedications occur as shown on the tentative map. The following conditions are recommended to effectuate the right of way rededication and to assure that the resulting streets are constructed in accordance with City standards:

CONDITION NO. XV.b. COMPLY WITH CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION NO. XV.c. BLOSSOM AVENUE RIGHT OF WAY. Dedicate additional right-of-way along the relocated Blossom Avenue frontage to meet 60 foot right-of-way standard. Offer of dedication may occur on the final map or by separate instrument.

CONDITION NO. XV.d. VACATE EXISTING BLOSSOM AVENUE. Prior to recording the final map, or issuing any construction permits for dwellings on parcels zoned "P-D"; the City of Corning shall abandon the existing alignment of Blossom Avenue and that portion of Orange Avenue lying south of Blossom Avenue.

CONDITION NO. XV.e. BLOSSOM AVENUE IMRPOVEMENTS. Blossom Avenue shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street). The cul-de-sacs shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18.

CONDITION NO. XV.f. CURB, GUTTER AND SIDEWALK. Install curb, gutter and sidewalk, with approved handicap ramps along street frontages.

CONDITION NO. XV.g. STOP SIGNS AND BARS. Install stop signs and apply thermoplastic stop legends with bars at all intersections.

CONDITION NO. XV.h. ORANGE AVENUE IMPROVEMENTS. Prior to recording the final subdivision map, Orange Avenue shall be completed from Blossom Avenue to Donnovan Avenue. The street cross section shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street) except the two 8' parking lanes and the 4.5' parkways behind the sidewalk shall be omitted.

The Shasta View Tract recorded in 1901 named a north south street "Orange Avenue". That street shall be constructed as part of this project. However, the name of the street is a near-duplication of other streets in the area and could be confusing. The following condition is recommended so that the street name is changed to avoid confusion:

CONDITION NO. XV.h. RENAME ORANGE AVENUE. The developer shall provide alternative street names and the City of Corning shall approve an alternative street name for the street currently shown as "Orange Avenue" on the Shasta View Tract map. Final street name is subject to approval of City staff and shall appear on the final map.

The project has a limited amount of frontage (160' or so) along the west side of Toomes Avenue. Immediately south of the project site is the bridge over Jewett Creek. Recommended Condition No. XV.a above, requires a left turn lane be provided within Toomes Avenue. The completed width of Toomes Avenue will be too narrow to provide on street parking without causing southbound motorists to cross the centerline of Toomes Avenue. Orange Street will be too narrow to accommodate parked vehicles. The following condition is recommended.

CONDITION NO. XV.i. NO PARKING ZONES. The frontage of Toomes Avenue and the entirety of Orange Avenue shall be a No Parking Zone. Developer shall install the necessary signage per City Engineer's direction.

XVI. UTILITIES AND SERVICE SYSTEMS

The City Wastewater Treatment plant and facilities have capacity to accept and treat the expected effluent from the project. The City Water system similarly has capacity to serve the project. In both cases; water and wastewater, the City collects fees to mitigate the cumulative effects of development.

Stormwater will be collected and detained onsite in accordance with City standards (See Condition No. VIII.b). When the onsite detention surcharges the site will ultimately discharge via street gutter to Jewett Creek. No significant effect to Utility and Service Systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

No impacts are expected from this project.

BIBLIOGRAPHY

Source:

City of Corning General Plan
- Land Use Element
- Circulation Element
- Open Space Element
- Housing Element
- Safety Element
- Noise Element
- Conservation Element
- Public Facilities Element
- Economic Development Element

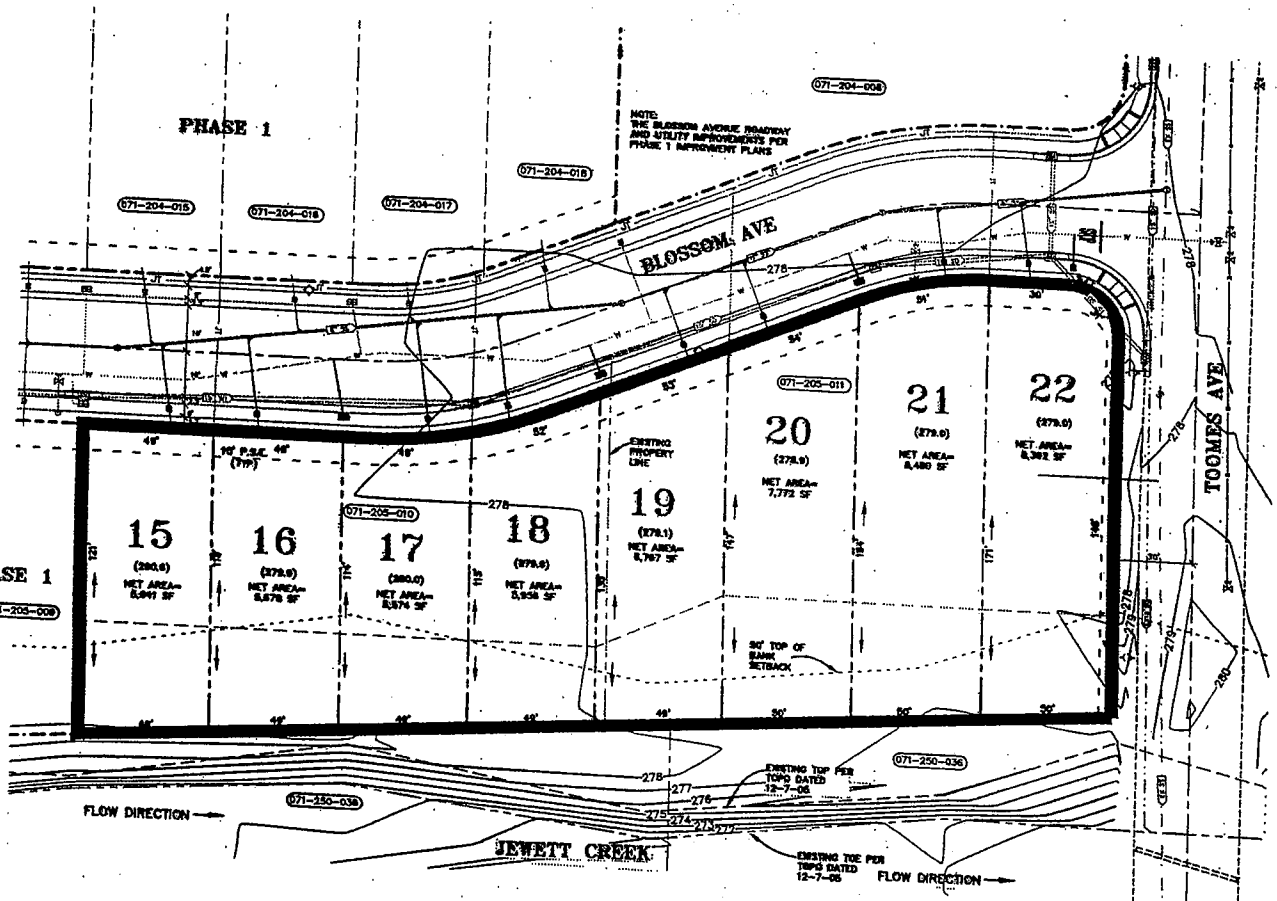
City of Corning Municipal Code
- Zoning Code
- Subdivision Ordinance
- Building & Construction Ordinance

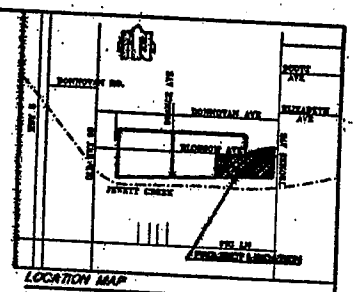
State of California Regulations
- Subdivision Map Act
- California Environmental Quality Act
- Planning and Zoning Law

Persons/Agencies Contacted
- Gary Bovee-Tehama County Air Resources Board
- Tom Russ-Corning Public Works Director
- Jack Alexander-Corning Building Official
- Bob Pryatel-Corning Fire Chief
- Tony Cardenas-Corning Police Chief
- Steve Kimbrough-Corning City Manager
- Ed Anderson-Corning City Engineer

Principal Author:
- John L. Brewer, AICP-Planning Director; City of Corning

MND EXHIBIT "7"





LOCATION MAP
NOT TO SCALE

NOTES

1. ZONING: R-1
2. GENERAL PLAN: SINGLE FAMILY RESIDENTIAL
3. LAND USE: EXISTING – SINGLE FAMILY RESIDENCE/PREVIOUS ORCHARD
   PROPOSED – SINGLE FAMILY RESIDENCES
4. SEWAGE: CITY OF CORNING
5. WATER: CITY OF CORNING MUNICIPAL WATER SYSTEM
6. POWER: P.G.&E.
7. TELEPHONE: AT&T
8. CABLE TV: COMCAST CABLE
9. STORM DRAINAGE: ON-SITE QUALITY MITIGATION (INFILTRATION TRENCHES) AS APPROVED BY THE DIRECTOR OF ENGINEERING
10. OWNER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
11. DEVELOPER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
12. APN 071-205-010 & 011
13. GRADING: ALL LOTS WILL BE GRADED TO DRAIN HALF TOWARDS THE INTERIOR STREETS AND HALF TOWARDS THE BACK OF LOTS.
14. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CORNING AND THE WATER QUALITY CONTROL BOARD
15. SURVEY DATE: 12-7-06
16. THIS MAP WAS PREPARED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR AND CIVIL ENGINEER: MICHAEL HAYS PLS 6967, LAWRENT G. LONE RCE 29077
17. FLOOD ZONE: FEMA AO-1 (CLEAR FILED WITH FEMA BASED ON FILL)

AREAS

TOTAL GROSS AREA = 5.23 AC.
NUMBER OF PROPOSED LOTS = 8 RESIDENTIAL LOTS
RANGE OF RESIDENTIAL LOT NET AREAS = 8,574 SF to 8,480 SF
AVERAGE RESIDENTIAL LOT NET SIZE = 8,608 SF +/-
PROPOSED DENSITY = 2.40 LOTS/ACRE

DESIGN CRITERIA MODIFICATIONS

1. ALLOW 50' WIDE CORNER LOT FOR LOT 22.
2. ALLOW 46' WIDE INTERIOR LOT WIDTH FOR LOTS 15-18.
3. ALLOW LESS THAN 8,400 SF INTERIOR LOT SIZE FOR LOTS 15-18.
4. ALLOW LESS THAN 7,000 SF CORNER LOT SIZE FOR LOT 22.
5. ALLOW LOTS THAT EXCEED THE 3:1 LOT/DEPTH RATIO.
6. ALLOW 6' SIDE YARD SETBACK FOR 2 STORY HOUSES.

Tentative Tract Map
07-1001

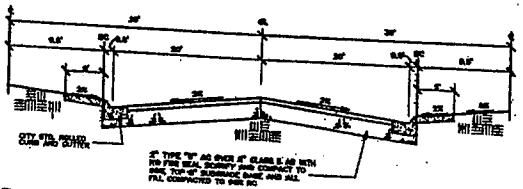
BLOSSOM AVENUE SELF HELP INFILL PROJECT – PHASE 2

A PUBLIC STREET SUBDIVISION

LOTS 1 AND 4 IN BLOCK 5, AS SHOWN ON THE MAP ENTITLED "SHASTA VIEW TRACT, TEHAMA CO., CAL TOWNSHIP 24 NORTH, RANGE 3 WEST" FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF TEHAMA, JULY 6, 1901 IN BOOK 5 OF MAPS, PAGE 9

TEHAMA COUNTY
CALIFORNIA
FOR

SELF HELP HOME IMPROVEMENT PROJECTS



TYPICAL SECTION BLOSSOM AVENUE
(PER PHASE 1 IMPROVEMENT PLANS)

LEGEND

- (018-060-018) ASSESSORS PARCEL NUMBER
- (279.0) LOWEST LOT ELEVATIONS PER FEMA
- GENERAL FLOW DIRECTION
- PROPOSED PROPERTY LINES
- EXISTING PROPERTY LINES
- PROPOSED GRADE BREAK
- EXISTING UTILITY POLE
- EXISTING SS MANHOLE PER PHASE 1
- EXISTING SANITARY SEWER LINE PER PHASE 1
- EXISTING WATER LINE PER PHASE 1
- EXISTING CURB INLET PER PHASE 1
- EXISTING STORM DRAIN LINE PER PHASE 1
- PHASE LINE
- 50' TOP OF BANK SETBACK
- RIGHT OF WAY
- OUTSIDE BOUNDARY
- STREET LIGHTS PER PHASE 1 IMPROVEMENT PLANS
- PROPOSED WATER SERVICES
- PROPOSED SEWER LATERAL

LICENSED LAND SURVEYOR MICHAEL L. HAYS NO. 6967 STATE OF CALIFORNIA 6/30/07 — FOR REVIEW

REGISTERED PROFESSIONAL ENGINEER LAWRENT G. LONE NO. 29077 CIVIL STATE OF CALIFORNIA 6/30/07 — FOR REVIEW

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111 Mission Ranch Blvd, Suite 100
Chico, California 95926
Phone: (530) 893-1600 Fax: (530) 893-2113
Web site: www.northstarengr.com

SHEET 1 OF 1 — A.P.N. 071-205-010 & 011 — FEBRUARY 2007 — JOB NO. 9141

RECEIVED
FEB - 8 2007
CITY OF CORNING

S:\Projects\CIVIL\9000-9999\9141-TOOMES\H\9141-TSM-Alt1.DGN-2-8-2007,12:07:31

SCALE : 1" = 40'
2/7/07

071-202-012 | 071-202-011 | 071-202-010 | 071-202-009 | 071-202-008 | 071-202-007 | 071-202-006 | 071-202-005

071-202-022

071-202-004

PROPOSED VACATION OF EXISTING 40' BLOSSOM AVENUE RESERVING A 20' WIDE EMERGENCY VEHICLE ACCESS ROAD AND PEDESTRIAN/BIKE PATH

071-203-001

071-203-002

071-250-038

OLD HWY 99W

ORANGE AVE.

BLOSSOM AVENUE
(40' WIDE TO BE DEDICATED)

10' P.U.E. (TYP)

PROPOSED STORM DRAIN EMERGENCY OVERFLOW

ORANGE AVENUE VACATED PER PHASE 1

20' TOP OF BANK SETBACK

JEWETT CREEK

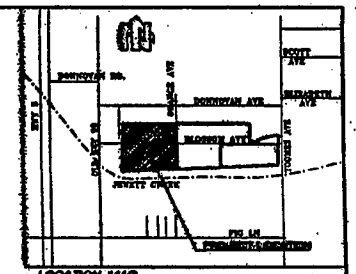
FLOW DIRECTION

EXISTING TOP PER TOPO DATED 12-7-06

EXISTING TOE PER TOPO DATED 12-7-06

34	35	36	37	38	39	40	41	42	43	44
(283.0)	(281.1)	(281.2)	(281.0)	(281.4)	(281.1)	(281.1)	(281.0)	(280.8)	(280.6)	(280.3)
NET AREA=8,604 SF	NET AREA=8,416 SF	NET AREA=8,368 SF	NET AREA=8,017 SF	NET AREA=8,002 SF	NET AREA=8,006 SF	NET AREA=8,006 SF	NET AREA=8,006 SF	NET AREA=8,006 SF	NET AREA=8,006 SF	NET AREA=8,000 SF

33	32	31	30	29	28	27	26	25	24	23
(282.2)	(282.2)	(282.2)	(281.6)	(282.1)	(282.1)	(281.4)	(281.0)	(280.9)	(280.5)	(281.1)
NET AREA=7,530 SF	NET AREA=7,635 SF	NET AREA=8,075 SF	NET AREA=8,332 SF	NET AREA=8,136 SF	NET AREA=7,966 SF	NET AREA=7,796 SF	NET AREA=7,624 SF	NET AREA=7,454 SF	NET AREA=7,284 SF	NET AREA=8,530 SF



NOTES

1. ZONING: PD
2. GENERAL PLAN: SINGLE FAMILY RESIDENTIAL
3. LAND USE: EXISTING – SINGLE FAMILY RESIDENCE/PREVIOUS ORCHARD
   PROPOSED – SINGLE FAMILY RESIDENCES
4. SEWAGE: CITY OF CORNING
5. WATER: CITY OF CORNING MUNICIPLE WATER SYSTEM
6. POWER: P.G.&E.
7. TELEPHONE: AT&T
8. CABLE TV: COMCAST CABLE
9. STORM DRAINAGE: ON-SITE QUALITY MITIGATION (INFILTRATION TRENCHES) AS APPROVED BY THE DIRECTOR OF ENGINEERING
10. OWNER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
11. DEVELOPER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 MEADOWVIEW DR. #100 REDDING, CA 96002
12. APN 071-202-022 & 071-203-002
13. GRADING: ALL LOTS WILL BE GRADED TO DRAIN HALF TOWARDS THE INTERIOR STREET AND HALF TOWARDS THE BACK OF THE LOTS.
14. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CORNING AND THE WATER QUALITY CONTROL BOARD
15. SURVEY DATE: 12-7-06
16. THIS MAP WAS PREPARED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR AND CIVIL ENGINEER: MICHAEL WAYE PLS 6967, LAWRENT D. LOWE RCE 58077
17. FLOOD ZONE: FEMA AO+1 (CLOMR FILED WITH FEMA BASED ON FILL)
18. SITE IS CURRENTLY VACANT. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED. IMPROVEMENTS ON ORANGE AVENUE AND BLOSSOM AVENUE EAST OF THIS SITE ARE PER THE APPROVED BLOSSOM AVENUE SELF HELP INFILL PROJECT PHASE 1.

AREAS

TOTAL GROSS AREA = 3.81 ACRES
NUMBER OF PROPOSED LOTS = 22 RESIDENTIAL LOTS
RANGE OF RESIDENTIAL LOT NET AREAS = 8,913 SF to 8,530 SF
AVERAGE RESIDENTIAL NET LOT SIZE = 8,944 SF +/-
PROPOSED DENSITY = 5.77 LOTS/ACRE

DESIGN CRITERIA MODIFICATIONS

1. ALLOW LESS THAN 7,000 SF CORNER LOT SIZE FOR LOT 44.
2. ALLOW LOTS THAT EXCEED THE 3:1 LOT/DEPTH RATIO.
3. ALLOW 50' WIDE INTERIOR LOT WIDTH.
4. ALLOW 50' WIDE CORNER LOT WIDTH.

PD Use Permit
2007-239

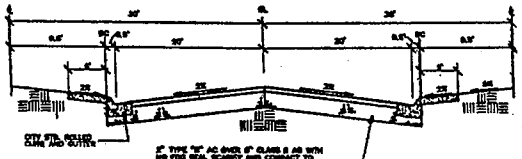
BLOSSOM AVENUE SELF HELP INFILL PROJECT – PHASE 3

A PUBLIC STREET RESIDENTIAL DEVELOPMENT

BLOCK 3 AND BLOCK 6, AS SHOWN ON THE MAP ENTITLED "SHASTA VIEW TRACT, TEHAMA CO., CAL TOWNSHIP 24 NORTH, RANGE 3 WEST" FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF TEHAMA, JULY 8, 1901 IN BOOK 8 OF MAPS, PAGE 9

TEHAMA COUNTY
CALIFORNIA
FOR

SELF HELP HOME IMPROVEMENT PROJECTS



TYPICAL SECTION BLOSSOM AVENUE

LEGEND

- 048-060-018 ASSESSORS PARCEL NUMBER
- (279.8) LOWEST LOT ELEVATIONS PER FEMA
- GENERAL FLOW DIRECTION
- PROPOSED PROPERTY LINES
- PROPOSED GRADE BREAK
- PROPOSED SS MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED CURB INLET
- EXISTING SS MANHOLE PER PHASE 1
- EXISTING SANITARY SEWER LINE PER PHASE 1
- EXISTING WATER LINE PER PHASE 1
- EXISTING CURB INLET PER PHASE 1
- EXISTING STORM DRAIN LINE PER PHASE 1
- PHASE LINE
- 20' TOP OF BANK SETBACK
- REMOVABLE BOLLARDS
- PROPOSED PROPERTY LINES
- PROPOSED STORM DRAIN LINE
- RIGHT OF WAY
- OUTSIDE BOUNDARY
- PROPOSED WATER SERVICES
- PROPOSED SEWER LATERAL

LICENSED LAND SURVEYOR MICHAEL L. WAYE NO. 6967 9/30/07 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER LAWRENT D. LOWE 58077 9/30/07 CIVIL STATE OF CALIFORNIA

FOR REVIEW

NorthStar Engineering & Surveying
Chico, California
111 Mission Ranch Blvd, Suite 100
Chico, California 95926
Phone: (530) 893-1600 Fax: (530) 893-2113
Web Site: www.northstareng.com

SHEET 1 OF 1 A.P.N. 071-202-022 & 071-203-002 FEBRUARY 2007 JOB NO. 9141

RECEIVED
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CITY OF CORNING

EXHIBIT "2"

NorthStar
ENGINEERING
Civil Engineers • Surveyors

2-6-07

City of Corning
Planning Director
794 Third St
Corning, CA 96021

Attn.; John Brewer

Subject: **Blossom Avenue Self Help Infill Project –Jewett Creek Analysis**

Dear John:

Please find enclosed the HEC-RAS summary sheet, cross sections for Jewett Creek, and the Jewett Creek section location plot through the Blossom Avenue Self Help Infill project.

24 of the 44 proposed lots will be adjacent to Jewett Creek and according to the current FIRM panel these lots are located in an AO1 zone. Due to the proximity of the remaining 20 lots they are also included in the CLOMR-F request asking to be removed from the FEMA flood zone. The actual area within the banks of Jewett Creek is designated AE zone.

Two approaches were taken to establish the minimum lot grades referenced in the CLOMR-F request. The first approach adds 1' (per the AO1 zone) to the existing ground. The second approach uses HEC-RAS to model the channel. Both the roughness coefficients and the flow of 2,500 CFS were obtained from FEMA's Flood Insurance Study for Jewett Creek in the City of Corning, California and were used in the HEC-RAS program. The HEC-RAS program shows the addition of the fill along the north side of the channel may raise the water surface elevation during a 100 year event by no more than 0.15' with an average height increase of 0.05'. Even with a slight increase in water surface elevation, the water typically stays within the banks of Jewett Creek. The HEC-RAS analysis shows that water goes over the south bank at river station 9 through 12 before the fill is added to the north side. The water will continue to over top the south bank of the channel after the fill is added. In our opinion the increase in water surface elevation after construction is insignificant due to the variables in the field data, the HEC-RAS program and the fact that there is an open field south of Jewett Creek.

The HEC-RAS analysis has a lower water surface elevation for a 100 year event than the flood elevation based on 1' above the existing ground outside of the channel through the proposed subdivision per the FEMA's AO-1 zone. Therefore the lowest lot elevations were placed a minimum of 1' above the highest original ground elevation for any particular lot.

Should you have any questions, please contact this office.

Thank you
NorthStar Engineering

Lambert O. Lowe, PE

Cc: Keith Griffith- SHHIP

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FEB 15 2007
CITY OF CORNING

111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95926
530-893-1600
FAX-893-2113

MND EXHIBIT "3"

JOB # 9141
BLOSSOM AVENUE SELF HELP INFILL PROJECT
2/15/2007

UPDATED LOT #	RIVER STATION	12/26/2006 HIGHEST LOT OG	12/26/2006 OG+1	2/14/2007 HEC-RAS WS ELEV EXIST	2/14/2007 HEC-RAS WS ELEV PROPOSED	DIFF
22	7	277.95	278.95	277.4	277.48	0.08
21		277.95	278.95			
20	8	277.85	278.85	277.74	277.75	0.01
19	9	278.08	279.08	278.47	278.40	-0.07
18	10	278.57	279.57	278.71	278.76	0.05
17	11	279.00	280.00	278.94	279.02	0.08
16	12	278.90	279.90	279	279.15	0.15
15	13	279.55	280.55	279.02	279.15	0.13
14	14	279.55	280.55	279.15	279.25	0.10
13	15	279.35	280.35	279.34	279.44	0.10
12	16	279.44	280.44	279.49	279.58	0.09
11	17	279.67	280.67	279.62	279.70	0.08
10	18	279.81	280.81	279.74	279.80	0.06
	19			279.84	279.89	0.05
23	20	280.06	281.06	280.04	279.97	-0.07
24	21	280.60	281.60	280.09	280.13	0.04
25	22	279.89	280.89	280.25	280.29	0.04
26	23	280.02	281.02	280.39	280.42	0.03
27	24	280.40	281.40	280.49	280.53	0.04
28	25	281.11	282.11	280.61	280.64	0.03
29	26	281.11	282.11	280.73	280.76	0.03
30	27	280.75	281.75	280.82	280.85	0.03

3-2

Kevin E. Hanley, P.E.

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FEB - 8 2007
CITY OF CORNING

December 15, 2006

Jay Lowe, P.E.
NorthStar Engineering
111 Mission Ranch Boulevard, Suite 100
Chico, CA 95926

Jay:

An analysis of the egress and access elements for the proposed SHHIP project has been undertaken and is now complete. The project in question is located in the City of Corning, California, on Toomes Avenue between Fig Avenue and Donnovan Avenue.

The proposed location of Blossom Avenue at its intersection with Toomes Avenue will allow access and egress to and from the project site without limitation. Similarly, the proposed location of Orange Avenue at its intersection with Donnovan Avenue will not require any access/egress restrictions.

These determinations were made after conducting turning movement counts on the adjacent roadway network, performing operational analyses for existing and future conditions (with a 20-year horizon using a growth rate of 1.5% per year) after adding project-related traffic, and then analyzing intersection sight distance requirements at Blossom Avenue associated with the proposed layout.

Attached please find a preliminary plan and profile sheet detailing the proposed locations of Blossom Avenue on which the above analyses were based.

Sincerely,

Kevin E. Hanley

Kevin E. Hanley, P.E.
Registered Professional Traffic Engineer #2099

REGISTERED PROFESSIONAL ENGINEER
KEVIN E. HANLEY
No. TR 2099
Exp. 06/30/07
TRAFFIC
STATE OF CALIFORNIA

Attachment

5121 Euclid Ave.
Sacramento, CA 95822

k_hanley@comcast.net
(530) 864-0318

MND EXHIBIT 4

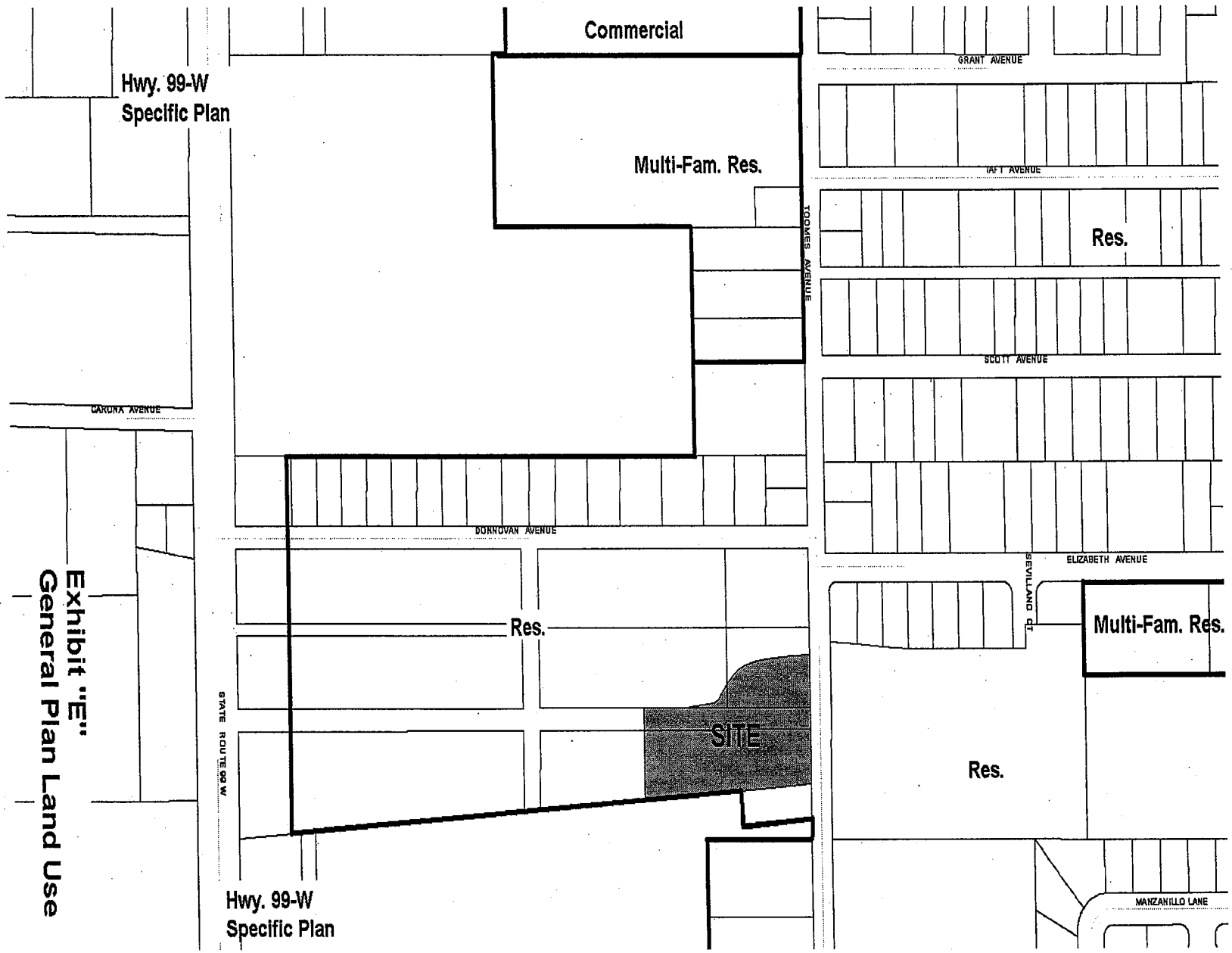
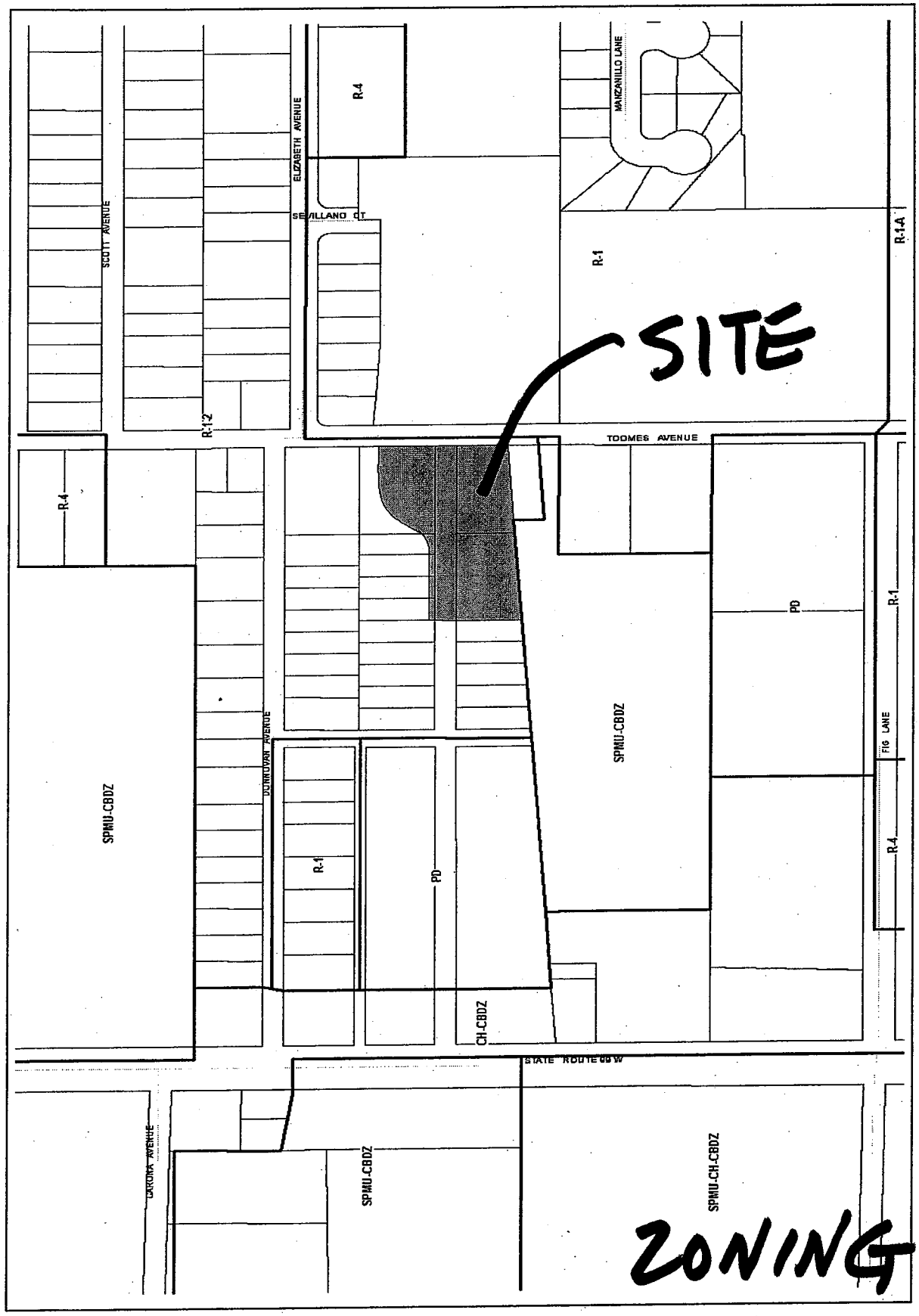


Exhibit "E"
General Plan Land Use



ZONING

EXHIBIT "F"

SELF-HELP HOME IMPROVEMENT PROJECT

SHHIP

Established in 1973

A Private Non-Profit Corporation

February 14, 2007

John Brewer
Director of Planning
City of Corning

Dear Mr. Brewer:

SHHIP is developing a 44-house affordable housing project. Mortgages are the USDA Rural Development Direct Sect. 502 subsidized mortgage. All of the homeowners must be of low-income (less than 80% of MHI) and at least 40% must be of very-low income. Participant's costs are kept affordable by the Payment Assistance subsidy, in which the homeowner's housing cost (PITI) is limited to no more than 26% of their income. This subsidy is partly recaptured by USDA upon sale.

The city continues to be supportive of SHHIP's efforts. Thirty-eight of these houses are on land with underlying lots of records that generally allow the city to approve smaller lots, increasing affordability. All of these lots, including two corner lots, are fifty feet in width. This is in accordance with the city practices for any developer regardless of housing cost.

One corner of the project is not part of the underlying plat and requires a subdivision map – referred to as phase 2. SHHIP proposes to develop phase 2 into eight lots, of about 50 ft. widths, nearly identical to the balance of the project. (An adjacent parcel has been acquired by SHHIP to provide better access to the project, which results in phase 2 lots actually being much larger than other lots.) In order to maintain affordability, SHHIP requests that the one corner lot created be allowed at a 50 foot width. SHHIP will set back this house 45 feet from the road (15 feet more than required) to ensure adequate sight clearance. SHHIP requests that the other lots in this tract be allowed as proposed.

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CITY OF CORNING

3777 MEADOWVIEW, #180 REDDING, CA 96002 (530) 378-6900 FAX (530) 378-6910

EXHIBIT "G"

Also, SHHIP is considering building some two-story houses along the northern tier of houses (to accommodate four bedroom houses) and requests a concession of allowing five-foot side-yards.

The state's "density bonus" law provides substantial regulatory incentives for projects that include affordable housing. If at least 5% of the units are affordable to Very Low income households or 10% of the units are affordable to Low income households, then the project is eligible for a 20% density bonus. Additional affordability can increase the density to 35%. A project is also allowed "concessions or incentives" reducing development standards, depending on the percentage of affordable units provided. Any project that meets the minimum criteria for a density bonus is entitled to one concession, increasing up to a maximum of three concessions depending upon the amount of affordable housing provided.

In addition to requesting "incentives and concessions," applicants may request the waiver of an unlimited number of "development standards" by showing that the waivers are needed to make the project economically feasible. SHHIP estimates that the concessions requested will save about $60,000, and is needed for feasibility.

SHHIP appreciates the city's continued support, and promises to provide quality housing assisting city residents most in need of affordable homeownership.

Sincerely,

Keith Griffith
Executive Director

City of Corning
Proposed Ordinance No. 627.

Draft

Chapter 17.62

AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

Sections:

17.62.010 Purpose
17.62.020 Applicability
17.62.030 Application and approval
17.62.040 Planning Commission recommendation
17.62.050 Determination of housing density bonus or incentives

17.62.010. Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

17.62.020. Applicability.

When a developer enters into an agreement to provide a housing development that includes housing units for very low, low or moderate income households, as defined in the California Health and Safety Code, and pursuant to Government Code Section 65915, the developer shall be eligible for a housing density bonus or incentives if the housing development consists of five or more units.

17.62.030. Application and approval.

Any person requesting a housing density bonus or incentives shall apply for a development agreement. A housing density bonus or incentives shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus and/or incentive.

17.62.040. Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission shall consider the development agreement and make a recommendation to the Council.

17.62.050. Determination of housing density bonus or incentives.

The project developer may specify the housing density bonus or incentives requested; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

Draft

EXHIBIT "H"

City of Corning
County of Tehama
State of California

DRAFT

DEVELOPMENT AGREEMENT

This agreement made and entered into this _____day of _____, 20_____, by and between the City of Corning, a Municipal corporation, (hereinafter referred to as the City) and Self Help Home Improvement Project, a California Non-Profit Corporation (hereinafter referred to as the Subdivider).

RECITALS:

Whereas, Subdivider has presented to City a tentative subdivision map or parcel map, (hereinafter called "Map") entitled "Tentative Tract Map 07-1001, Blossom Avenue Self Help Infill Project-Phase 2", and

Whereas, said map seeks certain "incentives or concessions" to normal City standards in order to make the project more economically feasible, and

Whereas, Government Code Section 65915 requires Cities to adopt ordinances to provide "Density Bonuses" and other concessions or incentives to facilitate certain "affordable" housing projects, and

Whereas, the City of Corning has adopted Ordinance No. 627 to implement the State mandated "Density Bonus" law contained within Government Code Section 65915 et. seq., and

Whereas, the ordinance authorizes the City Council provide density bonuses, concessions or incentives via the approval of a Development Agreement, and

Whereas the subdivider intends to develop the lots resulting from said map with single family residences that are affordable for either "lower" or very low" income residents, as defined in the Health and Safety Code, and

Whereas, the subdivider seeks certain incentives or concession to facilitate their proposed housing project, and

Whereas, the map and a letter from the subdivider requesting the incentives or concessions was reviewed by the Planning Commission of the City at a public hearing conducted on March 20, 2007, and the commission recommended approval, and

EXHIBIT "I"

Whereas, the Planning Commission recommended approval of the following concessions to the City's development standards:

Whereas, this Agreement is executed pursuant to the provisions of the Government Code (Section 65864 et. seq.) of the State of California.

Now therefore, for and in consideration of the approval of the map and in order to facilitate the production of affordable housing, and in accordance with City Ordinance No. 627, and in order to insure satisfactory performance by Subdivider of Subdivider's obligations, the parties agree as follows:

City agrees to:

1. Permit a reduced Lot width of 49 feet,

2. Permit reduced sideyard and street sideyard setbacks of five (5) feet.

3. Permit reduced Lot areas to a minimum of 5,500 square feet, and in accordance with the tentative map, and

Subdivider agrees to:

1. Provide affordable housing available to families of "Lower" or "Very Low" incomes within the parcels created on the Map,

2. Provide a minimum 35 foot front yard setback for that parcel at the southwest corner of Blossom and Toomes Avenues,

3. Pay the applicable "Regional Traffic Improvement Fee" adopted by the City of Corning at the time of building permit issuance for any of the eight lots resulting from the Map,

4. Complete the street and infrastructure improvements and otherwise comply with the Conditions of Approval of the Map.

These signatures attest to parties' Agreement hereto:

CITY OF CORNING **SUBDIVIDER:** (Name and Title)

By: _____ _____
Mayor

_____

DRAFT

RECOMMEND FOR APPROVAL:

By: _____
Public Works Director

(Note: All signatures to be acknowledged

APPROVED AS TO FORM:

_____
City Attorney

State of California)
) ss
County of _____)

Acknowledgment (by individual, partnership or corporation)

The person(s) signing above for _____
Known to me in individual and business capacities as stated, personally appeared before me today and acknowledged that he/she/they executed it, and acknowledged to me that the partnership named above executed it or acknowledged to me that the corporation named above executed it pursuant to its bylaws or a resolution of its board of directors.

Dated: _____ Signature: _____

_____
Name typed or printed

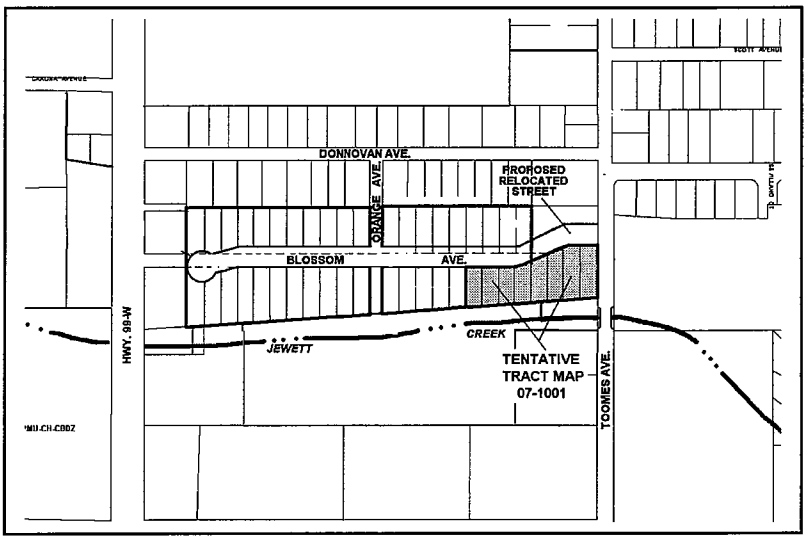
(Seal)

DRAFT

C:\Projects\Subdivisions\SHHIP-Blossom Ave Phase2\Development Agreement.doc

PUBLIC NOTICE-PUBLIC HEARING; BLOSSOM AVE. PROJECT PHASE 2
TENTATIVE TRACT MAP 07-1001;MITIGATED NEGATIVE DECLARATION

The City of Corning must inform you of a development project proposed for the site highlighted on the inset map below.



WHAT IS BEING PLANNED:
Self-Help Home Improvement Project (SHHIP) proposes to develop a housing tract called the "Blossom Avenue Project". The project is to be developed in three parts or "Phases".

The first Phase will develop 14 existing lots created as part of the "Shasta View Tract" in 1901.

Tract 07-1001 is Phase 2, proposing eight (8) new parcels, on the property so labeled and highlighted on the inset map.

Phase 3 is Planned Development Use Permit No. 2007-239 that proposes to develop 22 residences on other existing lots lying west of Orange Avenue in the Shasta View Tract.

The overall project will relocate and construct Blossom Avenue and Orange Avenue as shown on the inset map. This will necessitate the abandonment of some existing right of way and dedication of additional right of way. Proposed Tract 07-1001 will incorporate abandoned Blossom Avenue right of way into some of the eight proposed lots.

State law requires Cities and Counties to provide certain "density bonuses and development concessions" to projects that provide housing for lower income residents. SHHIP seeks development concessions from the City to facilitate the reduced lot widths and areas. Assessor's Parcel Numbers 71-205-10 & 11

WHY THIS NOTICE:
The City of Corning has determined that the project will not have a significant effect on the environment and has filed a "Mitigated Negative Declaration". A Mitigated Negative Declaration is a statement describing the reasons that the proposed project will not have a significant effect on the environment.

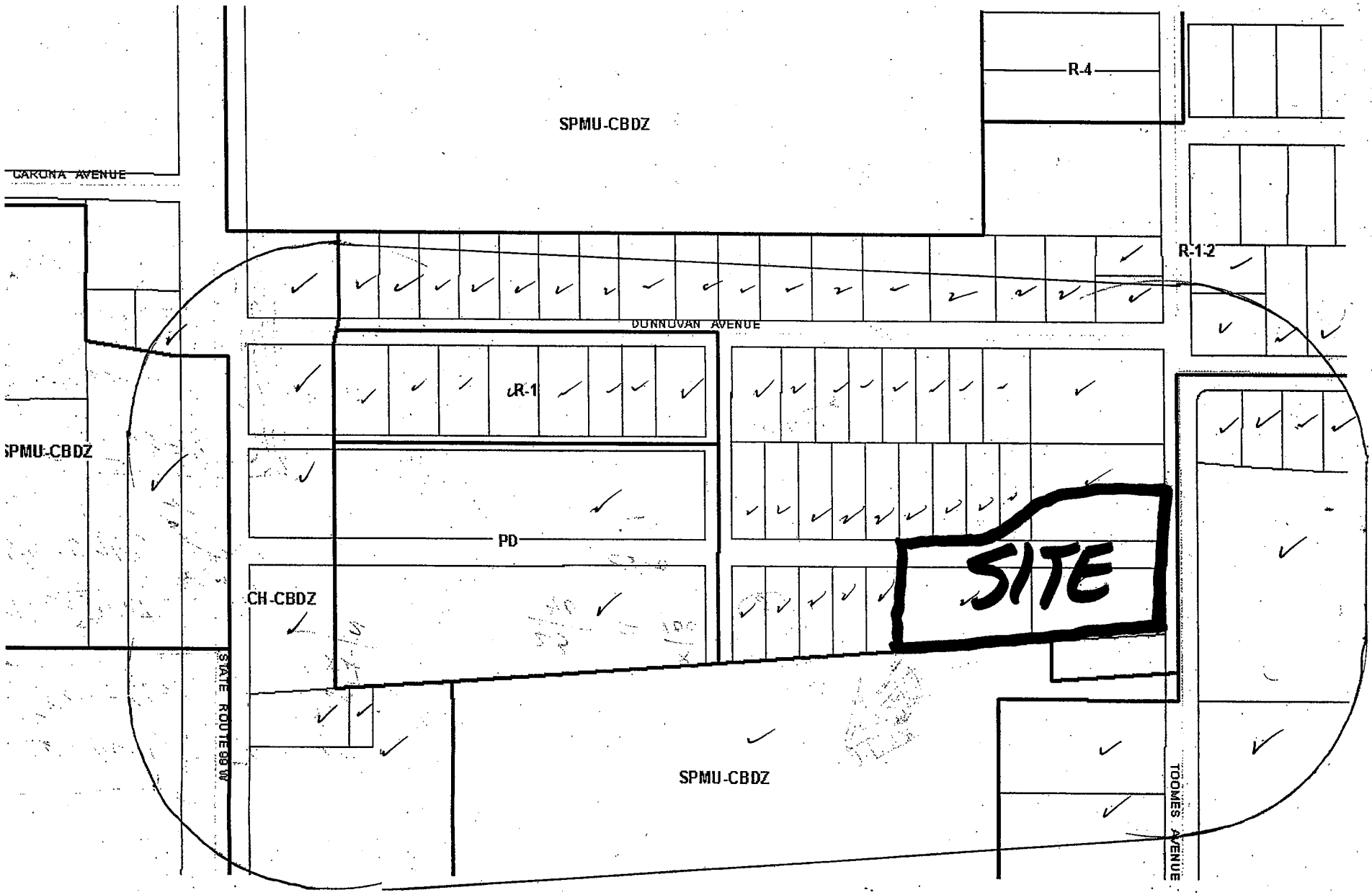
The City wants you to be aware that the Mitigated Negative Declaration, plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the City Council in the City Council Chambers in City Hall at 794 Third Street to consider the proposed Tentative Subdivision Map No. 07-1001. The hearing is scheduled for Tuesday, April 10, 2007 at 7:30 p.m. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearings or in writing delivered to the City Council at or prior to the Public Hearing.

WHAT CAN YOU DO:
This proposed project is subject to the provisions of the California Environmental Quality Act. Part of the review process of projects subject to these laws involves requesting and addressing public questions and comments. Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the City Council at the hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:
John Brewer, Planning Director (530) 824-7036
794 Third Street
Corning, CA 96021

EXHIBIT "J"

EXHIBIT "K"


SPMU-CBDZ
R-4
R-1-2
CARONA AVENUE
DONNOVAN AVENUE
R-1
SPMU-CBDZ
PD
CH-CBDZ
SITE
STATE ROUTE 88 W
SPMU-CBDZ
TOOMES AVENUE

City of Corning

794 Third St. Corning, CA 96021 (530) 824-7020 Fax (530) 824-2489

Date: February 28, 2007

To: Responsible Agencies

From: John L. Brewer, AICP; Planning Director JB

Re: Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15072(a).

Be advised that the following Planning Application has been submitted for City consideration:

Project Title: Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

Project Description: A subdivision map proposing to create eight single family residential parcels in an R-1-2 zone and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract that recorded in 1901. In addition to these two "discretionary" projects proposing and constructing 30 dwellings, SHHIP also plans to (ministerially) develop 14 single-family residences on existing and appropriately zoned "lot pairs" from the same Shasta View Tract.

The City of Corning proposes to adopt a Mitigated Negative Declaration regarding the environmental effects posed by the proposed project. The proposed Negative Declaration does _X__ does not ____ include mitigation measures. A copy of the Mitigated Negative Declaration is attached.

This project is scheduled for Planning Commission consideration on Tuesday, March 20, 2007 . A copy of the public hearing notice is attached. Approval of the project will require subsequent City Council approval. Please provide any comments prior to March 20, 2007.

Questions or comments regarding the environmental effects of this project should be directed to John Brewer at (530) 824-7036.

EXHIBIT "L"

RESPONSIBLE AGENCIES MAILING LIST

Corning Water District
P.O. Box 738
Corning, CA 96021

Tehama County Planning Dept.
444 Oak Street, Room I
Red Bluff, CA 96080

Corning Union Elem. School Dist.
1590 South Street
Corning, CA 96021

Corning Union High School Dist.
643 Blackburn Avenue
Corning, CA 96021

Tehama County Public Works
9380 San Benito Avenue
Gerber, CA 96035

California Dept. of Fish & Game-
Region 1
601 Locust Street
Redding, CA 96001

Caltrans District 2
P.O. Box 496073
Redding, CA 96049-6073

Dept. of Water Resources
2440 Main Street
Red Bluff, CA 96080

Tehama Co. Env. Health Dept.
633 Washington St., Room 36
Red Bluff, CA 96080

Pacific Gas & Electric
3600 Meadowview Dr.
Redding, CA 96002

SBC Engineering
Attn: Brian Stone
4434 Mountain Lakes Blvd.
Redding, CA 96003

Comcast Cable
Attn: Jim Keeler
427 Eaton Rd.
Chico, CA 95973

Regional Water Quality Control Board
Central Valley Region
415 Knollcrest Dr., Suite 100
Redding, CA 96002

Tehama Co. APCD
1750 Walnut St.
Red Bluff, CA 96080

Tehama County Clerk
P.O. Box 250
Red Bluff, CA 96080

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95814

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CITY OF CORNING

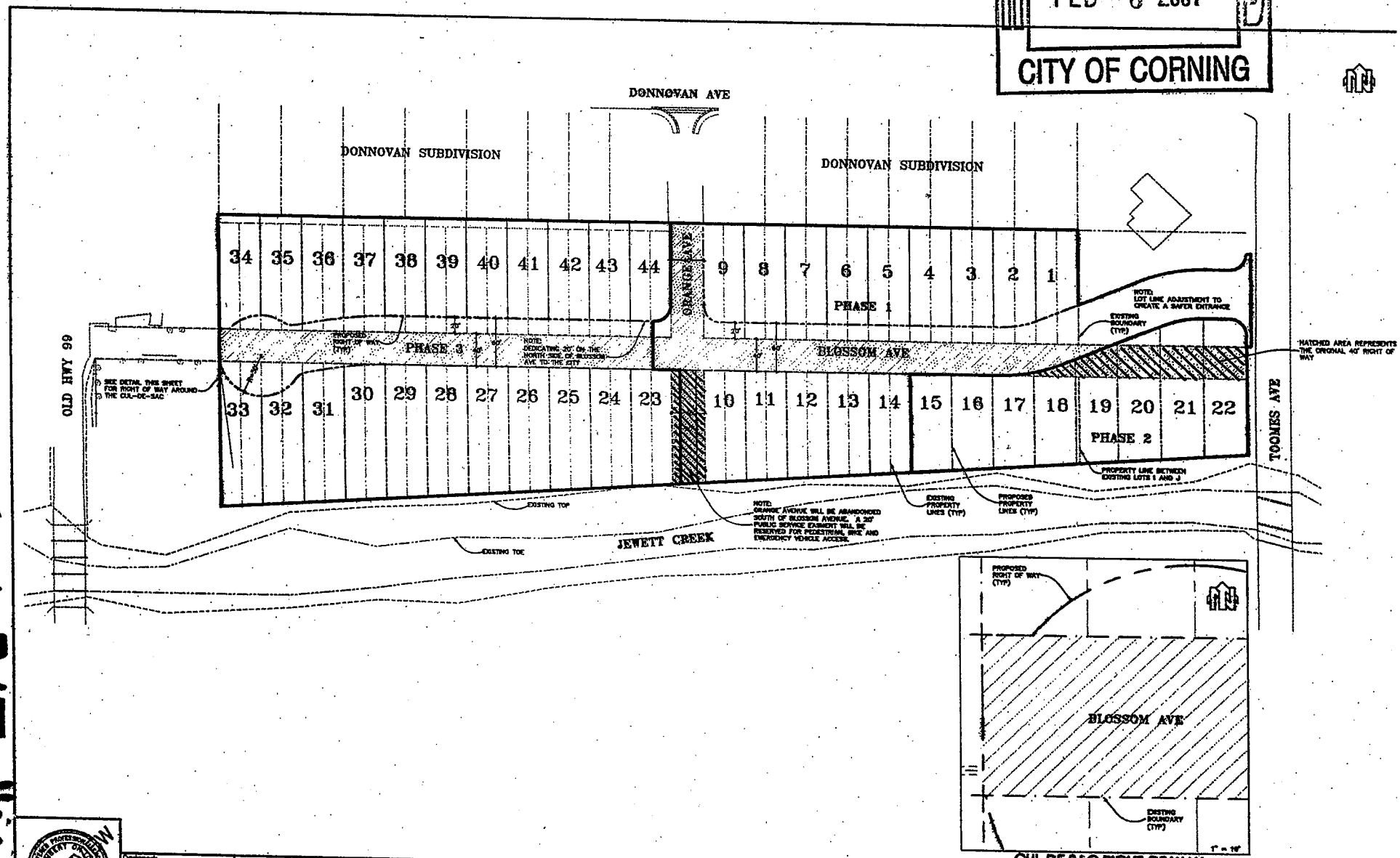

EXHIBIT "M"

Designed: LOL	Revision	Date	By
Drawn by: RLK			
Approved:			
Date: 2/8/07			

NorthStar
Civil Engineers..Surveyors
Chico, California

111 Mission Ranch Blvd. Ste 100
Chico, California 95926
Phone: (530) 893-1600 Fax: (530) 893-2113
Web Site: www.northstareng.com

S.H.H.P.
3777 MEADOWVIEW DR. #100
REDDING, CALIFORNIA

PROPOSED RIGHT OF WAY
BLOSSOM AVENUE SELF HELP INFILL PROJ
Job Number | Date | Scale | Sheet 1 of

SCOTT AVENUE
DONNOVAN AVENUE
ELIZABETH AVENUE
VILLANO CT
SITE
TOOMES AVENUE
FIG WAVE

EXHIBIT "N"

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
P. O. BOX 496073
REDDING, CA 96049-6073
PHONE (530) 229-0517
FAX (530) 225-3578
TTY (530) 225-2019

Flex your power!
Be energy efficient!

IGR/CEQA Review
Teh-5-8.975
Blossom Avenue Project (SHHIP)
(PD-UP 2007-239) (TTM 07-1001)
APN# 71-205-10, 11

March 14, 2007

Mr. John Brewer
City of Corning
794 Third Street
Corning, CA 96021

Dear Mr. Brewer:

The California Department of Transportation (Caltrans) has reviewed the Public Notice – Public Hearing announcement submitted on behalf of the Blossom Avenue Project. The project is a three phase development for forty-four residential units. The development is located northeast of the Interstate 5 (I-5) / Corning Road interchange on Blossom Avenue.

Caltrans does not believe that this project, by itself, will have a significant impact on I-5. However, this project, as well as other projects proposed for this area, will add to cumulative traffic impacts to the state and local transportation system. In order to fund state highway improvements needed to accommodate this cumulative increase in traffic, Caltrans will be looking to the City of Corning to fund some or all of the costs of the highway improvements. So that all new development is treated fairly, we encourage the City of Corning to implement a regional transportation fee to fund future state highway projects, as well as local transportation projects. The Fix Five partnership effort will begin soon. Prior to release and adoption of the final plan, we request that the City consider either interim fees or commitment to participate in the regional mitigation program from this and future developments to pay towards their share of cumulative mitigation to I-5. The City of Redding is cooperating with the following project condition:

> "Prior to recordation of a final map, the applicant, owner, or successor in interest shall enter into an agreement with the City of Corning, obligating the owner or any future owner of an undeveloped lot within the subdivision to pay any applicable established regional traffic-improvement fee at the time of issuance of a building permit. The lot shall only be subject to the regional fee in the event the project is clearly located within the boundary of said fee district and the fee program is adopted prior to issuance of a building permit for a residential dwelling on an individual lot."

EXHIBIT "O"

If you would like to discuss this issue further, please contact Michelle Millette, Chief, Office of Community Planning at 229-0517. Thank you for the opportunity to provide comments on the proposed project. Prior to the hearing please provide our office with a copy of staff report and recommended conditions of approval. If you have any questions, or if the scope of this project changes, please call me at 225-3369.

Sincerely,

MARCELINO GONZALEZ
Local Development Review
District 2

c: Tehama County Transportation Commission

COUNTY OF TEHAMA
DEPARTMENT OF PUBLIC WORKS
9380 San Benito Avenue
Gerber, CA 96035-9701
Bus: (530) 385-1462
Fax: (530) 385-1189

Road Commissioner
Surveyor
Engineer
Public Transit
Flood Control and
Water Conservation District
Sanitation District No. 1

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MAR 14 2007
CITY OF CORNING

R-07-763
TM 07-1001
UP 2007-239

March 12, 2007

John L. Brewer, AICP
Planning Director
City of Corning
794 Third Street
Corning, CA 96021

RE: Comments on CEQA Mitigated Negative Declaration
Planned Development Use Permit 2007-239 Tentative Tract Map 07-1001

Dear John,

Thank you for allowing us the opportunity to review and comment on the environmental document for Tentative Tract Map 07-1001.

Our department has concerns regarding the following potential impacts:

1. The cumulative downstream effect of possible flooding due to the increase in runoff from the development. Although the CLOMR-F has been approved, there still is the risk of downstream flooding from the displaced water from the floodway.

2. The possible cumulative traffic impacts on Hwy 99W from South Ave to Solano Street. The interchange at South Ave and the intersection of Hwy 99W and South Ave are proposed to be reconstructed as a component of the South Avenue Interchange Project. A significant contributor to the need for reconstruction is a direct result of the development in this area. This project should be required to participate in the fair share cost of these improvements.

If you have any questions or would like to meet and discuss this information, please feel free to contact me at (530) 385-1462, Ext 3008.

Thank you for your time and consideration of this matter.

Sincerely,

Gary Antone, P.E., P.L.S.
Director of Public Works

By Shawn A. Furtado
Shawn A. Furtado, P.E.
Engineer III

EXHIBIT "P"

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair

Linda S. Adams
Secretary for Environmental Protection

Redding Office
415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

15 March 2007

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MAR 15 2007
CITY OF CORNING

Mr. John Brewer, Planning Director
City of Corning Planning Department
794 Third Street
Corning, CA 96021

NOTICE OF INTENT, MITIGATED NEGATIVE DECLARATION, TENTATIVE TRACT MAP 07-1001, PHASES 2 & 3 OF BLOSSOM AVENUE RESIDENTIAL PROJECT, CORNING, TEHAMA COUNTY

We have reviewed the Initial Study for the proposed Blossom Avenue Residential Project in Corning. The Initial Study describes a 44-lot residential subdivision located along Blossom Avenue between Highway 99 and Toomes Avenue. Streets will be relocated and utilities will be constructed. The City of Corning Wastewater Treatment Plant will provide wastewater treatment and disposal. Domestic water supply will be provided by the City of Corning. The Regional Board has the following comments regarding water quality impacts from the proposed development:

In order to protect water quality, appropriate storm water pollution controls will be required during and after construction. As noted in the Initial Study, the project owner will be required to obtain coverage under the state's General Construction Storm Water Permit (Order No. 99-08-DWQ) prior to the start of **any** construction activities. The Permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential pollutants (such as sediment and earthen materials, chemicals, building materials, etc.) and to describe best management practices that will be employed at the site to eliminate or reduce those pollutants from entering surface waters. The Storm Water Permit can be obtained from the Regional Water Quality Control Board's Redding office or the State Water Resources Control Board's website: www.waterboards.ca.gov/stormwtr/construction.html

If you have any questions, please contact me at (530) 224-3227 or the letterhead address.

Carole N Crowe

Carole N. Crowe
Staff Geologist

CNC: reb

U:\Clerical Documents\SA_Correspondence\CroweC\mar07\Cor BlossomAvenue Subdiv.doc

EXHIBIT "Q"

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

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MAR 15 2007
CITY OF CORNING

March 14, 2007

John L. Brewer
City of Corning
794 Third Street
Corning, CA 96021

RE: SCH# 2007032039- Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3, Tehama County

Dear Mr. Brewer:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above referenced project. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

✓ Contact the appropriate Information Center for a record search to determine:
- If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded on or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

✓ Contact the Native American Heritage Commission for:
- A Sacred Lands File Check. **Sacred Lands File check completed, no sites indicated**
- A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**

✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Governmental Program Analyst
(916) 653-4040

CC: State Clearinghouse

EXHIBIT "R"

Greenville Rancheria of Maidu Indians
Chairperson
PO Box 279 Maidu
Greenville , CA 95947
(530) 284-7990
(530) 284-6612 - Fax

Maidu Nation
Clara LeCompte
P.O Box 204 Maidu
Susanville , CA 96130
(530) 257-9691

Paskenta Band of Nomlaki Indians
Everitt Freeman, Chairperson
PO Box 398 Nomlaki
Orland , CA 95963 Wintun
office@paskenta.org
(530) 865-2010
(530) 865-1870 Fax

Redding Rancheria
Tracy Edwards, Chief Executive Officer
2000 Redding Rancheria Road Wintu
Redding , CA 96001 Pit River
hope@reddingrancheria.com Yana
(530) 225-8979
Fax: (530) 241-1879

Wintu Tribe of Northern California
Kelli Hayward
3576 Oasis Road Wintu
Redding , CA 96003
wintu_tribe@hotmail.com
(530) 245-0141
530-245-0241

Greenville Rancheria of Maidu Indians
Mike DeSpain, EPA/Cultural Resources
PO Box 279 Maidu
Greenville , CA 95947
mdespain.
(530) 284-7990
Fax: (530) 284-6612

Redding Rancheria
Barbara Murphy, Chair
2000 Redding Rancheria Road Wintu
Redding , CA 96001 Pit River
hope@redding-rancheria.com Yana
(530) 225-8979
(530) 241-1879 - Fax

Greenville Rancheria of Maidu Indians
Gabriel Gorbet, Tribal Administrator
PO Box 279 Maidu
Greenville , CA 95947
ggorbet@greenvillerancheria.com
(530) 284-7990
Fax: (530) 284-6612

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007032039, Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3, Tehama County

Beverly Ogle
29855 Plum Creek Road
Paynes Creek , CA 96075
(530) 597-2070

Maidu
Pit River - Atsugewi

Redding Rancheria Cultural Resources
James Hayward
2000 Redding Rancheria Road
Redding , CA 96001
(530) 225-8979
Fax: (530) 241-1879

Wintu
Pit River
Yana

Tasmam Koyom
Fred Mankins, President
PO Box 363
Gerber , CA 96035
(530) 385-1683

Maidu

Redding Rancheria Cultural Resources
Richard Blackford
2000 Redding Rancheria Road
Redding , CA 96001
(530) 225-8979
Fax: (530) 241-1879

Wintu
Pit River
Yana

Enterprise Rancheria of Maidu Indians
Frank Watson, Vice Chairperson
1940 Feather River Blvd., Suite B
Oroville , CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

Maidu

Enterprise Rancheria of Maidu Indians
Glenda Nelson, Chairperson
1940 Feather River Blvd., Suite B
Oroville , CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

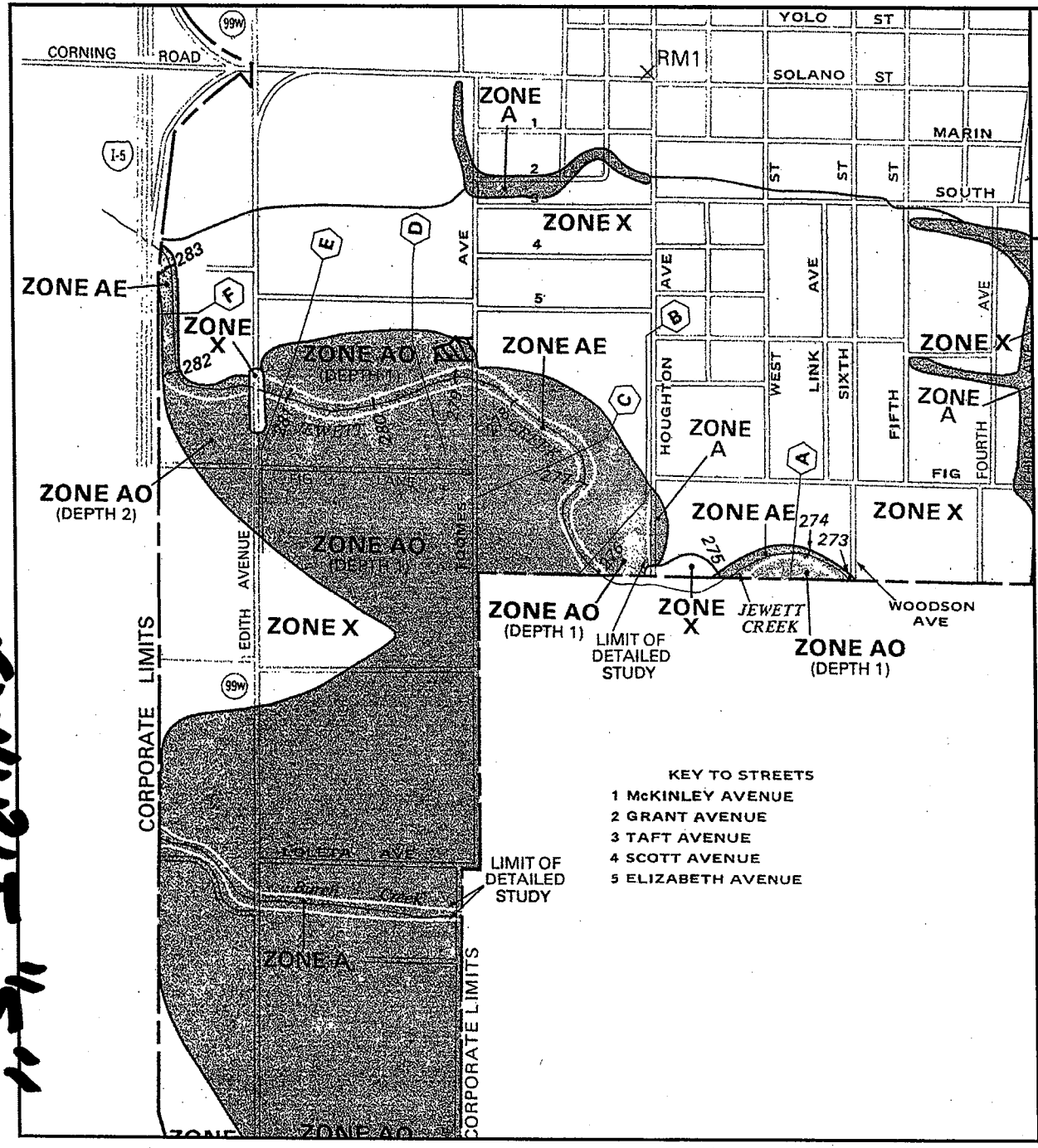
Maidu

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007032039, Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3, Tehama County

EXHIBIT "S"



APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CORNING, CALIFORNIA
TEHAMA COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
060398 0005 C

MAP REVISED:
SEPTEMBER 27, 1991

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CORNING, TEHAMA COUNTY, CALIFORNIA	Proposed Lots 1 through 44, Blossom Avenue Self Help Infill Project, Tehama County, California
	COMMUNITY NO.: 060398	
AFFECTED MAP PANEL	NUMBER: 0603980005C	
	DATE: 9/27/1991	
FLOODING SOURCE: SHALLOW FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.923, -122.195 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1	--	Blossom Ave Self Help	--	Property	X (shaded)	280.4 feet	--	280.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) SUPERSEDES PREVIOUS DETERMINATION
PORTIONS REMAIN IN THE SFHA
CONDITIONAL LOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

RECEIVED
FEB - 8 2007
CITY OF CORNING

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

EXHIBIT "T"

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	--	Blossom Ave Self Help	--	Property	X (shaded)	280.3 feet	--	280.3 feet
3	--	Blossom Ave Self Help	--	Property	X (shaded)	280.2 feet	--	280.2 feet
4	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
5	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
6	--	Blossom Ave Self Help	--	Property	X (shaded)	280.0 feet	--	280.0 feet
7	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
8	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
9	--	Blossom Ave Self Help	--	Property	X (shaded)	279.8 feet	--	279.8 feet
10	--	Blossom Ave Self Help	--	Property	X (shaded)	279.0 feet	--	279.0 feet
11	--	Blossom Ave Self Help	--	Property	X (shaded)	278.7 feet	--	278.7 feet
12	--	Blossom Ave Self Help	--	Property	X (shaded)	278.8 feet	--	278.8 feet
13	--	Blossom Ave Self Help	--	Property	X (shaded)	278.9 feet	--	278.9 feet
14	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet
15	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

16	--	Blossom Ave Self Help	--	Property	X (shaded)	279.2 feet	--	279.2 feet
17	--	Blossom Ave Self Help	--	Property	X (shaded)	279.3 feet	--	279.3 feet
18	--	Blossom Ave Self Help	--	Property	X (shaded)	279.4 feet	--	279.4 feet
19	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet
20	--	Blossom Ave Self Help	--	Property	X (shaded)	279.6 feet	--	279.6 feet
21	--	Blossom Ave Self Help	--	Property	X (shaded)	279.8 feet	--	279.8 feet
22	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
23	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
24	--	Blossom Ave Self Help	--	Property	X (shaded)	280.4 feet	--	280.4 feet
25	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
26	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
27	--	Blossom Ave Self Help	--	Property	X (shaded)	280.7 feet	--	280.7 feet
28	--	Blossom Ave Self Help	--	Property	X (shaded)	280.8 feet	--	280.8 feet
29	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
30	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
31	--	Blossom Ave Self Help	--	Property	X (shaded)	281.4 feet	--	281.4 feet
32	--	Blossom Ave Self Help	--	Property	X (shaded)	282.2 feet	--	282.2 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

33	--	Blossom Ave Self Help	--	Property	X (shaded)	282.4 feet	--	282.4 feet
34	--	Blossom Ave Self Help	--	Property	X (shaded)	283.0 feet	--	283.0 feet
35	--	Blossom Ave Self Help	--	Property	X (shaded)	282.7 feet	--	282.7 feet
36	--	Blossom Ave Self Help	--	Property	X (shaded)	282.4 feet	--	282.4 feet
37	--	Blossom Ave Self Help	--	Property	X (shaded)	282.1 feet	--	282.1 feet
38	--	Blossom Ave Self Help	--	Property	X (shaded)	281.8 feet	--	281.8 feet
39	--	Blossom Ave Self Help	--	Property	X (shaded)	281.5 feet	--	281.5 feet
40	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
41	--	Blossom Ave Self Help	--	Property	X (shaded)	280.9 feet	--	280.9 feet
42	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
43	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
44	--	Blossom Ave Self Help	--	Property	X (shaded)	280.5 feet	--	280.5 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 44 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 44 Properties.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

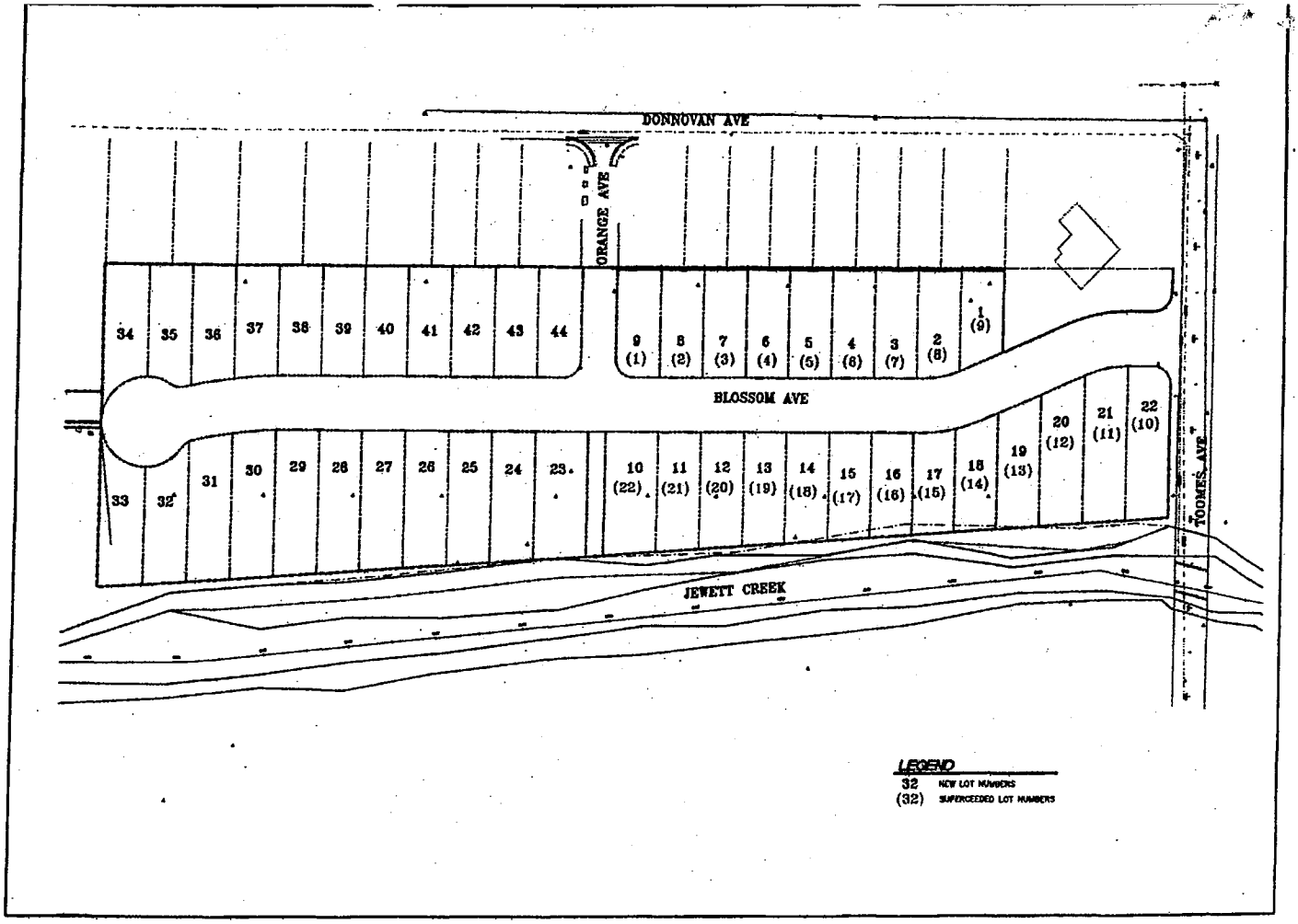
SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

This Determination Document supersedes our previous determination dated 3/16/2006, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

S:\Projects\CIVIL\9000-9999\9141c-TOOMES\dwg\9141-SEC.dwg, LOT-NUMBERS, 2/8/2007 9:42:26 AM



LOT NUMBER CLARIFICATION

1" = 150'
2-6-07
JOB # 9141
SHEET-TOOMES

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair.

Linda Adams
Secretary for Environmental Protection

Redding Branch Office
415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

22 March 2007

RECEIVED
MAR 23 2007
CITY OF CORNING

John Brewer
City of Corning
794 Third Street
Corning, CA 96021

COMMENTS ON NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR BLOSSOM AVENUE RESIDENTIAL PROJECT, CORNING, TEHAMA COUNTY

On 12 March 2007, our office received a Notice of Intent to Adopt a Mitigated Negative Declaration, Environmental Initial Study and a Request for Comments Letter from your office regarding the proposed development referenced above. The California Regional Water Quality Control Board, Central Valley Region (Regional Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA).

The proposed project is requesting the approval of Tentative Subdivision Map 07-001 to create eight single-family residential parcels in an R-1-2 zone, and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract. In addition proposing and constructing 30 dwellings, Self Help Home Improvement Project (SHHIP) also plans to develop 14 single-family residences on existing zoned "lot pairs" from the Shasta View Tract. The project site is located on the west side of Toomes Avenue and 130 feet south of Donovan Avenue.

The following comments are provided to help outline the potential permitting required by the Regional Water Board s agency, policy issues concerning the project, and suggestions for mitigation measures. Our present comments focus primarily on discharges regulated under our CWA §401 and storm water programs.

Water Board entitlements include:

• Fill or dredged material discharges	Clean Water Act (CWA) §401 water quality certification for federal waters; or Waste Discharge Requirements for non-federal waters
• Storm water and other wastewater discharges	CWA §402 NPDES permit

The following summarizes project permits that may be required by our agency depending upon potential impacts to water quality:

EXHIBIT "U"

Water Quality Certification (401 Certification) – Permit issued for activities resulting in dredge or fill within waters of the United States (including wetlands). All projects must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the state. Destruction of, or impacts to these waters should be avoided. Under the Clean Water Act Section 401 and 404, disturbing these waters requires a Corp permit and a State 401 permit. The Section 404 and 401 permits are required for activities involving a discharge (such as fill or dredged material) to waters of the United States. "Waters" include wetlands, riparian zones, streambeds, rivers, lakes, and oceans. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. If required, the Section 404 and 401 permits must be obtained prior to site disturbance.

General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) – Land disturbances on proposed projects of 1 acre or more requires the landowner to obtain coverage under the General Permit. As the land disturbance for the Blossom Avenue Residential Subdivision Project will be in excess of 1 acre, the owner of the property will need to file a Notice of Intent (NOI), along with a vicinity map, a Storm Water Pollution Prevention Plan (SWPPP), and appropriate fees to the State Water Resources Control Board (SWRCB), prior to the commencement of activities on site. The owner may call our office to receive a permit package or download it off the Internet at http://www.waterboards.ca.gov/stormwtr/index.html.

If you have any questions or comments regarding this matter please contact me at (530) 224-4784 or by email at szaitz@waterboards.ca.gov.

Scott A. Zaitz

Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: cg/reb

cc: SHHIP, Redding

Blossom Avenue Residential Project.doc

"21-1"

ITEM NO: I-19

ORDINANCE NO. 626; SALADO ORCHARD APARTMENT PROJECT; REZONE 2006-3; TO REZONE FROM R-1 TO P-D, PLANNED DEVELOPMENT AND A USE PERMIT (PDUP 2006-231) TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF A 48 UNIT APARTMENT COMPLEX; TENTATIVE PARCEL MAP 07-01; PACIFIC WEST COMMUNITIES, INC.; LOCATED SOUTHWEST OF THE TOOMES AVENUE & BLACKBURN AVENUE INTERSECTION, APN 71-020-02; APPROXIMATELY 10.28 ACRES

APRIL 10, 2007

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR JB

APPLICATION:

On May 30, 2006, Pacific West Communities, Inc. submitted planning applications seeking two separate entitlements; 1) a Rezone from R-1; Single Family Residential to "P-D"; Planned Development; 2) a Planned Development Use Permit seeking authority to construct a 48-unit affordable housing apartment complex on the property at the southwest corner of Toomes Avenue and Blackburn Avenues. They subsequently submitted a Tentative Parcel Map (TPM 07-01) seeking to divide the subject 10.28 acre property into two separate parcels.

BACKGROUND

The matter was the subject of a Planning Commission public hearing conducted on February 20, 2007 and continued to March 20, 2007. This project has generated considerable public interest & opposition and of course, a sizeable public record. While a few of the more important documents regarding this project are reprinted and attached, a summary list of the entire public record is attached at the back of this staff report. It's of interest to note that the public record includes some 351 pages (plus this staff report).

Staff has previously provided many of the documents included in the public record. Councilmembers who may be missing documents listed in that summary list should request copies from staff.

On March 20, 2007, the Planning Commission approved the Planned Development Use Permit and recommended Council approval of the P-D rezone and tentative map applications. The Planned Development Use Permit authorizes development in accordance with the site plan and application. However, because the use permit can not become effective until the P-D Zoning is implemented, the recommendation

included Condition No. 23 that times Use Permit activation to the effective date of the P-D zoning.

SUMMARY OF ISSUES:

Please refer to the pages following the Recommended Conditions of Approval for a discussion of the land use, environmental and legal issues regarding this project.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission considered this project at both their February 20th and March 20th meetings. On March 20th, 2007, the Corning Planning Commission approved Planned Development Use Permit No. 2006-231 and recommended the City Council:

1. **ADOPT THE SEVEN (7) RECOMMENDED FINDINGS AND *THE ATTACHED MITIGATION MONITORING PLAN*[1].**

2. **APPROVE ORDINANCE NO. 626 (REZONE NO. 2006-3) TO REVISE THE ZONING FOR PROPOSED PARCEL 1 AS SHOWN ON TENTATIVE PARCEL MAP 07-01 FROM "R-1"; SINGLE-FAMILY RESIDENTIAL, TO "P-D"; PLANNED DEVELOPMENT, AND,**

3. **APPROVE TENTATIVE PARCEL MAP NO. 07-01, ALL (REZONE, PLANNED DEV. USE PERMIT AND TENTATIVE MAP) SUBJECT TO THE 45 RECOMMENDED CONDITIONS NOTED BELOW.**

FINDINGS:

1. A CEQA Mitigated Negative Declaration was prepared, filed and distributed to all Responsible and Trustee agencies. All comments received regarding the Mitigated Negative Declaration have been adequately addressed. All identified significant effects of the project will be lessened or mitigated with the imposition of the Mitigation Measures recommended in the Mitigated Negative Declaration, and the project will not have a significant effect on the environment.

2. Approval of Rezone No. 2006-03, rezoning the *northerly portion of the*[2] property to P-D; Planned Development, for the purpose of providing housing as proposed in the application, is consistent with the Residential General Plan Land Use Designation.

3. Approval of Rezone 2006-03 and Use Permit 2006-231 is consistent with Housing Element Goal HP-1 to *"Provide adequate housing by location, price type and tenure, especially for those of low and moderate income and*

[1] The italicized text in Finding No. 1 was modified by staff to incorporate the Mitigation Monitoring Plan that was inadvertently omitted in the Planning Commission recommendation.
[2] The italicized text in Finding No. 2 was added by staff to reflect the Planning Commission recommendation to reduce the rezone area to the northern half of the site.

households with special needs" and Implementing Policies HP-1 and HP-12.

4. In accordance with the approved site plan and with the imposition of the recommended Conditions of Approval, Planned Development Use Permit Application No. 2006-231 is consistent with the Corning Zoning Code.

5. Approval of the proposed Tentative Parcel Map is consistent with the residential land use designation and the goals and objectives adopted in the General Plan for the City of Corning.

6. None of the conditions listed in Government Code Section 65589.5(d) 1 though 5 ("denial findings") will occur as a result of this project.

7. Approval of the proposed Rezone, Use Permit and Tentative Parcel Map will facilitate Corning's ability to meet regional housing needs.

RECOMMENDED CONDITIONS OF APPROVAL:

1. COMPLIANCE WITH APPROVED PLAN. Final Improvement Plans shall substantially conform to the approved Site Plan received on December 13, 2006. (IS CONDITION I.a.)

2. LANDSCAPING. Front and street side yards and all areas not proposed for buildings, structures or parking areas shall be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees for the life of the project. (IS CONDITION I.b.)

3. LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the site and adjacent areas within the Right of way but outside the travel lanes. Landscape Plans shall be prepared by a Registered Landscape Architect and shall be subject to the approval of the Planning Director. Plans shall include irrigation plans and substantially conform to the Site Plan submitted December 13, 2006. (IS CONDITION I.c.)

4. SCREEN HVAC. Except for vent pipes through the roof, heating, venting or air conditioning equipment shall not be located on the roof of any structure, unless screened from view in a manner approved by the Planning Director. (IS CONDITION I.d.)

5. UNDERGROUND UTILITIES. All public utilities serving the Development shall be underground with no overhead facilities crossing any streets. (IS CONDITION I.e.)

6. BUILDING SETBACKS. All buildings shall be setback not less than 20 feet from the finished street right of ways. (IS CONDITION I.f.)

7. REMOVE CONSTRUCTION DEBRIS. Prior to approving occupancy for any buildings, all construction debris shall be removed from the site. (IS CONDITION I.g.)

8. DISCLOSURE OF NEARBY AGRICULTURAL OPERATIONS. A note shall be affixed to all rental agreements affecting the project. The note shall clearly state that the apartment complex is located near agricultural operations and that residents of the apartment project may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards. (MM. II.a.)

9. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval. (MM. III.a.)

10. SPRINKLE EXPOSED SOILS. During construction, unprotected soils shall be sprinkled to minimize wind erosion. (MM.III.b.)

11. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion. (MM.III.c.)

12. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer. (IS Condition III.d.)

13. STREAMBED ALTERATION AGREEMENT. Prior to commencing excavation for the retention pond or grading for Lots 65 through 69, obtain a Streambed Alteration Agreement with the California Department of Fish and Game if one is required. (MM. IV.a.)

14. SECTION 404 PERMIT. Prior to discharging any fill material into waters of the United States, the applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers if one is necessary. (MM. IV.b.)

15. SECTION 401 PERMIT. If a Section 404 permit is required, or if the project will deposit fill into isolated wetlands, water quality certification pursuant to Section 401 of the Clean Water Act is also required. (Contact Scott Zaitz at the Regional Water Quality Control Board for details of this certification process). (MM. IV.c.)

16. CULTURAL RESOURCES. Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery. (MM V.a.)

17. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board. (MM.VI.a.)

18. STORMWATER POLLUTION PREVENTION PLAN. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner. (MM.VI.b.)

19. SOILS INVESTIGATION. Prior to commencing construction the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary. (MM.VI.c.)

20. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision. Retention facilities shall be based on a runoff analysis provided by a Civil Engineer or Hydrologist. (IS CONDITION VII.a.)

21. PIPE BLACKBURN-MOON DITCH. Prior to issuing a certificate of Occupancy, obtain the necessary permits and underground (pipe) the Blackburn-Moon Ditch along the project frontage. Size, dimensions and grade of the pipe or pipes shall be based on an analysis of the flows necessary to convey the runoff emanating from the drainage basin. Details of the pipe or pipes shall appear on the final Improvement Plans. (MM. VII.b.)

22. AFFORDABLE HOUSING. Project shall provide affordable housing for a period of not less than 30 years from the date of project approval as per the letter provided by the applicant dated September 6, 2006. (IS CONDITION IX.a.)

23. PLANNED DEVELOPMENT USE PERMIT ACTIVATION. Final approval of this Planned Development Use Permit shall not occur until the effective date of the ordinance rezoning the site to "P-D"; Planned Development Zoning District. (IS CONDITION IX.b.)

24. LAND USE BARRIER. A six foot-high masonry wall shall be constructed along the western and southern boundaries of proposed Parcel 1. The masonry wall shall be of decorative split faced block or other similar material approved by the Planning Director. A detail drawing of the proposed masonry wall shall be included on the Improvement Plans prepared for the project. (IS CONDITION IX.c.)

25. CONSTRUCTION HOURS. Construction work shall occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m.

to 6:00 p.m. on weekends and federally observed holidays. (MM. XI.a.)

26. LANDSCAPE & LIGHTING DISTRICT. Prior to issuance of the Certificate of Occupancy for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance and irrigation of all landscape and lighting facilities within the Blackburn Avenue median planter strip. Estimates of the annual costs to maintain, irrigate and electrify the facilities shall be prepared by a registered Civil Engineer and submitted to the City. Any costs associated with the district formation or annexation shall be borne by the developer. (MM. XIII.a.)

27. MAINTAIN LANDSCAPING ALONG STREET FRONTAGES. Applicant shall irrigate and maintain all landscaping installed within the public right of way of Blackburn Avenue and Toomes Avenue. (IS CONDITION XIII.b.)

28. ONSITE FIRE HYDRANT. One onsite fire hydrant with valve shall be installed, to Public Works standards within the planter located northeast of the Community Building. (IS CONDITION XIII.c.)

29. FIRE HYDRANT REPAIR KIT. Developer shall provide City with one Fire Hydrant Repair Kits. (IS CONDITION XIII.d.)

30. BLACKBURN AVENUE RIGHT OF WAY DEDICATION. Final Parcel Map shall offer additional right of way along the Blackburn Avenue frontage to achieve a 39-foot half width or another width approved by the City Engineer. (IS CONDITION XV.a.)

31. BLACKBURN AVENUE IMPROVEMENTS. Prior to issuance of the Certificate of Occupancy, applicant shall improve Blackburn Avenue along the parcel frontage, including traveled way, curb, gutter and meandering sidewalk. Improvements shall extend the full length of the parcel frontage with appropriate transitions to existing street beyond as approved by the City Engineer and Public Works Director. The finished cross section shall conform to the "Blackburn Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006. (IS CONDITION XV.b.)

32. LANDSCAPED MEDIAN STRIP. Applicant shall provide a landscaped median strip within Blackburn Avenue. The strip shall be within concrete curbs constructed in accordance with City standards and the "Blackburn Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006.. Final Landscaping and Irrigation Plans for the median strip shall accompany the Improvement Plans for the site and are subject to approval by the Planning Director. Landscaping plans shall be prepared by a licensed Landscape Architect and shall include trees planted on an average of 30' centers, interspersed with evergreen shrubs and a combination of low- maintenance groundcover species and decorative hardscape. (IS CONDITION XV.c.)

33. MEDIAN STREETLIGHTS. Dual headed Streetlights shall be installed within the Blackburn Avenue landscaped median. Streetlight type, position, height and luminare

specifications are subject to the approval by the City Engineer. Spacing shall not be greater than 200 feet on-center. Streetlight locations shall also appear on the Landscaping Plans to avoid conflicts with mature street trees. (IS CONDITION XV.d.)

34. BLACKBURN AVENUE TRANSITION TO ONE WAY. Upon completion of the street frontage improvements, Blackburn Avenue shall become two way along the parcel frontage. Appropriate signage and pavement marking shall be placed advising motorists that Blackburn Avenue is a One-way (westbound only) street west of the site. (IS CONDITION XV.e.)

35. TOOMES AVENUE RIGHT OF WAY. Final Parcel Map shall offer an additional 5-foot of right-of-way along property frontage on Toomes Avenue to meet 30' half width right-of-way standard per City of Corning Standard S-18 (40' 2 Lane Street). (IS CONDITION XV.f.)

36. TOOMES AVENUE FRONTAGE IMPROVEMENTS. Prior to issuance of the Certificate of Occupancy, applicant shall complete full west side half width improvements and a 12'-0" wide asphalt concrete overlay on the east side of the centerline as directed by the Public Works Director. The finished west side half width shall conform with the "Toomes Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006 and City Standard Drawing S-18 (40' 2 Lane Street). Improvements shall extend the full length of the parcel frontage with appropriate transitions to existing street beyond as approved by the City Engineer and Public Works Director. (IS CONDITION XV.g.)

37. TOOMES AVENUE STREETLIGHTS. Streetlights shall be installed along the Toomes Avenue frontage in accordance with Public Works Standards. Final location shall be shown on the Improvement Plans and be approved by the Director of Public Works. (IS CONDITION XV.h.)

38. PUBLIC IMPROVEMENTS TO CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards. (IS CONDITION XV.i.)

39. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS. Install or replace stop signs and apply thermoplastic stop legend with bar at all street and driveway intersections (IS CONDITION XV.j.)

40. ABANDON EXISTING IRRIGATION WELL. Prior to issuing the Certificate of Occupancy, obtain a permit from the Tehama County Environmental Health Department and abandon the existing irrigation well in accordance with the permit conditions.

41. BLACKBURN AVENUE NO PARKING ZONE. The frontage along Blackburn Avenue shall be marked a "NO PARKING-ZONE".

42. TOOMES AVENUE NO PARKING ZONE. The frontage along Toomes Avenue shall be marked a "NO PARKING-ZONE".

43. BLACKBURN AVENUE DRIVEWAY. The Blackburn Avenue final improvement plans, and the Salado Apts. site plan, shall depict the entrance driveway on Blackburn Avenue to be directly across from the existing Woodson School driveway. The proposed Landscape, left turn median, shall be designed so as to provide a left turn into the apartment complex and create an intersection at the two opposing driveways. This will require that the driveway, as shown on the existing site plan, be shifted approximately 37-feet to the east in order to line up opposite the Woodson School driveway. It will also necessitate the re-configuration of the parking/driveway areas and minor adjustment of the location of one apartment building.

44. ENCOURAGE CAR POOLS. Applicant shall take measures to arrange for car pool/van pool trips to major work centers for residents of the project.

45. BIKE LOCKERS. Provide secure bike locker/racks for residents.

LEGISLATIVE ACTIONS, PUBLIC OPPOSITION AND AFFORDABLE HOUSING PROJECTS:

This project seeks a Rezoning, A Planned Development Use Permit and a Tentative Map approval. The Planning Commission previously approved the Planned Development Use Permit on March 20, 2007. What remains for your consideration are the Rezone and Tentative Parcel Map applications.

The process for considering and approving tentative maps is outlined in the Subdivision Map Act. Tentative Map decisions are "Quasi Judicial" actions. These actions require consideration and, absent substantial evidence supporting the denial findings of Government Code Section 66474 (attached), the lead agency is required to approve the tentative map. The subject tentative map proposes to create two separate parcels. There is no evidence to support the denial findings of Section 66474 in the case of Tentative Parcel Map 07-01.

Rezonings are usually "legislative" actions for which the Council acts in a manner similar to the legislature to make policy. Legislative actions require no specific findings of facts. They therefore may be approved or denied for a variety of reasons, just as a state assembly or senate bill becomes law. That's why legislative decisions (such as General Plan Amendments and Rezonings) are often influenced by public sentiment of support or opposition; i.e. the normal political process.

There is considerable opposition to this project, as evidenced by the attendance and testimony presented at the Feb. 20th and March 20th public hearings and the petition submitted on February 20th. Staff appreciates the interest and concerns of the community. However, staff believes those concerns have been adequately addressed by information and documents contained in the public record, including the 45 separate recommended Conditions of Approval; many of which will directly lessen the project's impacts on the neighborhood and/or the environment.

This application seeks to develop affordable housing, as provided in the letters from Pacific West Communities (Exhibit "F" of Feb. 20, 2007 PC Staff Report and the attached letter dated March 29, 2006). When a rezoning relates to an "affordable housing" project, state law (Government Code Section 65589) effectively pre-empts the regular "legislative process" and makes the action "quasi-judicial"; requiring the Council to make specific findings for denial. These five possible denial findings (Government Code Section 65589(d) 1 thru 5) were discussed in the February 20th Planning Commission staff report, and in a March 7, 2007 memorandum from the City Attorney that was attached to May 20th Planning Commission staff report as document No. 11. Another copy of Government Code Section 65589 is attached for your reference.

Staff does not believe any of those five denial findings can be supported regarding this project. That position has been repeated in the staff reports submitted to the Planning Commission. Accordingly, absent a significant and unmitigated environmental (CEQA-related see below) effect or one of the effects identified in

Government Code Section 65589.5(d), the City may not deny this project. This information was also verbally presented at both the February 20th and March 20th Planning Commission public hearings.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT)

This project was originally submitted in May of 2006. Staff reviewed several iterations and recommended numerous revisions to the project before the final development plan was presented on December 13, 2006.

Once submitted staff reviewed to see if CEQA was applicable to the project. CEQA Guidelines Section 15280 provides an exemption for affordable housing projects containing up to 100 units where rezoning is unnecessary. Corning currently has no vacant property zoned to permit apartments (R-3 or R-4). For that reason, the applicant seeks to rezone an R-1 zoned property. The rezoning essentially triggered CEQA.

Staff commenced the CEQA Initial Study in January of 2007. The Initial Study concluded that certain significant environmental affects could occur, but would be mitigated with the implementation of certain mitigation measures or through compliance with City standards. A Mitigated Negative Declaration was filed with the Tehama County Clerk & Recorder's Office and the State Clearinghouse on January 8, 2007. The comment period for state and federal agencies closed 30 days later. A letter from the State Clearinghouse dated February 14, 2007 confirmed the closure effective February 9, 2007.

While the CEQA comment period has essentially closed for State agencies, the public comment period will remain open until the Council opts to approve the Mitigated Negative Declaration.

Staff did respond to several agency comment letters. Those letters and responses were among the documents included in the March 20, 2007 Planning Commission staff report. Staff believes that all potentially significant effects of this project have been identified and will be adequately mitigated to a level less than significant through implementation of the recommended Conditions of Approval.

RESOLUTION NO. 08-08-06-02:

On August 8, 2006, the City Council unanimously adopted a resolution authorizing an application to the California State Dept. of Housing and Community Development for HOME Investment Partnership Program funding in the amount of $4,000,000. On January 22, 2007, the City received a letter advising that the application was successful. Copies of both the resolution and "award" letter as attached.

LETTER FROM HOUSING AND COMMUNTIY DEVELOPMENT:

Attached is a letter received April 3, 2007 from the State Department of Housing and Community Development (H & CD). The letter advises the City regarding it's Housing Element Objectives.

LIST OF ATTACHMENTS

1. Proposed Ordinance No. 626 (2 pages)
2. Site Plans, Building Plans & Photos of Similar Projects (8 pages)
3. Planning Application (4 pages)
4. Assessor's Map (1 page)
5. Tentative Map 07-01 (Reduced Scale Copy-1 page)
6. Mitigated Negative Declaration (29 pages)
7. Mitigation Monitoring Plan (13 pages)
8. Letters from Pacific West Communities describing their intent to construct an affordable housing project and describing the HOME funding program. (2 pages)
9. Letter from State Department of Housing and Community Development (H & CD-2 pages)
10. Government Code Section 66474 (Map Act Denial Findings-1 page)
11. Government Code Section 65589.d (Affordable Housing Denial Findings 1 page)
12. Resolution No. 08-08-06-02 (5 pages)
13. H & CD Award Letter for HOME Funding (2 pages)
14. Summary list of the public record regarding this project. (1 page)

ORDINANCE NO. 626

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNING AMENDING TITLE 17 ZONING OF THE CITY OF CORNING MUNICIPAL CODE

WHEREAS, the Zoning Ordinance of the City of Corning was adopted in 1959, (Ordinance 153) and subsequently amended; and

WHEREAS, the present zoning of the parcel under consideration is R-1, Single Family Residential District; and,

WHEREAS, the property owners of the subject property have submitted a rezoning application to amend the zoning from R-1 to P-D; Planned Development, and,

WHEREAS, the site is designated for residential development on the Land Use Diagram of the Corning General Plan, and ,

WHEREAS, the proposed P-D zoning and application for development presented as Planned Development Use Permit No. 2006-231 are consistent with the General Plan Residential Land Use designation, and,

WHEREAS, a Mitigated Negative Declaration was adopted by the City Council at its meeting of _____ to mitigate any significant environmental issues identified as being associated with this project; and

WHEREAS, the Planning Commission reviewed the proposed zoning ordinance amendment at their regular meeting of March 20, 2007, and recommended that the City Council amend the Zoning Ordinance to reflect the proposed changes.

NOW, THEREFORE, the City Council of the City of Corning does ordain as follows:

1. This rezone is consistent with the Corning General Plan;

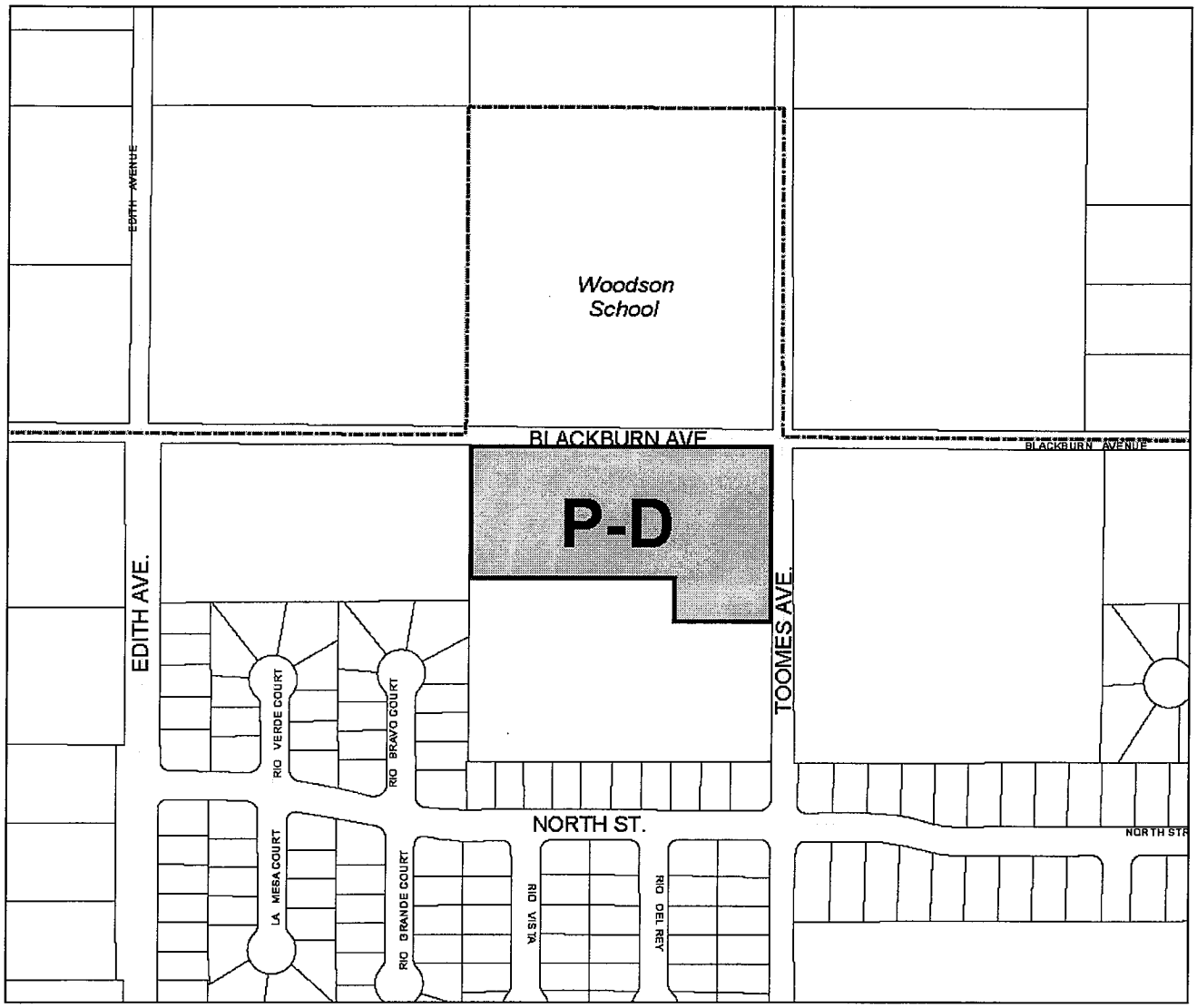
2. The Mitigated Negative Declaration is adopted and meets the requirements of CEQA and its Guidelines; and

3. The northern portion of Assessor's Parcel No. 71-020-02 as depicted in the attached Sectional District Map No. 209, is hereby zoned "P-D, Planned Development Zoning District".

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Corning held on _____, and adopted at a regular meeting of the City Council of the City of Corning held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

City of Corning-Ordinance No. 626
Rezone No. 2006-03; Sectional District Map No. 209
Being a Portion of Corning City Code Section 17.080.020 (209)

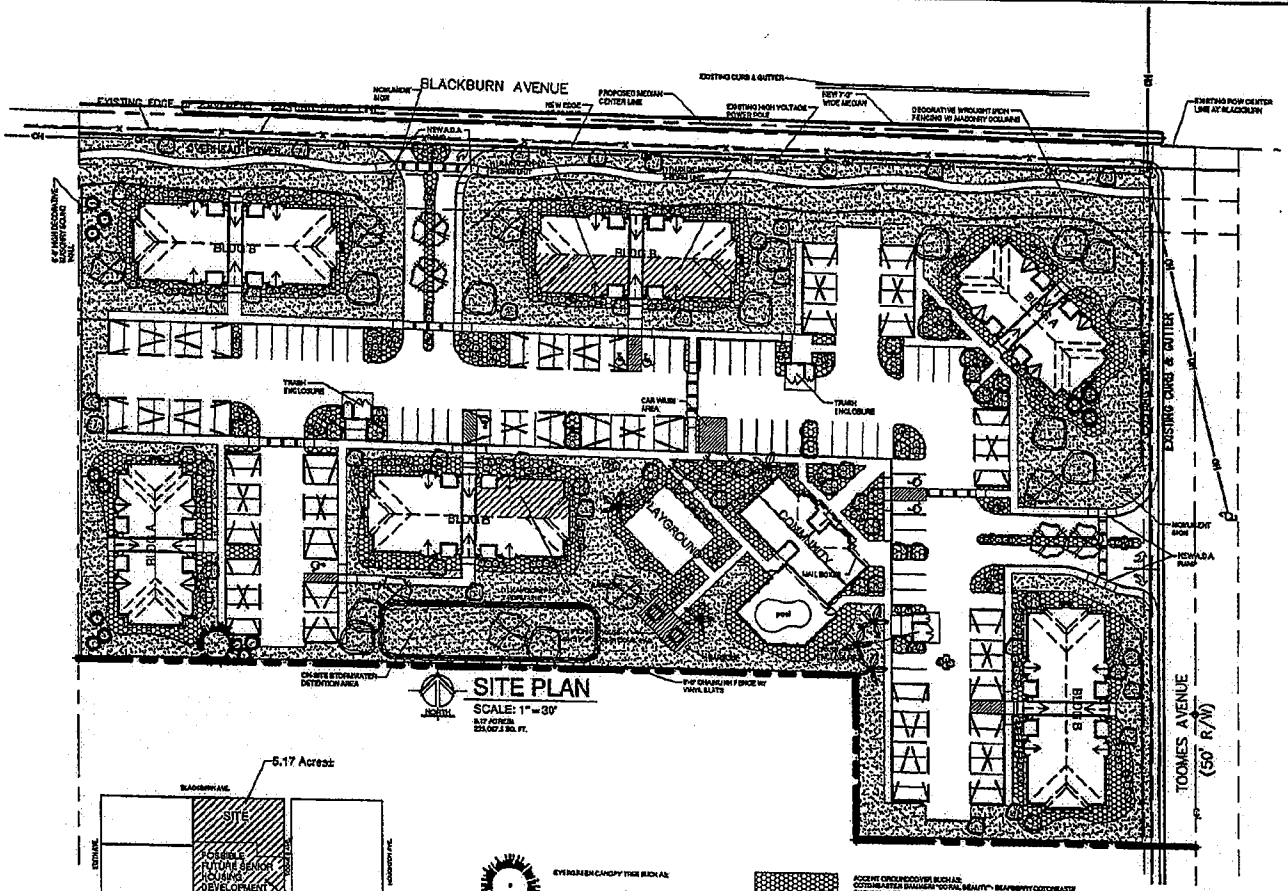


P-D **PLANNED DEVELOPMENT ZONING DISTRICT**

Approved and Adopted by action of the Corning City Council on

_____.

SITE PLAN



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DEC 13 2006
CITY OF CORNING

revisions

copyright date 5/06

drawing #

project PWN0006-1

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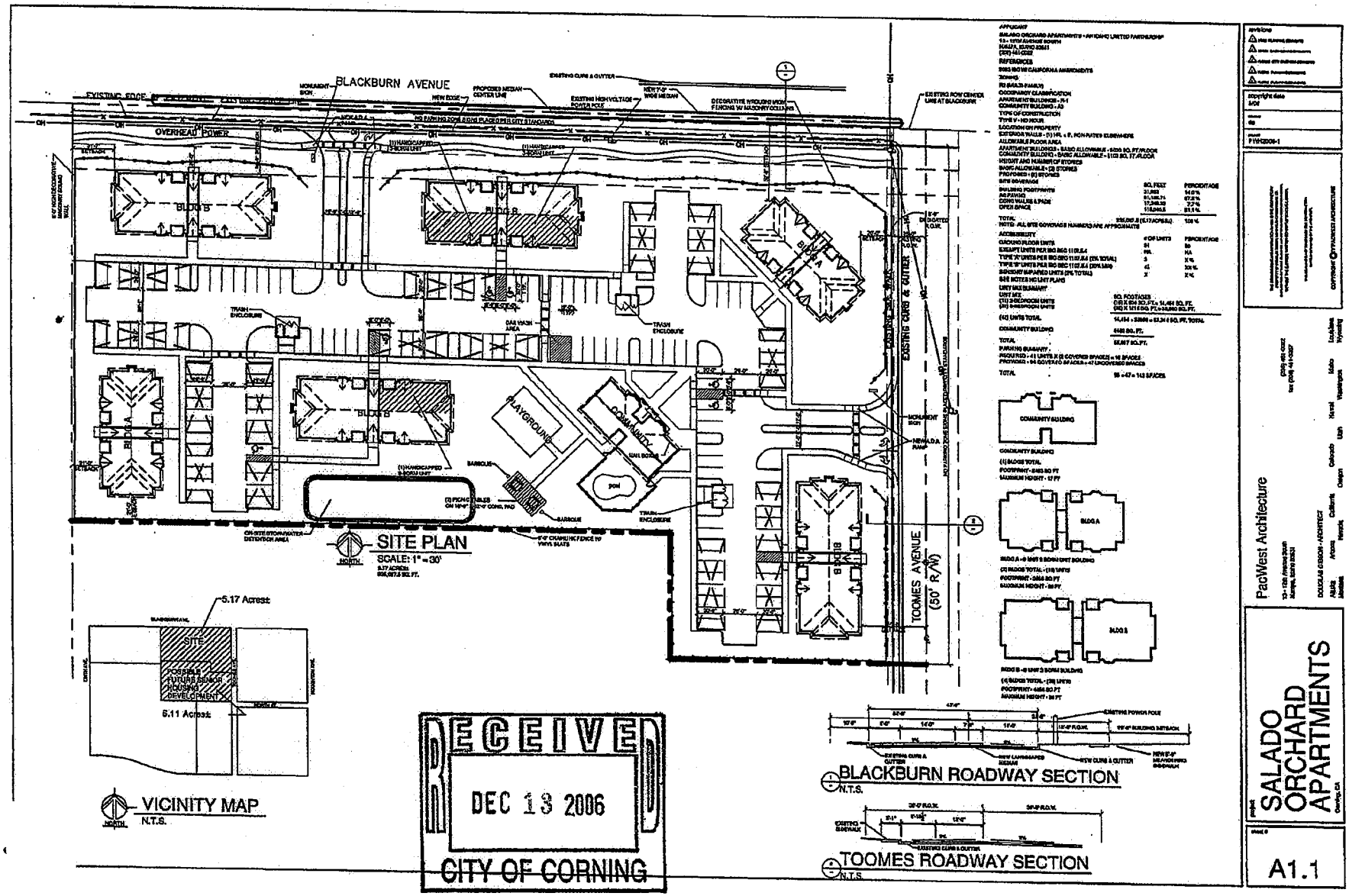
PacWest Architecture
13 - 10th Avenue South
Nampa, Idaho 83651
(208) 461-0202
fax (208) 461-0267
DOUGLAS WIBSON - ARCHITECT
Alaska Arizona California Colorado Hawaii Idaho Montana Nevada Oregon Utah Washington Wyoming

project
SALADO ORCHARD APARTMENTS
Corning, CA

sheet #
L1.1



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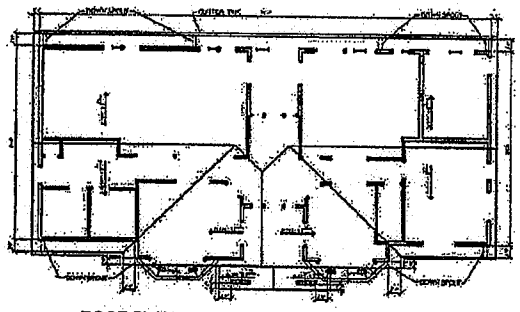
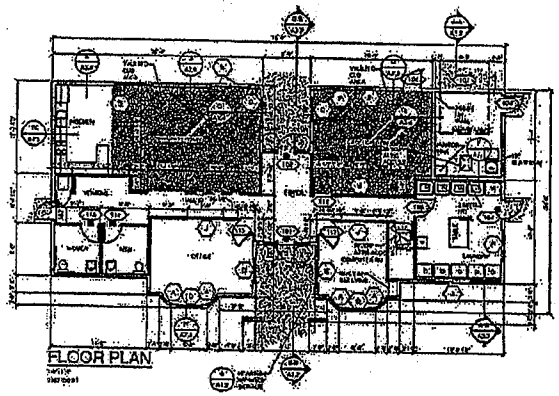
DEC 13 2006
CITY OF CORNING



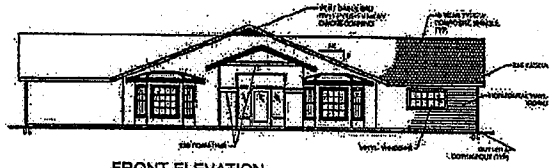
ROOF PLAN

GENERAL NOTES FOR HANDICAPPED PROVISIONS

GENERAL NOTES FOR HEARING DISABLED PROVISIONS

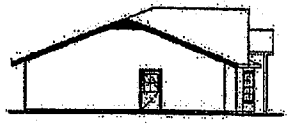


FLOOR PLAN

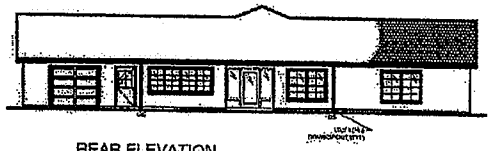


FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

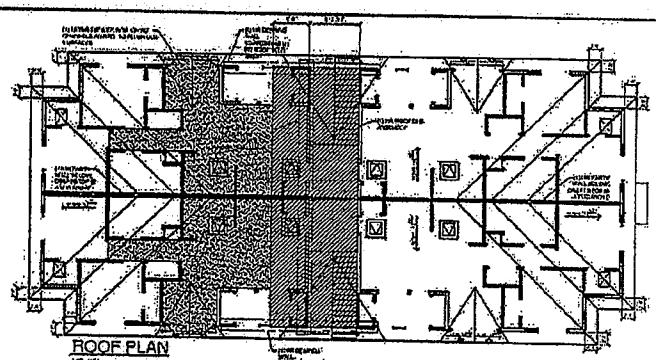


REAR ELEVATION

PacWest Architecture

SALADO ORCHARD APARTMENTS

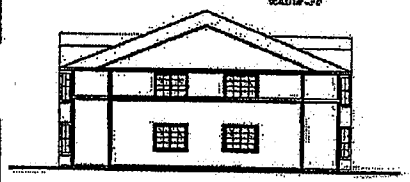
A3.1



ROOF PLAN

FRONT ELEVATION

REAR ELEVATION



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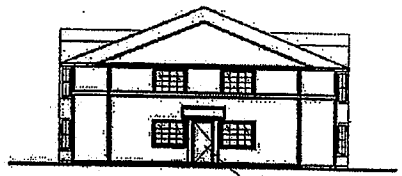
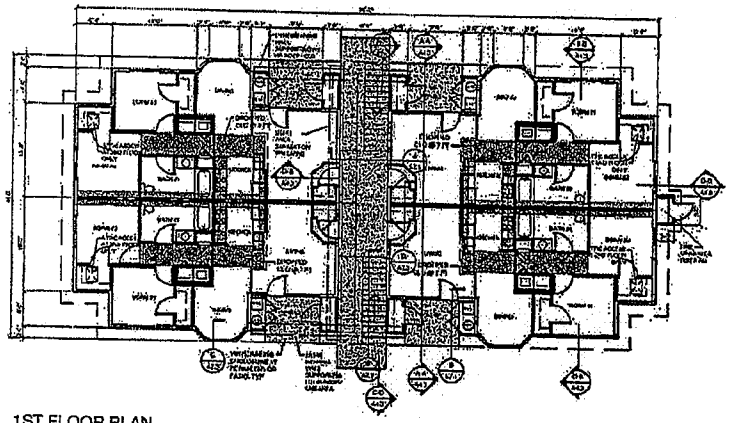
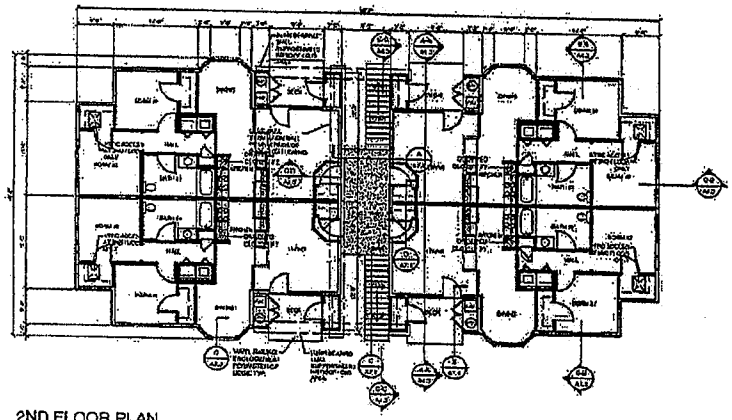


RIGHT ELEVATION



1ST FLOOR PLAN

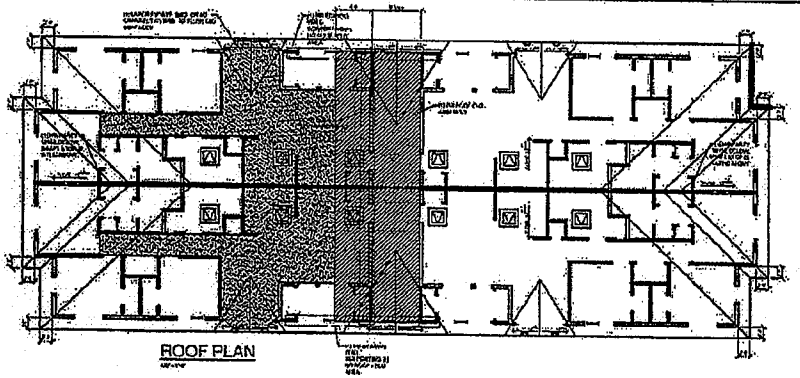


2ND FLOOR PLAN

PacWest Architecture

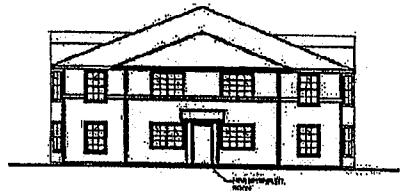
SALADO ORCHARD APARTMENTS

A4.1

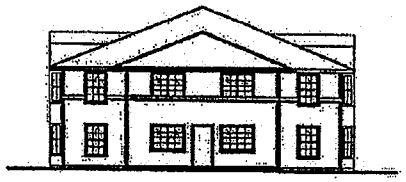


ROOF PLAN

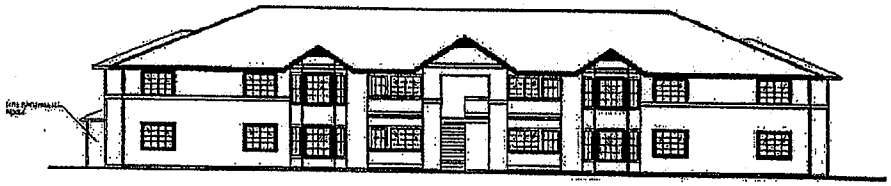
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PacWest Architecture

SALADO ORCHARD APARTMENTS

A5.2

CITY OF CORNING
PLANNING APPLICATION
TYPE OR PRINT CLEARLY

Submit Completed Applications to:
City of Corning
Planning Dept.
794 Third Street
Corning, CA 96021

PROJECT INFORMATION

PROJECT ADDRESS	ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
220 Toomes Avenue	71-02-02	8.75 units per acre w/density bonus

ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
R-1	N/A	6.4	NO

PROJECT DESCRIPTION: (attach additional sheets if necessary)
48-unit affordable housing apartment community with community center.

APPLICATION TYPE (Check All Applicable)

___ Annexation/Detachment	___ Appeal	___ General Plan Amendment
___ Lot Line Adjustment	X Planned Dev. Use Permit	X Parcel Map
X Preliminary Plan Review	X Rezone	___ Street Abandonment
___ Subdivision	___ Time Extension	___ Use Permit

APPLICANT INFORMATION

APPLICANT	ADDRESS	DAY PHONE
Pacific West Communities, Inc.	13-12th Avenue South Nampa, ID 83651	(208)461-0022
REPRESENTATIVE (IF ANY) Don Slattery	ADDRESS 13-12th Avenue South Nampa, ID 83651	DAY PHONE (208) 461-0022 ext: 3023
PROPERTY OWNER Manuel Salado	ADDRESS 3403 Kingmont Dr. Loomis, CA 95650	DAY PHONE (916)663-3755

CORRESPONDENCE TO BE SENT TO ___ APPLICANT X REPRESENTATIVE ___ PROP. OWNER

APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct.
Signed Don Slattery

PROPERTY OWNER: I have read this application and consent to its filing.
Signed: Manuel A. Salado Jr.

By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.

SUBMITTAL INFO

FOR OFFICE USE ONLY

APPLICATION NO.	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
RE2-06-03 UP 2006-231	JB	5/30/06	

FEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION	DATE FILED
	Exempt NIP MND EIR	

C:\PlanningApps\PLANNING APPFORM.doc

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MAY 26 2006
CITY OF CORNING

PLANNING APPL.

CITY OF CORNING
PLANNING APPLICATION

CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM
(To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title:
Salado Orchard Apartments

2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

Preliminary Plan Review, Planned Dev. Use Permit, Rezone, Parcel Map

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: N/A sq. ft. in ____ floor(s).

4. Amount of off-street parking to be provided 122 parking stalls. (Attach plans)

5. Proposed scheduling/development.
Spring/Summer of 2007

6. Associated project(s).
N/A

7. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. (This information will help the City track compliance with the objectives of the Housing Element of the General Plan.)

48-units, 16-2 bedroom units at 877 sq. ft. per unit, 32-3 bedroom units at 1,125 sq. ft. per unit, and 1 community building at 2,463 sq. ft.

The rents have not yet been determined.

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CITY OF CORNING

PLANNING APPLICATION

8. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

N/A

9. If industrial, indicate type, estimated employment per shift, and loading facilities.

N/A

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

11. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.

Rezoning application will be to allow us the flexibility for design and building setbacks.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
12. Change in existing topographic features, or substantial alteration of ground contours?	☐	☒
13 Change in scenic views or vistas from existing residential areas or public lands or roads?	☐	☒
14. Change in pattern, scale or character of general area of project?	☒	☐
15. Significant amounts of solid waste or litter?	☒	☐
16. Change in dust, ash, smoke, fumes or odors in vicinity?	☒	☐
17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns?	☐	☒
18. Substantial change in existing noise or vibration levels in the vicinity?	☒	☐
19. Is the site on filled land or on slopes of 10 percent or more?	☐	☒
20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?	☐	☒
21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	☒	☐
22. Substantially increase energy usage (electricity, oil, natural gas, etc.)?	☒	☐
23. Relationship to a larger project or series of projects?	☐	☒

CITY OF CORNING
PLANNING APPLICATION

Environmental setting

24. Describe the project site as it exists before the project, including information on topography, soil type and stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site, snapshots or Polaroid photos will be accepted.

Project site is currently vacant with no existing plants, animals or any cultural, historical or scenic aspects to our knowledge.

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Public or Quasi Public, Public school

South: Residential, Single family sub-division

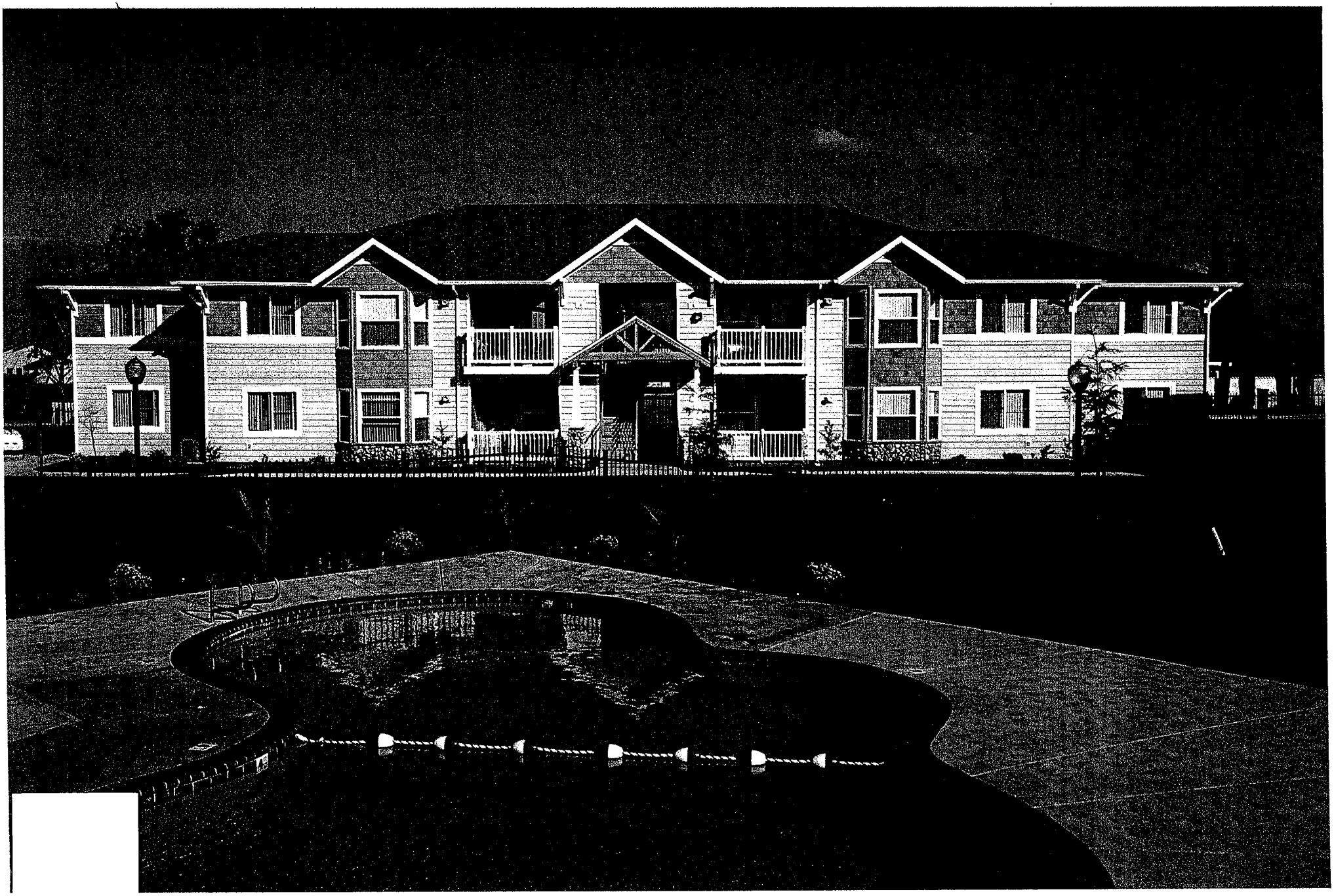
East: Agricultural, Orchard

West: Agricultural/Residential, Orchard on North half, Single family residential on South half.

Certification
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

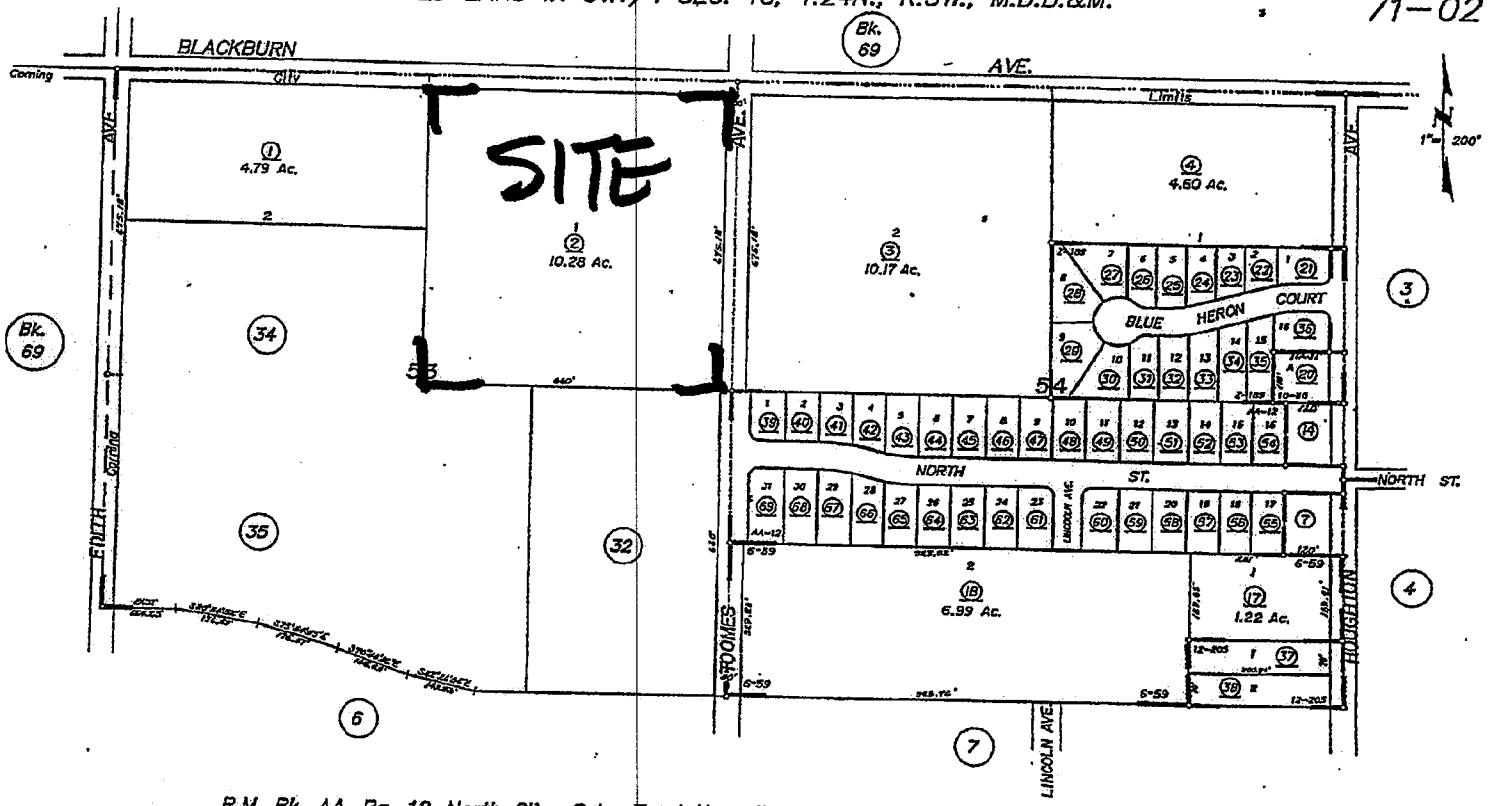
Date _____ Signature _____

For: _____



SUBDIVIDED LAND IN SW1/4 SEC. 15, T.24N., R.3W., M.D.B.&M.

71—02



R.M. Bk. AA, Pg. 12—North Olive Sub., Tract No. 03—02
R.M. Bk. Z, Pg. 189—Casa Nueva Subdivision, Tract No. 02—1008
R.M. Bk. B, Pg. 1—Maywood Colony No. 2
P.M. Bk. 6, Pg. 59—P.M. No. 79—61
P.M. Bk. 10, Pg. 86—P.M. No. 91—53
P.M. Bk. 12, Pg. 205—P.M. No. 03—37

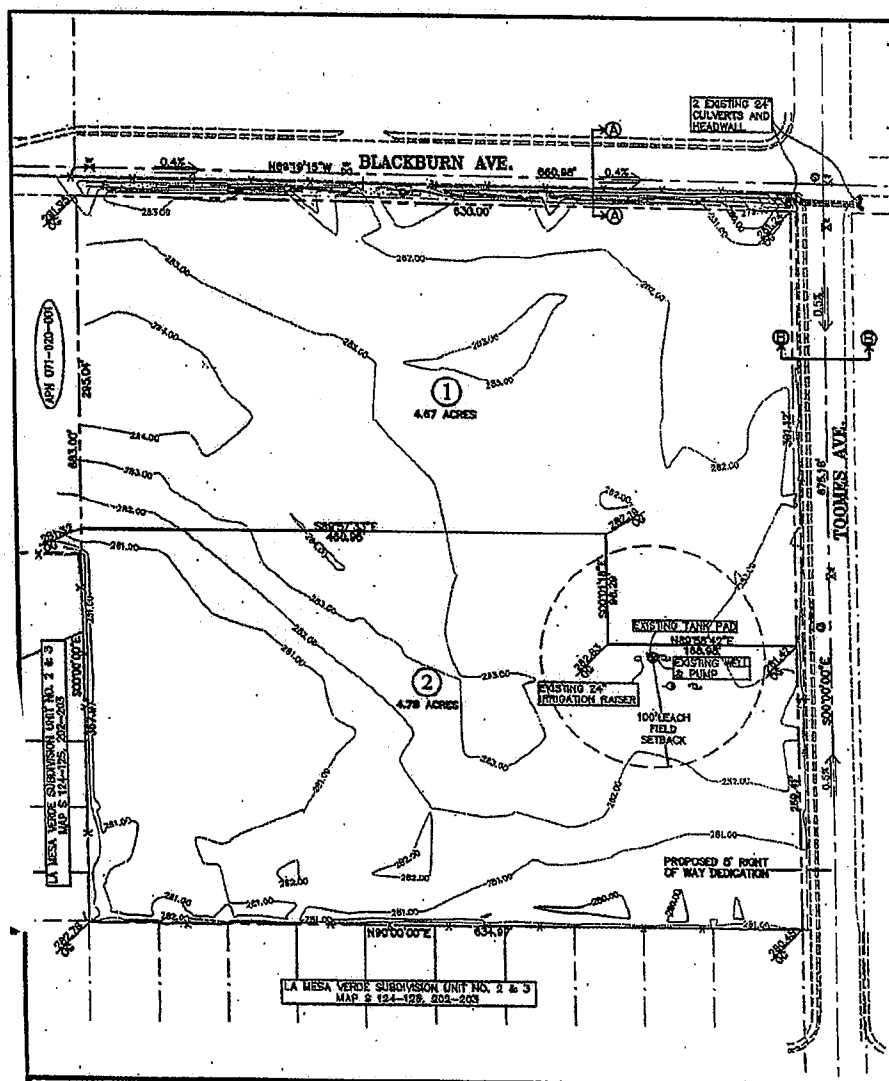
NOTE—Assessor's Block Numbers Shown In Ellipses
Assessor's Parcel Numbers Shown In Circles

Assessor's Map Bk. 71 —Pg. 02
County of Tehama, Calif.

"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. PLACER TITLE COMPANY, expressly disclaims any liability for alleged loss or damage which may result from reliance on this map."

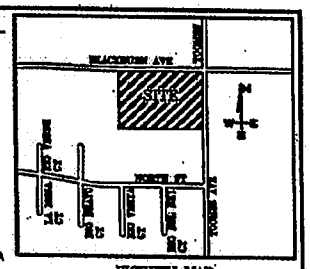
ASSESSOR'S MAP

TENTATIVE MAP



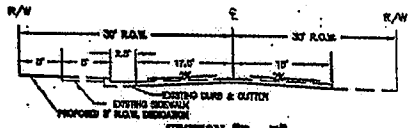
NOTES

1. CURRENT ZONING: R1, SINGLE-FAMILY RESIDENCE DISTRICT
   PROPOSED GENERAL PLAN: PD, PLANNED DEVELOPMENT DISTRICT
   CURRENT LAND USE: VACANT
   PROPOSED LAND USE: VACANT
2. TOTAL LOTS = 2 AVERAGE LOT SIZE = 4.70 ACRES
3. PROJECT AREA = 10.28 ACRES
4. THE FOLLOWING SERVICES MAY BE PROVIDED BY THE FOLLOWING PROVIDERS:
   SEWER: CITY OF CORNING
   STORM DRAINAGE: CITY OF CORNING
   WATER: CAL WATER
   TELECOMMUNICATIONS: AT&T
   CABLE T.V. COMCAST
5. FOR R1 ZONING THE CITY OF CORNING REQUIRES THE FOLLOWING SETBACKS: 20' FRONT YARD SETBACK, 10' REAR YARD SETBACK, 6' SIDE YARD SETBACK (WITH 3 ADDITIONAL FEET FOR EACH ADDITIONAL STORY OF BUILDING ABOVE THE FIRST STORY), AND 10' SIDE YARD SETBACK FOR CORNER LOTS ALONG A STREET.
6. EXISTING WELLS TO REMAIN.
7. RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS TOOMES AVENUE AND BLACKBURN AVENUE.
8. THE PROPOSED PROJECT IS DETERMINED TO BE IN FLOOD PLAIN ZONE X PER FEMA'S FIRM MAPS, NUMBER 06039C0008C.

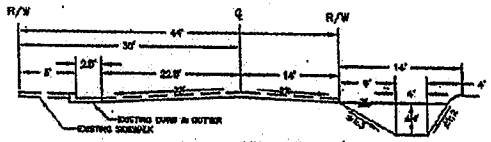


VICINITY MAP

SCALE 1"=240'



SECTION "B—B"
TOOMES ROAD CROSS SECTION



SECTION "A—A"
BLACKBURN ROAD AND DITCH CROSS SECTION

LEGEND
BOUNDARY LINE
ADJACENT BOUNDARY LINE
CENTERLINE
EXISTING:
FLOWLINE
TOP LINE
TOE LINE
EDGE OF PAVEMENT
RIGHT OF WAY
FENCE
SIGN
UTILITY POLE
GUY WIRE
WATER VALVE
GRADE FLAG
STREET SIGN
WELL
ASSESSOR'S PARCEL NUMBER
CURB, GUTTER, & SIDEWALK
SOD
FLOW ARROW
PROPOSED:
PARCEL NUMBER
PROPOSED LOT LINE

SALADO ORCHARD
TENTATIVE PARCEL MAP

LOT 1 IN BLOCK 88 OF MAYWOOD COLONY NO. 2, IN THE COUNTY OF TEHAMA, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK B, PAGE 1 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHERNMOST ½ OF SECTION 18, T.24N., R.3W., M.D.B.&M.

APN: 071-020-008

FOR
SALADO MANUEL A JR SALADO FAMILY TRUST
8406 KINGSMONT DRIVE
LOOMIS CA. 95650

TOTAL AREA: 10.28 ACRES

BY
THE ENGINEERING GROUP, INC.
TIMOTHY C. WOOD, R.C.E. 61779
1250 EAST AVE., SUITE 20
CHICO, CA 95926
TEL (530) 343-3410 FAX (530) 899-0943

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CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: January 8, 2007

SUBJECT:CEQA MITIGATED NEGATIVE DECLARATION:

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970", as amended to date, a Draft Negative Declaration is hereby made on the project listed below:

Rezone No. 2006-03; Planned Development Use Permit No. 2006-231; Tentative Parcel Map; Salado Orchard Apartment Project

The reason for the determination that a Mitigated Negative Declaration is appropriate:

The "Initial Study" has found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Initial Study have been added to the project and therefore a Negative Declaration has been prepared.

The Initial Study prepared for the Project is available for review at City Hall. **Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, February 20, 2007.**

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Mitigated Negative Declaration of Environmental Impact and project approval is scheduled for Tuesday, February 20, 2007 at 6:30 PM in the City Council Chambers, City of Corning, 794 Third Street, Corning, California 96021.

John L. Brewer, AICP
Planning Director

January 8, 2007

FILED
JAN 10 2007
BEVERLY ROSS
TEHAMA COUNTY CLERK & RECORDER
By LINDA FERRARI

CITY OF CORNING

Initial Study Environmental Checklist Form

1. Project title: Rezone No. 2006-03; Planned Development Use Permit No. 2006-231; Tentative Parcel Map; Salado Orchard Apartment Project.

2. Lead agency name and address:

   City of Corning
   794 Third St.
   Corning, CA 96021

3. Contact person and phone number: John Brewer; (530) 824-7036

4. Project location: At the southwest corner of Toomes Avenue and Blackburn Avenue, in the City of Corning. Assessor's Parcel No. 71-020-02.

5. Project sponsor's name and address: Pacific West Communities, Inc. 13 12th Avenue South, Nampa, ID 83651

6. General plan designation: Residential

7. Zoning: Currently R-1; Proposed P-D

8. Description of project: To rezone from R-1; Single Family Residential, to "P_D"; Planned Development. Also a Planned Development use permit application to entitle a 48-unit apartment complex and appurtenant facilities, and a Tentative Parcel Map (submitted January 5, 2007) proposing to divide the property into two separate parcels. See copies of proposed development plan (Page 29) and Tentative Map (Page 30).

9. Surrounding land uses and setting: Briefly describe the project's surroundings: Surrounding uses include an elementary school to the north, single family residential to the south, southeast and southwest, olive orchard to the east, northeast and west, one rural residence to the northwest.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
    The project seeks "HOME" grant funding administered by the California Department of Housing and Community Development (H & CD).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

1/8/2007

Signature Date

Signature Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☒	☐	☐
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
substantial number of people?	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available	☐	☐	☐	☒

for the disposal of wastewater?

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☒	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☒	☐	☐
XIV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐
XV. TRANSPORTATION/TRAFFIC – Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

RESPONSES TO ISSUES IDENTIFIED ON CHECKLIST

I. AESTHETICS.

The site is currently vacant. A previous dwelling has been demolished. The site is not particularly attractive or "scenic". There are no scenic resources on the site.

The project proposes to construct a 48-unit apartment complex. The complex will include six separate "eight-plexes", several detached carport structures, a community center building and a playground and swimming pool. The development will occur on vacant property, so it will certainly alter the existing visual character of the site. However, the following conditions are recommended to make the project conform to the City's urban standards and make the project more aesthetically desirable.

CONDITION I.a. COMPLIANCE WITH APPROVED PLAN. Final Improvement Plans shall substantially conform to the approved Site Plan received on December 13, 2006.

CONDITION I.b. LANDSCAPING. Front and street side yards and all areas not proposed for buildings, structures or parking areas shall be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees for r the life of the project.

CONDITION I.c. LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the site and adjacent areas within the Right of way but outside the travel lanes. Landscape Plans shall be prepared by a Registered Landscape Architect and shall be subject to the approval of the Planning Director. Plans shall include irrigation plans and substantially conform to the Site Plan submitted December 13, 2006.

CONDITION I.d. SCREEN HVAC. Except for vent pipes through the roof, heating, venting or air conditioning equipment shall not be located on the roof of any structure., unless screened from view in a manner approved by the Planning Director.

CONDITION I.e. UNDERGROUND UTILITIES. All public utilities serving the Development shall be underground with no overhead facilities crossing any streets.

CONDITION I.f. BUILDING SETBACKS. All buildings shall be setback not less than 20 feet from the finished street right of ways.

CONDITION I.g. REMOVE CONSTRUCTION DEBRIS. Prior to approving occupancy for any buildings, all construction debris shall be removed from the site.

Light and Glare impacts will result from the development, but are not expected to exceed the normal effects of urban development.

II. AGRICULTURAL RESOURCES.

The site is currently vacant. No agricultural use is occurring. The site is not shown as Prime, Unique or Farmland of Statewide Importance.

There are existing olive orchard uses in the vicinity of the project site. These orchards are occasionally sprayed with pesticides and herbicides, disked, irrigated, cultivated, and harvested. These processes could bother residents of the proposed apartments. The prospective residents should be advised of the potential nuisances associated with nearby agricultural operations. The following Mitigation Measure is recommended:

MM. II.a. DISCLOSURE OF NEARBY AGRICULTURAL OPERATIONS. A note shall be affixed to all rental agreements affecting the project. The note shall clearly state that the apartment complex is located near agricultural operations and that residents of the apartment project may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards.

III. AIR QUALITY

The site will be graded as part of the construction process. Grading could generate fugitive dust; i.e. dust that traverses the parcel boundaries. This could negatively affect residents in the area as well as students and employees at nearby Woodson School. To mitigate, the following measures are recommended:

MM. III.a. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

MM.III.b. SPRINKLE EXPOSED SOILS. During construction, unprotected soils shall be sprinkled to minimize wind erosion.

MM.III.c. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion.

Condition III.d.. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer.

IV. BIOLOGICAL RESOURCES

Because the property was previously graded and farmed, the project site itself is not particularly valuable for wildlife. However the site adjoins the Blackburn-Moon Drain, a man-made drainage ditch. The Army Corps of Engineers has determined the drain to be "jurisdictional" waters of the United States where it adjoins another property some 1320 feet to the east. Wetlands and "Jurisdictional" waters of the US can often be the habitat of threatened or endangered species. While no specific survey has verified the presence of rare, threatened or endangered species, they could occur. Their destruction, whether direct or indirect could be a significant environmental effect without mitigation..

For public safety purposes, the City will require the drain to be undergrounded. Prior to completing this work the applicant will need to obtain the necessary permits to authorize the "fill" of "waters of the US". The following mitigation measures are recommended: Compliance with these measures will ensure that there is no significant effect to biological resources.

MM. IV.a. STREAMBED ALTERATION AGREEMENT. Prior to commencing excavation for the

retention pond or grading for Lots 65 through 69, obtain a Streambed Alteration Agreement with the California Department of Fish and Game if one is required.

MM. IV.b. SECTION 404 PERMIT. Prior to discharging any fill material into waters of the United States, the applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers if one is necessary.

MM. IV.c. SECTION 401 PERMIT. If a Section 404 permit is required, or if the project will deposit fill into isolated wetlands, water quality certification pursuant to Section 401 of the Clean Water Act is also required. (Contact Scott Zaitz at the Regional Water Quality Control Board for details of this certification process).

V. CULTURAL RESOURCES

The project will not disturb any human remains, including those interred outside of formal cemeteries. The site of the proposed development is not located on known historical or existing burial grounds; therefore the project will have no impact. However, should human be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. The following mitigation measure should be implemented:

M.M.V.a. CULTURAL RESOURCES. Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery.

VI. GEOLOGY AND SOILS

There are no known active faults affecting the site. The site is not within any Alquist-Priolo Earthquake Fault Zone. Regarding seismic activity, the Corning General Plan Safety Element states:

"The present geologic knowledge of the Corning area indicates that little threat of a potentially damaging earthquake currently exists".

However, the project will have to comply with the earthquake protection standards of the California Building Code.

The site is relatively level. There is no risk of landslide. The Safety Element of the General Plan also states that the likelihood of liquefaction is small.

The site will be graded and re-leveled for the apartment project. If the excavated soils are left uncovered and exposed to wind and rain, both wind and water erosion could occur. This could be a significant effect, particularly the siltation that could occur downstream, which could reduce the flood carrying capacity of the Blackburn Moon Drain. To mitigate the following measures are recommended:

MM.VI.a. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board.

MM.VI.b. STORMWATER POLLUTION PREVENTION PLAN. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

MM.VI.c. SOILS INVESTIGATION. Prior to commencing construction the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

The project will utilize City water and sewer services. Onsite septic systems will not be used.

VII. HAZARDS AND HAZARDOUS MATERIALS.

No effects to Hazards and Hazardous Materials are expected from this project.

VIII. HYDROLOGY AND WATER QUALITY

Water quality standards could be violated if water erosion resulting in siltation moving off the site. However, compliance with the requirement for the Stormwater Permit, including the preparation and conformance with the Stormwater Pollution Prevention Plan will assure that this does not occur.

The City of Corning provides domestic and fire flow water to residents and businesses within the City. This project will utilize City Water. The City extracts water from the Sacramento valley Groundwater Basin. The basin is not currently in danger of depletion. The additional of 48 dwelling units and ancillary facilities will not cause substantial additional extraction of groundwater, or depletion of the groundwater basin.

The project will add sizeable roof area and pervious surfaces that will increase runoff from the site. The increased runoff could increase flood flows and therefore have negative affects on properties downstream in the drainage basin. The City of Corning requires new development to retain their increased runoff onsite, to reduce the runoff effects. The following condition will be appended to the project:

CONDITION. VII.a. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision. Retention facilities shall be based on a runoff analysis provided by a Civil Engineer or Hydrologist.

According to the FEMA Flood Insurance rate Map (FIRM), the site is not within the 100-year flood plain.

The Blackburn-Moon Drain, an unlined drainage channel lies between the site and Blackburn Avenue. During rainy periods this ditch transports water to the east, eventually emptying into Jewett Creek and the Sacramento River. During rain events the ditch is nearly full of runoff water and at depths nearing three feet. There is a danger of drowning in the ditch. Introducing families to the area will increase the potential of a drowning. To mitigate, the ditch should be piped. The following Mitigation Measure is recommended:

MM. VII.b. PIPE BLACKBURN-MOON DITCH. Prior to issuing a certificate of Occupancy, obtain the necessary permits and underground (pipe) the Blackburn-Moon Ditch along the project frontage. Size, dimensions and grade of the pipe or pipes shall be based on an analysis of the flows necessary to convey the runoff emanating from the drainage basin. Details of the pipe or pipes shall appear of=n the final Improvement Plans.

IX. LAND USE AND PLANNING.

The site is currently zoned R-1, with a Residential Land Use designation. The applicant seeks to divide the property into two separate parcels, rezone the site to "P-D": Planned Development, and to obtain a use permit to entitle a 48 unit apartment complex. The P-D zone can permit apartment use as proposed with the approval of a use permit per Corning Municipal Code Section 17.35.040.

The Residential Land Use Classification envisions residential use and can permit up to 14 dwelling units per acre. The proposed 48 units positioned on about 5.17 acres, would amount to about 9.28 dwelling units/acre and would not exceed that maximum density, The multi-family residential project proposed would therefore be consistent with the General Plan "Residential" Land Use Designation. No General Plan Amendment would be required.

The City's General Plan Housing Element encourages the development of housing stock for all socio-economic groups, including those lower income families. The applicant, in a letter dated September 6, 2006, certifies that the proposed apartments will be made available to lower income families for a period of not less than 30 years. So, the project is consistent with the objectives of the Housing Element. To assure that the project will continue to provide affordable housing, the following condition is recommended:

CONDITION IX.a. AFFORDABLE HOUSING. Project shall provide affordable housing for a period of not less than 30 years from the date of project approval as per the letter provided by the applicant dated September 6, 2006.

The proposed parcels will exceed the minimum parcel size, lot dimensions of the City Land Division standards and zoning code.

The project will require three separate entitlements; a rezone to "PD"; Planned Development, a tentative parcel map and a Planned Development Use Permit. In the City of Corning, the Planning Commission is authorized to approve use permits, while City Council approval is required for rezones and maps. Since the Planning Commission will review this project before the Council acts on the rezoning or Parcel Map applications, a condition addressing the timing of the Use Permit is necessary.

CONDITION IX.b. PLANNED DEVELOPMENT USE PERMIT ACTIVATION. Final approval of this Planned Development Use Permit shall not occur until the effective date of the ordinance rezoning the site to "P-D"; Planned Development Zoning District.

The zoning code does encourage the construction of a "land use barrier" when dis-similar land uses adjoin. In this case, the apartment complex would adjoin R-1 property to the west. For that reason, the following condition is recommended:

CONDITION IX.c. LAND USE BARRIER. A six foot-high masonry wall shall be constructed along the western boundary of proposed Parcel 1. The masonry wall shall be of decorative split faced block or other similar material approved by the Planning Director. A detail drawing of the proposed masonry wall shall be included on the Improvement Plans prepared for the project.

No significant effects to Land Use or Planning are anticipated.

X. MINERAL RESOURCES.
No effects to Mineral Resources are expected from the project.

XI. NOISE
The residential project is not expected to have long-term noise effects above that generated by urban residential use. Additionally, the site is not in an area of elevated ambient noise. There are no long term noise effects expected for or from the project.

However, short-term construction related noise could be bothersome to residents of the area. Fr that reason, the following Mitigation Measure is recommended.

MM. XI.a CONSTRUCTION HOURS. Construction work shall occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. to 6:00 p.m. on weekends and federally observed holidays.

XII. POPULATION AND HOUSING
The housing project will provide new housing opportunities for Corning residents. The 48 units are expected to add about 133 residents to the City. But this increase is not considered significant, as the City currently is adding about 180 residents per year. No significant effect.

XIII. PUBLIC SERVICES
The project will add residents to the City of Corning. These residents will cumulatively have a negative affect on schools, parks and other City facilities and services. To mitigate these effects, the school districts and City have adopted and implemented Development Impact Fees. These fees are due and payable when development occurs. Payment of these fees will mitigate the impacts to these services.

The project will improve Blackburn Avenue, a minor arterial street that contains a median strip. The median strip must be landscaped and, once landscaped, irrigated and maintained. Additionally, streetlights must be installed in the median and electrified. The following Mitigation Measure and Condition are recommended so that the costs to maintain, irrigate and electrify these facilities are not borne by the taxpayers of the City.

MM. XIII.a. LANDSCAPE & LIGHTING DISTRICT. Prior to issuance of the Certificate of Occupancy for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance and irrigation of all landscape and lighting facilities within the Blackburn Avenue median planter strip. Estimates of the annual costs to maintain, irrigate and electrify the facilities shall be prepared by a registered Civil Engineer and submitted to the City. Any costs associated with the district formation or annexation shall be borne by the developer.

CONDITION XIII.b. MAINTAIN LANDSCAPING ALONG STREET FRONTAGES. Applicant shall irrigate and maintain all landscaping installed within the public right of way of Blackburn Avenue and Toomes Avenue.

The City of Corning requires the installation of fire hydrants when development occurs. To comply, the following conditions are recommended:

CONDITION XIII.c. FIRE HYDRANT. One onsite fire hydrants with valve shall be installed, to Public Works standards within the planter located northeast of the Community Building.

CONDITION XIII.d. FIRE HYDRANT REPAIR KIT. Developer shall provide City with one Fire Hydrant Repair Kits.

XIV. RECREATION

The 48 new families will incrementally, or cumulatively affect recreational services and facilities. To mitigate, the City has adopted Development Impact Fees to fund the acquisition and development of additional parklands.

XV. TRANSPORTATION

The site fronts both Blackburn Avenue and Toomes Avenue, both are City streets. Compliance with City standards will require street frontage improvements for both streets.

Blackburn Avenue is designated a "Minor Arterial Street" in the City's Circulation Element. The standard for Minor Arterial Streets includes a center median that is landscaped. The specifics of the standard cross-section of Minor Arterial Streets are detailed in Section 16.21.040.B.6.b of the Corning Municipal Code. However, that standard is essentially unachievable due to the location of the high voltage powerlines along the south side of Blackburn Avenue. For that reason, a modification to the cross section will be necessary. .

The following conditions will assure street frontage improvements in accordance with City standards, albeit modified to accommodate the powerpoles and lines along Blackburn Avenue, and Toomes Avenue:

CONDITION XV.a. BLACKBURN AVENUE RIGHT OF WAY DEDICATION. Final Parcel Map shall offer additional right of way along the Blackburn Avenue frontage to achieve a 39-foot half width or another width approved by the City Engineer.

CONDITION XV.b. BLACKBURN AVENUE IMPROVEMENTS. Prior to issuance of the Certificate of Occupancy, applicant shall improve Blackburn Avenue along the parcel frontage, including traveled way, curb, gutter and meandering sidewalk. Improvements shall extend the full length of the parcel frontage with appropriate transitions to existing street beyond as approved by the City Engineer and Public Works Director. The finished cross section shall conform to the "Blackburn Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006.

CONDITION XV.c. LANDSCAPED MEDIAN STRIP. Applicant shall provide a landscaped median strip within Blackburn Avenue. The strip shall be within concrete curbs constructed in accordance with City standards and the "Blackburn Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006.. Final Landscaping and Irrigation Plans for the median strip shall accompany the Improvement Plans for the site and are subject to approval by the Planning Director. Landscaping plans shall be prepared by a licensed Landscape Architect and shall include trees planted on an average of 30' centers, interspersed with evergreen shrubs and a combination of low-maintenance groundcover species and decorative hardscape

CONDITION XV.d. MEDIAN STREETLIGHTS. Dual headed Streetlights shall be installed within the Blackburn Avenue landscaped median. Streetlight type, position, height and luminare specifications are subject to the approval by the City Engineer. Spacing shall not be greater than 200 feet on-center. Streetlights locations shall also appear on the Landscaping Plans to avoid conflicts with mature street trees.

CONDITION XV.e BLACKBURN AVENUE TRANSITION TO ONE WAY. Upon completion of the street frontage improvements, Blackburn Avenue shall become two way along the parcel frontage. Appropriate signage and pavement marking shall be placed advising motorists that Blackburn Avenue is a One-way (westbound only) street west of the site.

CONDITION XV.f TOOMES AVENUE RIGHT OF WAY. Final Parcel Map shall offer an additional 5-foot of right-of-way along property frontage on Toomes Avenue to meet 30' half width right-of-way standard per City of Corning Standard S-18 (40' 2 Lane Street).

CONDITION XV.g. TOOMES AVENUE FRONTAGE IMPROVEMENTS. Prior to issuance of the Certificate of Occupancy, applicant shall complete full west side half width improvements and a 12'-0" wide asphalt concrete overlay on the east side of the centerline as directed by the Public Works Director. The finished west side half width shall conform with the "Toomes Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006 and City Standard Drawing S-18 (40' 2 Lane Street). Improvements shall extend the full length of the parcel frontage with appropriate transitions to existing street beyond as approved by the City Engineer and Public Works Director.

CONDITION XV.h. TOOMES AVENUE STREETLIGHTS. Streetlights shall be installed along the Toomes Avenue frontage in accordance with Public Works Standards. Final location shall be shown on the Improvement Plans and be approved by the Director of Public Works.

CONDITION XV.i PUBLIC IMPROVEMENTS TO CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION XV.j. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS. Install or replace stop signs and apply thermoplastic stop legend with bar at all street and driveway intersections

XVI. UTILITIES AND SERVICE SYSTEMS

The project will connect to the City of Corning sewer and water system facilities. Both services have ample capacity to serve the additional 48 residences proposed by this development.

The project will develop onsite stormwater retention facilities to comply with City Standards. See proposed Condition No. VII.a. Additionally, the Blackburn-Moon Drain will be piped along the project frontage as per Mitigation Measure VII.b.

The Tehama County Landfill has sufficient capacity to serve the residents of the project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.
a, b, & c) No impacts are expected from this project.

BIBLIOGRAPHY

Source:

Applicant Documents:
- Planning Application Submitted May 26, 2006
- Site Plan and Complex Summary Sheets (L.1.1 and A1.1) Submitted Dec. 13, 2006
- Letter Dated September 6, 2006 regarding 30-year commitment to affordable housing
- Tentative Parcel Map submitted January 5, 2007

City of Corning General Plan
- Land Use Element
- Circulation Element
- Open Space Element
- Housing Element
- Safety Element
- Noise Element
- Conservation Element
- Public Facilities Element
- Economic Development Element

City of Corning Municipal Code
- Zoning Code
- Subdivision Ordinance
- Building & Construction Ordinance

State of California Regulations
- Subdivision Map Act
- California Environmental Quality Act
- Planning and Zoning Law

Persons/Agencies Contacted
- Gary Bovee-Tehama County Air Resources Board
- Tom Russ-Corning Public Works Director
- Jack Alexander-Corning Building Official
- Bob Pryatel-Corning Fire Chief
- Tony Cardenas-Corning Police Chief
- Steve Kimbrough-Corning City Manager
- Ed Anderson-Corning City Engineer

Principal Author:
- John L. Brewer, AICP-Planning Director; City of Corning

REZONE NO. 2006-03; PLANNED DEVELOPMENT USE PERMIT NO. 2006-231; SALADO ORCHARD APARTMENTS

SUMMARY OF MITIGATION MEASURES & CONDITIONS:

CONDITION I.a. COMPLIANCE WITH APPROVED PLAN. Final Improvement Plans shall substantially conform to the approved Site Plan received on December 13, 2006.

CONDITION I.b. LANDSCAPING. Front and street side yards and all areas not proposed for buildings, structures or parking areas shall be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees for the life of the project.

CONDITION I.c. LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the site and adjacent areas within the Right of way but outside the travel lanes. Landscape Plans shall be prepared by a Registered Landscape Architect and shall be subject to the approval of the Planning Director. Plans shall include irrigation plans and substantially conform to the Site Plan submitted December 13, 2006.

CONDITION I.d. SCREEN HVAC. Except for vent pipes through the roof, heating, venting or air conditioning equipment shall not be located on the roof of any structure, unless screened from view in a manner approved by the Planning Director.

CONDITION I.e. UNDERGROUND UTILITIES. All public utilities serving the Development shall be underground with no overhead facilities crossing any streets.

CONDITION I.f. BUILDING SETBACKS. All buildings shall be setback not less than 20 feet from the finished street right of ways.

CONDITION I.g. REMOVE CONSTRUCTION DEBRIS. Prior to approving occupancy for any buildings, all construction debris shall be removed from the site.

MM. II.a. DISCLOSURE OF NEARBY AGRICULTURAL OPERATIONS. A note shall be affixed to all rental agreements affecting the project. The note shall clearly state that the apartment complex is located near agricultural operations and that residents of the apartment project may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards.

MM. III.a. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

MM.III.b. SPRINKLE EXPOSED SOILS. During construction, unprotected soils shall be sprinkled to minimize wind erosion.

MM.III.c. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion.

Condition III.d.. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer.

MM. IV.a. STREAMBED ALTERATION AGREEMENT. Prior to commencing excavation for the retention pond or grading for Lots 65 through 69, obtain a Streambed Alteration Agreement with the California Department of Fish and Game if one is required.

MM. IV.b. SECTION 404 PERMIT. Prior to discharging any fill material into waters of the United States, the applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers if one is necessary.

MM. IV.c. SECTION 401 PERMIT. If a Section 404 permit is required, or if the project will deposit fill into isolated wetlands, water quality certification pursuant to Section 401 of the Clean Water Act is also required. (Contact Scott Zaitz at the Regional Water Quality Control Board for details of this certification process).

M.M.V.a. CULTURAL RESOURCES. Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery.

MM.VI.a. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board.

MM.VI.b. STORMWATER POLLUTION PREVENTION PLAN. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

MM.VI.c. SOILS INVESTIGATION. Prior to commencing construction the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

CONDITION VII.a. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision. Retention facilities shall be based on a runoff analysis provided by a Civil Engineer or Hydrologist.

MM. VII.b. PIPE BLACKBURN-MOON DITCH. Prior to issuing a certificate of Occupancy, obtain the necessary permits and underground (pipe) the Blackburn-Moon Ditch along the project frontage. Size, dimensions and grade of the pipe or pipes shall be based on an analysis of the flows necessary to convey the runoff emanating from the drainage basin. Details of the pipe or pipes shall appear of=n the final Improvement Plans.

CONDITION IX.a. AFFORDABLE HOUSING. Project shall provide affordable housing for a period of not less than 30 years from the date of project approval as per the letter provided by the applicant dated September 6, 2006.

CONDITION IX.b. PLANNED DEVELOPMENT USE PERMIT ACTIVATION. Final approval of this Planned Development Use Permit shall not occur until the effective date of the ordinance rezoning the site to "P-D"; Planned Development Zoning District.

CONDITION IX.c. LAND USE BARRIER. A six foot-high masonry wall shall be constructed along the western boundary of proposed Parcel 1. The masonry wall shall be of decorative split faced block or other similar material approved by the Planning Director. A detail drawing of the proposed masonry wall shall be included on the Improvement Plans prepared for the project.

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MM. XIII.a. LANDSCAPE & LIGHTING DISTRICT. Prior to issuance of the Certificate of Occupancy for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance and irrigation of all landscape and lighting facilities within the Blackburn Avenue median planter strip. Estimates of the annual costs to maintain, irrigate and electrify the facilities shall be prepared by a registered Civil Engineer and submitted to the City. Any costs associated with the district formation or annexation shall be borne by the developer.

CONDITION XIII.b. MAINTAIN LANDSCAPING ALONG STREET FRONTAGES. Applicant shall irrigate and maintain all landscaping installed within the public right of way of Blackburn Avenue and Toomes Avenue.

CONDITION XIII.c. ONSITE FIRE HYDRANT. One onsite fire hydrant with valve shall be installed, to Public Works standards within the planter located northeast of the Community Building.

CONDITION XIII.d. FIRE HYDRANT REPAIR KIT. Developer shall provide City with one Fire Hydrant Repair Kits.

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13, 2006.. Final Landscaping and Irrigation Plans for the median strip shall accompany the Improvement Plans for the site and are subject to approval by the Planning Director. Landscaping plans shall be prepared by a licensed Landscape Architect and shall include trees planted on an average of 30' centers, interspersed with evergreen shrubs and a combination of low- maintenance groundcover species and decorative hardscape

CONDITION XV.d. MEDIAN STREETLIGHTS. Dual headed Streetlights shall be installed within the Blackburn Avenue landscaped median. Streetlight type, position, height and luminare specifications are subject to the approval by the City Engineer. Spacing shall not be greater than 200 feet on-center. Streetlights locations shall also appear on the Landscaping Plans to avoid conflicts with mature street trees.

CONDITION XV.e. BLACKBURN AVENUE TRANSITION TO ONE WAY. Upon completion of the street frontage improvements, Blackburn Avenue shall become two way along the parcel frontage. Appropriate signage and pavement marking shall be placed advising motorists that Blackburn Avenue is a One-way (westbound only) street west of the site.

CONDITION XV.f. TOOMES AVENUE RIGHT OF WAY. Final Parcel Map shall offer an additional 5-foot of right-of-way along property frontage on Toomes Avenue to meet 30' half width right-of-way standard per City of Corning Standard S-18 (40' 2 Lane Street).

CONDITION XV.g. TOOMES AVENUE FRONTAGE IMPROVEMENTS. Prior to issuance of the Certificate of Occupancy, applicant shall complete full west side half width improvements and a 12'-0" wide asphalt concrete overlay on the east side of the centerline as directed by the Public Works Director. The finished west side half width shall conform with the "Toomes Roadway Section" drawing shown on Sheet A1.1 submitted December 13, 2006 and City Standard Drawing S-18 (40' 2 Lane Street). Improvements shall extend the full length of the parcel frontage with appropriate transitions to existing street beyond as approved by the City Engineer and Public Works Director.

CONDITION XV.h. TOOMES AVENUE STREETLIGHTS. Streetlights shall be installed along the Toomes Avenue frontage in accordance with Public Works Standards. Final location shall be shown on the Improvement Plans and be approved by the Director of Public Works.

CONDITION XV.i. PUBLIC IMPROVEMENTS TO CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION XV.j. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS. Install or replace stop signs and apply thermoplastic stop legend with bar at all street and driveway intersections

Mitigation Monitoring Plan

Salado Orchard Apartment Project-2007

City of Corning
Planning Department
(530) 824-7036
Adopted:_____

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 1

ISSUE: *AGRICULTURE*

IMPACT(S): *The proposed project could subject residents to nuisance uses related to agriculture.*

MITIGATION MEASURE No. II.a (Condition No. 8):

DISCLOSURE OF NEARBY AGRICULTURAL OPERATIONS. A note shall be affixed to all rental agreements affecting the project. The note shall clearly state that the apartment complex is located near agricultural operations and that residents of the apartment project may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards. (MM. II.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant-via payment of Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Post-Construction*

MONITORING ACTION AND FREQUENCY:
Post Construction-Field Check to make sure disclosures are being provided to prospective tenants.

PERFORMANCE STANDARDS (Standards for Success): *Rental agreements include disclosure statements. Annually field check with management company.*

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 2

ISSUE: *AIR POLLUTION*

IMPACT(S): *Grading for the proposed project could generate dust emissions.*

MITIGATION MEASURE No. III.a (Condition No. 9):

9. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval. (MM. III.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning & Tehama County Air Pollution District*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via payment of Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-construction and Construction.*

MONITORING ACTION AND FREQUENCY:
Pre-Construction-Make certain applicant has acquired Fugitive Dust Control Permit from County Air Pollution Control District.

Construction-Make sure applicant is complying with conditions of approval of Fugitive Dust Control Permit.

PERFORMANCE STANDARDS (Standards for Success): *Applicant shall obtain the permit and comply with the conditions of approval.*

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 3

ISSUE: *AIR POLLUTION*

IMPACT(S): *Grading for the proposed project could generate dust emissions.*

MITIGATION MEASURE No. III.b (Condition No. 10):

10. SPRINKLE EXPOSED SOILS. During construction, unprotected soils shall be sprinkled to minimize wind erosion. (MM.III.b.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning & Tehama County Air Pollution Control District.*

FUNDED BY: *Applicant via payment of Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction and Construction Phases*

MONITORING ACTION AND FREQUENCY:
Pre-Construction Phase-Assure that condition is noted on Improvement Plans and that contractor understands the requirement.

Construction Phase: Monitor Construction-respond to any complaints

PERFORMANCE STANDARDS (Standards for Success): *Sprinkle exposed soils everyday to minimize dust.*

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 4

ISSUE: *AIR AND WATER POLLUTION FROM EROSION*

IMPACT(S): *Untreated or exposed soils will erode with wind and runoff.*

MITIGATION MEASURE No. III.c. (Condition No. 11):

11. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion. (MM.III.c.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via payment of Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction and Post-Construction Phases*

MONITORING ACTION AND FREQUENCY:
Pre-Construction Phase-Check Improvement and Landscaping Plans to make sure all areas are properly treated to limit water and wind erosion.

Construction Phase-Prior to issuance of Certificate of Occupancy-make sure all areas are properly treated.

PERFORMANCE STANDARDS (Standards for Success): *Cover or otherwise treat exposed soils*

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 5

ISSUE: *WATER POLLUTION*

IMPACT(S): *Grading to pipe the Blackburn-Moon Drain could increase turbidity.*

MITIGATION MEASURE No. IV.a. (Condition No. 13):

13. STREAMBED ALTERATION AGREEMENT. Prior to commencing excavation for the retention pond or grading for Lots 65 through 69, obtain a Streambed Alteration Agreement with the California Department of Fish and Game if one is required. (MM. IV.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning & Department of Fish and Game.*

FUNDED BY: *Applicant-via payment of Improvement Plan Checking Fees.*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Prior to issuing building permit-assure that applicant has obtained the Agreement with Department of Fish and Game

PERFORMANCE STANDARDS (Standards for Success):
Obtain the Agreement.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 6

ISSUE: *FILLING WETLANDS*

IMPACT(S): *Filling the Blackburn-Moon Drain may negatively impact waters of the United States; i.e. wetlands.*

MITIGATION MEASURE No. IV.b (Condition No. 14):

14. SECTION 404 PERMIT. Prior to discharging any fill material into waters of the United States, the applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers if one is necessary. (MM. IV.b.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning & Corps of Engineers*

FUNDED BY: *Applicant-via payment of Improvement Plan Checking Fees.*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Prior to issuing building permit-assure that applicant has obtained the Section 404 Permit with the Corps of Engineers.

PERFORMANCE STANDARDS (Standards for Success):
Obtain the Permit.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 7

ISSUE: *WATER POLLUTION*

IMPACT(S): *Project development could increase turbidity in the Blackburn Moon Drain.*

MITIGATION MEASURE No. IV.c. (Condition No. 15):

15. SECTION 401 PERMIT. If a Section 404 permit is required, or if the project will deposit fill into isolated wetlands, water quality certification pursuant to Section 401 of the Clean Water Act is also required. (Contact Scott Zaitz at the Regional Water Quality Control Board for details of this certification process). (MM. IV.c.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via Improvement Plan Check Fees.*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Prior to issuing building permit-assure that applicant has obtained the Section 401 Permit from the Regional Water Quality Control Board-if one is required.

PERFORMANCE STANDARDS (Standards for Success):
Obtain the permit.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 8

ISSUE: *CULTURAL RESOURCES*

IMPACT(S): *Project development could unearth and negatively impact previously unknown cultural resources.*

MITIGATION MEASURE No. V.a. (Condition No. 16):

16. CULTURAL RESOURCES. Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery. (MM V.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via Improvement Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction and Construction*

MONITORING ACTION AND FREQUENCY:
Pre-Construction-Mitigation Measure shall appear on the Improvement Plans.

Construction-Contractor responsible for notification if resources are unearthed.

PERFORMANCE STANDARDS (Standards for Success):
Place note on Improvement Plans. Monitor excavation for evidence of cultural resources.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 9

ISSUE: *WATER POLLUTION*

IMPACT(S): *Potential increased turbidity affecting runoff downstream.*

MITIGATION MEASURE No. VI.a (Condition No. 17):

17. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board. (MM.VI.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via Improvement Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Verify that Construction Activities General Permit has been obtained before issuing building permit.

PERFORMANCE STANDARDS (Standards for Success):
Contractor to supply copy of Permit to City of Corning.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 10

ISSUE: *WATER POLLUTION*

IMPACT(S): *Potential increased turbidity affecting runoff downstream.*

MITIGATION MEASURE No. VI.b (Condition No. 18):

18. STORMWATER POLLUTION PREVENTION PLAN. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner. (MM.VI.b.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via Improvement Plan Check Fees*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Verify that Stormwater Pollution Prevention Plan is presented to the State Regional Water Quality Control Board before issuing building permit.

PERFORMANCE STANDARDS (Standards for Success):
Contractor to supply copy of Permit to City of Corning.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 11

ISSUE: *DIS-SIMILAR SETTLEMENT*

IMPACT(S): *Without proper soil compaction/preparation, building foundations could fail.*

MITIGATION MEASURE No. VI.c. (Condition No. 19):

19. SOILS INVESTIGATION. Prior to commencing construction the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary. (MM.VI.c.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Applicant via payment of Improvement Plan Check Fees.*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
Before issuing building permit, City shall verify that soil is suitable for development proposed.

PERFORMANCE STANDARDS (Standards for Success):
City shall receive the engineer's report prior to issuing building permits.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

SALADO ORCHARD APARTMENTS PROJECT
MITIGATION MONITORING FORM NO. 12

ISSUE: *IMPACTS TO CITY SERVICES*

IMPACT(S): *Residential development may not generate enough revenue to support services provided.*

MITIGATION MEASURE No. XIII.a. (Condition No. 26):

26. LANDSCAPE & LIGHTING DISTRICT. Prior to issuance of the Certificate of Occupancy for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance and irrigation of all landscape and lighting facilities within the Blackburn Avenue median planter strip. Estimates of the annual costs to maintain, irrigate and electrify the facilities shall be prepared by a registered Civil Engineer and submitted to the City. Any costs associated with the district formation or annexation shall be borne by the developer. (MM. XIII.a.)

LEAD AGENCY: *City of Corning*

IMPLEMENTED BY: *City of Corning*

MONITORED BY: *City of Corning*

COMPLIANCE VERIFICATION: *City of Corning*

FUNDED BY: *Developer, upon payment when application for district formation is submitted.*

IMPLEMENTATION PHASE (Monitoring Phase): *Pre-Construction*

MONITORING ACTION AND FREQUENCY:
City shall withhold Certificate of Occupancy until district is formed or joined.

PERFORMANCE STANDARDS (Standards for Success):
Applicant shall provide application and engineer's estimate of annual costs to City.

MONITORING RECORD:

Date	Signature of Monitor	% Completed	Actions/Accomplishments

PACIFIC WEST COMMUNITIES

26302 Table Meadow Road
Auburn, California 95602

Office: (530) 269-3744
Fax: (530) 269-3749

RECEIVED
MAR 2 0 2007
CITY OF CORNING

March 29, 2006

John L. Brewer
Planning Director
City of Corning
794 Third Street
Corning, CA 96021

Re: Salado Orchard Apartments

Dear John,

This letter is provided to inform you of the levels of affordability that will be provided at the above referenced complex. The complex will consist of 48-units of which ten of the two bedroom units will rent to family households with very-low incomes at 50% of the area median income. Six of the two bedroom units will be affordable to family households with low incomes at 55% of the area median income. All thirty-one of the three bedroom units will be affordable to family households with low incomes at 55% of the area median income. Rental rates on all of the complexes units will be affordable at these levels for a period of not less than 30 years.

Sincerely,

William R. Spann
Principal

PACIFIC WEST COMMUNITIES
26302 Table Meadow Road
Auburn, California 95602
Office: (530) 269-3744
Fax: (530) 269-3749

March 29, 2006

RECEIVED
MAR 29 2007
CITY OF CORNING

John L. Brewer
Planning Director
City of Corning
794 Third Street
Corning, CA 96021

Re: Salado Orchard Apartments

Dear John,

The HOME Program funding for the above referenced complex will be used initially as part of the construction loan and then converted to a permanent loan to the complex. Repayment of the HOME loan to the City of Corning shall be provided through the cash flow of the complex. Initially, all cash flow will go to pay deferred developer fee. Once the deferred developer fee is paid in full 50% of the year-end project cash flow shall be paid to the City of Corning until the entire HOME loan is paid in full.

Subject to the approval of the HOME Program the City of Corning will have the right to reuse the HOME funds for the benefit of other affordable housing developments. Such developments could be: new construction of multi-family rental housing; senior rental housing; rehabilitation of rental housing; home ownership down payment assistance; and/or rental assistance. The city will need to make an assessment of how the city would like to utilize the funding and present a plan to the HOME Program for approval prior to reuse of the funding.

Sincerely,

William R. Spann
Principal

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

April 3, 2007

Mr. John Brewer, Director
Planning Department
City of Corning
794 Third Street
Corning, CA 96021

Dear Mr. Brewer:

The Department is writing to support Corning's efforts to implement its housing element through the provision of higher density residential capacity. Implementation of the housing element is critical to addressing Corning's housing and community development needs.

As you know, the Department is responsible for the administration of State housing element law (Article 10.6 of the Government Code), including the review of local housing elements for compliance. In July 2005, the Department found Corning's housing element in compliance with housing element law and commended the City's commitment to accommodate its share of the regional housing need and rezone for higher density development.

The Department understands the City is considering action to implement Program HP-12 and rezone for higher density residential development. Effective and timely implementation of Program HP-12 is essential to achieving the City's housing element objectives and will encourage much needed housing choices in Corning. For these reasons, the Department supports the City's implementation efforts.

Also, for your information, housing element law was recently amended by Chapter 614, Statutes of 2005 (Government Code Section 65584.09). This new section requires local governments to zone or rezone adequate sites, within the first year of the planning period, to address any portion of the regional housing need for which the jurisdiction failed to identify or make available in the prior planning period.

The Department welcomes the opportunity to support Corning's implementation efforts and to assist the City's in addressing its housing needs. If you have any questions or would like further assistance, please contact me at (916) 322-7995.

Sincerely,

Paul McDougall
Housing Policy Specialist

66474. Findings: grounds for denial

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

(c) That the site is not physically suitable for the type of development.

(d) That the site is not physically suitable for the proposed density of development.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

(Amended by Stats. 1982, Ch. 518.)

MAP ACT DENIAL FINDINGS

65589.5 (d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (d) of Section 50199.50 of the Health and Safety Code, for very low, low-, or moderate-income households or condition approval in a manner that renders the project infeasible for development for the use of very low, low-, or moderate-income households, including through the use of design review standards, unless it makes written findings, based upon substantial evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The development project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

(4) The development project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The development project is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article.

DENIAL

AFFORDABLE HOUSING FINDINGS

RESOLUTION NO. 08-08-06-02
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING SUPPORTING A HOME INVESTMENT PARTNERSHIP PROGRAM APPLICATION.

THE CITY COUNCIL OF THE CITY OF CORNING HEREBY AUTHORIZES:
Submittal of an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Investment Partnerships Program.

WHEREAS:

A. The California Department of Housing and Community Development (the "Department") is authorized to allocate HOME Investment Partnerships Program ("HOME") funds made available from the U.S. Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.

B. On June 1, 2006, the Department issued a 2006 Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA").

C. In response to the 2006 NOFA, The City of Corning, a political subdivision of the State of California (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, HOME funds.

IT IS NOW THEREFORE RESOLVED THAT:

1. In response to the 2006 NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed Four Million Dollars ($4,000,000.00) for the following activities and/or programs:

   A 48-unit Rental New Construction Project for families to be located in the City of Corning, California

2. If the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).

RES. 08-08-06-02

3. The applicant authorizes the City Manager or his/her designee(s) to execute, in the name of the applicant, the required documents.

PASSED AND ADOPTED THIS 8th **DAY OF** August **2006, BY THE FOLLOWING VOTE:**

AYES: Strack, Hill, Parkins, Dickison and Zuniga

NOES: None

ABSENT OR NOT VOTING: None

Gary R. Strack

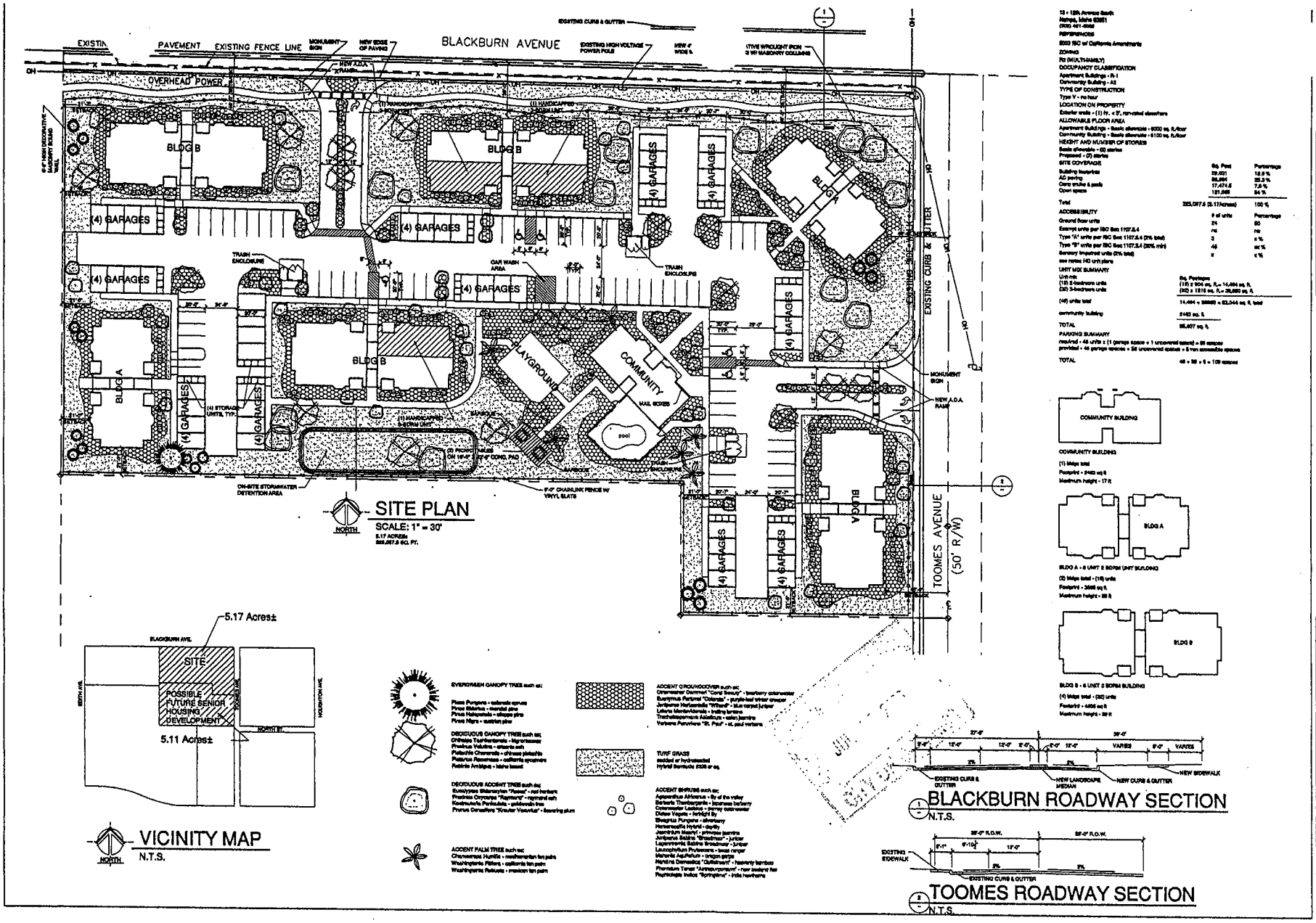
Gary R. Strack, Mayor

ATTEST: Lisa M. Linnet

Lisa Linnet, City Clerk

DATE: 8-8-06

SITE
TOOMES AVENUE
HOUGHTON AVENUE
WOODSON AVENUE
BLACKBURN AVENUE
BLACKBURN AVENUE
NORTH STREET
NORTH STREET
RIO DEL REY
RIO VISTA
TEHAMA STREET
HOAG STREET
WEST STREET
6TH STREET
DOLLA COURT
BUTTE STREET
FAIRVIEW AVENUE
YOLO STREET
SOLANO STREET
MARIN STREET
SOUTH STREET
GRANT AVENUE
AREA MAP



PRELIMINARY SITE PLAN

STATE OF CALIFORNIA)

COUNTY OF TEHAMA) SS

CITY OF CORNING)

I, Lisa M. Linnet, City Clerk of the City of Corning, do hereby certify that the foregoing is a true and correct copy of Resolution No. 08-08-06-02 adopted by the City Council of the City of Corning at the August 8, 2006 regular City Council meeting by the votes listed on the attached copy of the Resolution.

ATTEST:

Lisa M. Linnet

Lisa M. Linnet, City Clerk

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE
1800 Third Street, Room 390
P.O. Box 952054
Sacramento, CA 94252-2054
(916) 322-1560
FAX (916) 322-6660

January 16, 2007

Mr. Stephen J. Kimbrough
City Manager
City of Corning
794 Third Street
Corning, CA 96021

Re: City of Corning

Dear Mr. Kimbrough:

I am pleased to advise you that the State of California's Department of Housing and Community Development (HCD) has conditionally reserved $4,000,000 for the City of Corning's application for 2006 Home Investment Partnerships (HOME) Program funding, subject to the special conditions specified in the forthcoming Standard Agreement.

Once again, congratulations for having submitted a successful application. We look forward to working with you to promote the success of your affordable housing activities. If you have any questions, please call Tom Bettencourt, Section Chief, HOME and Homeownership Programs Section at (916) 322-0356.

Sincerely,

Richard L. Friedman
Deputy Director

cc: Eugene Lee, Contract Manager

RECEIVED
JAN 22 2007
CITY OF CORNING

AWARD LETTER

Award Information 2006
State HOME Program Fact Sheet

Activity: Rental New Construction Project

HOME Funds:	$4,000,000
Activity Amount:	$3,950,000
State Recipient Administration	$50,000
Total HOME Assisted Units:	47
Total Units:	48

Special Conditions:

1) Prior to issuance of the HOME Standard Agreement, Sponsor shall contract for soil sampling and analytical testing in accordance with the Dept. of Toxic Substances Control "Interim Guidance for Sampling Agricultural Fields for School Sites," published Aug. 26, 2002 in order to determine if there are elevated levels of pesticides residues remaining from the orchard that was operated on the site. Sponsor is required to submit the results of this testing to the Tehama County Health Dept. and obtain the County's approval of a course of conduct, including any remediation plan that may be required to address elevated levels of contaminants.

2) Throughout the term of the HOME regulatory agreement, unit rents shall not exceed the applicable rent from the Multifamily Housing Program rent chart, or its successor, for the applicable percentage of area median income as specified in this report.

Summary of Public Record Regarding Salado Orchard Apartment Project

Document No.	Description	Date Received	Pages	Page Reference No.	Presented to Commission	Presented to City Council
1	The February 20, 2007 Planning Commission staff report consisting of 82 pages including Exhibits "A" through "X-2".	2/20/2007	82	None	2/20/2007	2/20/2007
2	The highlighted Display Map and full scale copies of the development plans and photographs of existing similar projects submitted by Pacific West Communities, Inc. and presented by staff at the Feb. 20th Planning Commission meeting.	2/20/2007	3	None	2/20/2007	4/10/2007
3	The letter submitted by Matt Sisneros and presented to the Planning Commission on February 20, 2007	2/20/2007	2	None	2/20/2007	4/3/2007
4	February 20th staff responses to the letter submitted by Mr. Sisneros. That memo mistakenly underreported the latest Toomes Avenue traffic count (between Blackburn Ave. and North St.). taken in 2005. The memo reported an ADT (Average Daily Trips) of 321, which turns out to be the total for only the southbound lane. The correct figure, including both north and southbound lanes is 742/trips/day. Staff's conclusion regarding this project's minimal impacts to area streets remains the same however.	2/20/2007	2	None	2/20/2007	4/3/2007
5	A petition submitted February 20, 2007 and presented to the Planning Commission that night, objecting to the project that contains 72 signatures representing 84 persons in the area. .	2/20/2007	6	None	2/20/2007	4/3/2007
6	The staff memo dated March 5, 2007 referencing the seven "Supplemental" attachments referenced therein that were hand-delivered to the Planning Commission and posted on the City's website.	3/5/2007	1	None	3/5/2007	4/2/2007
6a	*"Myths and Facts about Affordable & High Density Housing"*, a report prepared by the California Department of Housing and Community Development in 2002. This report deals with the property value issue as well as crime data and other issues that often surface in relation to affordable housing applications.	2/23/2007	11	S-1	3/5/2007	4/2/2007
6b	A Study titled *"Low Income Housing Tax Credit Housing Developments and Property Values"* prepared by the Center for Urban Land Economics Research at the University of Wisconsin in 2002. This study is particularly on point because it deals specifically with "Tax Credit" financed projects, like the proposal.	2/23/2007	28	S-2	3/5/2007	4/2/2007
6c	Sheet listing Property Management Companies that Pacific West Communities utilizes.	2/23/2007	1	S-3	3/5/2007	4/2/2007
6d	List of existing Pacific West Communities Housing projects throughout the west.	2/23.2007	1	S-4	3/5/2007	4/2/2007
6e	Document titled "Who Needs Affordable Housing". This document was prepared to address affordable housing issues in the Bay Area, so the numbers are proportionately inflated, but the examples of people who need housing is true whether in San Jose or here in Corning.	2/23/2007	2	S-5	3/5/2007	4/2/2007
6f	A Report titled "Addressing Community Opposition to Affordable Housing Development-A Fair Housing Toolkit" prepared by the Housing Alliance of Pennsylvania. This is a valuable resource, but some info is not applicable to California.	2/23/2007	80	S-6	3/5/2007	4/2/2007
6g	Sheet titled "Anti-Nimby (Not in My Backyard) Tools", prepared by the California Housing Law Project.	2/23/2007	1	S-7	3/5/2007	4/2/2007
7	The February 20th Planning Commission minutes, as approved by the Planning Commission.	3/20/2007	5	D-7	3/20/2007	3/20/2007
8	The summary crime statistics report prepared by the Corning Police Department.	3/15/2007	1	D-8	3/20/2007	3/20/2007
9	A publication titled "Documents and Websites on Affordable Housing and the Relationship to Property Values" prepared by the California Department of Housing and Community Development and hand delivered to the Planning Commission on March 9, 2007.	3/9/2007	8	D-9	3/9/2007	3/20/2007
10	A Mitigation Monitoring Plan prepared to track compliance with the recommended Mitigation Measures in the CEQA Mitigated Negative Declaration.	3/20/2007	13	D-10	3/20/2007	3/20/2007
11	A Memorandum from City Attorney Mike Fitzpatrick dated March 7, 2007, regarding denial of affordable housing land use entitlements.	3/8/2007	1	D-11	3/20/2007	3/20/2007
12	A draft copy of the proposed rezone ordinance-amended to reflect the proposed reduced rezone area.	3/20/2007	1	D-12	3/20/2007	3/20/2007
13	An article prepared by the California Redevelopment Association titled "Financial Impact of Affordable Housing on Property Values. This is the report that Bill Spann cited at the February 20th Planning Commission meeting.	3/2/2007	3	D-13	3/20/2007	3/20/2007
14	Letter from Tehama County Public Works Dept.	2/26/2007	1	D-14	3/20/2007	3/20/2007
15	Letter from Office of State Historic Preservation	2/20/2007	1	D-15	3/20/2007	3/20/2007
16	Letter from State Clearinghouse	2/26/2007	2	D-16	3/20/2007	3/20/2007
17	City Engineer letter to Matt Sisneros regarding relocation of the sight limiting fence at 2008 North Street.	3/12/2007	2	D-17	3/20/2007	3/20/2007
18	A Traffic Analysis prepared by RKH Civil and Transportation Engineering and dated March 16, 2007. (Attached) Note that the report recommends two additional conditions to reduce traffic impacts that have been added to the recommended Conditions of Approval.	3/16/2007	8	D-18	3/20/2007	3/20/2007
19	Letter from Doug & Shelly Hargens dated March 19, 2007	3/20/2007	2	None	3/20/2007	4/2/2007
20	Staff Response to Hargens Letter	3/20/2007	2	None	3/20/2007	4/2/2007
21	Matt Sisneros Packet submitted March 20, 2007	3/20/2007	22	None	3/20/2007	4/2/2007
22	Staff Responses to Sisneros Packet of March 20th	3/20/2007	5	None	3/20/2007	4/2/2007
23	Tehama County Continuum of Care Letter	3/20/2007	1	None	3/20/2007	4/2/2007
24	Staff memo to City Council (Talking Points Memo), including Sections of the Government Code related to affordable Housing	3/27/2007	8			3/27/2007
25	Staff memo and attachments to City Council-includes March 5, 2007 Supplemental Packet provided to Planning Commission, Sisneros Packet of 3/20 and Hargens letter of 3/29 and staff responses (Includes 105 pages, but most repeats)	4/2/2007	34	None	N/A	4/2/2007
26	Letter from H & CD	4/3/2007	1	None	N/A	4/3/2007
27	Occupancy Survey of Affordable Apartment Projects	4/3/2007	1	None	N/A	4/3/2007
28	Staff email to City Council forwarding Documents No. 3, 4, 5, & 27	4/3/2007	1	None	N/A	4/3/2007
29	Resolution No. 08-08-06-02-authorizing HOME Application	8/8/2006	5	None	N/A	8/8/2006
30	H & CD Award Letter for HOME Partnership Program Funding of $4,000,000	2/22/2007	2	None	N/A	4/10/2007
31	This summary sheet	4/3/2007	1	None	N/A	4/10/2007
		Total:	351			

ITEM NO: J-20
REVIEW AND CONSIDERATION OF POOL USE FEE INCREASES
APRIL 10, 2007

TO: **HONORABLE MAYOR AND COUNCILMEMBERS OF THE CITY OF CORNING**

FROM: **STEPHEN J. KIMBROUGH, CITY MANAGER**
TOM RUSS, DIRECTOR OF PUBLIC WORKS TM

SUMMARY:

Due to increased Staffing, maintenance and chemical costs, the Recreation Commission and City Staff have reviewed the existing "Pool Use Fees" and requests City Council consideration of possible fee increases.

BACKGROUND:

Part-time Pool Manager Jessica Jorgenson completed and presented a Pool Use Fee Survey of the City and surrounding communities for review and discussion of possible increase at the Recreation Commission Meeting on April 3, 2007. The Recreation Commission agreed that it might be time to consider an increase in some of the fees charged. The proposed rate increases do not differentiate between resident and non-resident users.

The current fees have remained the same for more than seven years without an increase, however pool chemical and maintenance fees continue to rise each year. Pool Manager and Lifeguard wages have also increased each time minimum wage is raised which also increases the operation costs of the City Pool.

RECOMMENDATION:

CITY COUNCIL REVIEW THE POOL USE FEES SURVEY OF THE CITY AND SURROUNDING COMMUNITIES AND CONSIDER INCREASES IN SOME OF THE FEES AS FOLLOWS:

SWIM LESSONS/RESIDENT:	**$15**
SWIM LESSONS/NON-RESIDENT	**$15**
INDIVIDUAL SEASON PASS/RESIDENT	**$40**
INDIVIDUAL SEASON PASS/NON-RESIDENT	**$40**
FAMILY SEASON PASS/RESIDENT	**$60**
FAMILY SEASON PASS/NON-RESIDENT	**$60**
DAY CARE PASS	**$75 w/15 children limit**
HOURLY POOL RENTAL	**$30/$35/$40**
ADULT LAP SWIM	**$1.25 per day/$15 month**
DAILY ADMISSION	**$1/kids, $1.25 adult**

City of Corning

Pool Prices

from Jessica Jorgensen

Service	Current	Proposed	Chico	Durham	Orland	Red Bluff	Willows
Swim Lessons- Resident	$12	$15		$25/ 2wk	$20 group, $40 individual	$22/ 2 wk session	$25/ 2 wk session
SL- Non- resident	$13.50	$15	Don't know yet	same	same	same	same
Individual Season Pass, Resident	$30	$40	Don't know yet	$35	$40	$30	$35
Ind. SP, Non-Resident	$35	$40	Don't know yet	same	same	same	same
Family Season Pass, Resident	$45	$60	50	$75 up to 6 persons, + $5 per addt'l. person	$75 up to 8 in household	$60 up to 4 persons, each addt'l. $5	$55 up to 6 people, + $10 each addt'l
Family Season Pass, Non- Res	$50	$60	Don't know yet	same	same	same	same
Day Care Pass	$60	$75, with a 15 child limit per pass	fam pass	n/a	n/a	$65 up to 6	n/a
Hourly Pool Rental	$25/ $30/ $35	$30/ $35/ $40	2 hr block $100+ $2/person & deposit	3 guards= $150 + $3 per person	don't know yet for 2007, didn't have '06 #	don't know yet, didn't have '06 figure	$14/ hr/ lifeguard + $60 for two hour blocks
Adult Lap Swim	$1.25/ day or $15/ month	Same					
Daily Admission	Kids : $1 Adults: $1.25	Same	$2	$3 adults, $2 kids	$2/ person	$1.50 / person	$1.50 each

ITEM NO.: J-21
DISPATCH OF ORLAND AND
CAPAY FIRE DEPARTMENTS
UPDATE

TO: HONORABLE MAYOR AND COUNCILMEMBERS
OF THE CITY OF CORNING

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
ROBERT PRYATEL, FIRE CHIEF

STEVE

SUMMARY:

The Corning Fire Department has been working with the Orland and Capay Fire Departments to provide dispatch services for their departments.

BACKGROUND:

The Fire Department is continuing to work with the Orland and Capay Fire Departments towards providing their departments with dispatch services. To date the Orland City Council has approved funding for the cost of equipment upgrades and the Capay Department is seeking approval from their board at their next regular meeting. We are also continuing to work with ATT, who provides our 911 service to coordinate the necessary equipment additions and changes.

RECOMMENDATION:

MAYOR AND COUNCIL ALLOW THE FIRE CHIEF TO CONTINUE TO WORK WITH THE ORLAND AND CAPAY FIRE DEPARTMENTS TO PROVIDE DISPATCH SERVICES.

CITY COUNCIL
Paul Barr, Mayor
Vernon Montague, Vice Mayor
Mike Yalow
Reggie Olney
Bruce T. Roundy

CITY OFFICIALS
Angela Crook
City Clerk
Pamela Otterson
City Treasurer

CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street
ORLAND, CALIFORNIA 95963
Telephone (530) 865-1600
Fax (530) 865-1632

CITY MANAGER
Joseph T. Riker III

April 4, 2007

Steven J. Kimbrough
City Manager
City of Corning
794 Third Street.
Corning, CA 96021

Re: Orland City Council Approval of Dispatch Service Negotiations

Dear Steve,

On Monday night, the Orland City Council voted unanimously to authorize the Orland Volunteer Fire Department/District to negotiate on dispatch services from the City of Corning and its Fire Department. I've included my staff report for your information. The Council was alright with the upfront cost estimate and will support the Fire District in its negotiations.

The Council was very pleased with the support from Corning and looks forward to working with the City on this and possibly other regional projects.

Sincerely,

Joseph T. Riker III
City Manager

Enclosures: one

City of Orland

City Council Agenda Item No: VIII.B.1

Meeting Date:

TO: Honorable Mayor and Council

FROM: Joseph Riker, City Manager

TITLE: Orland Volunteer Fire District Dispatch Needs

SUMMARY AND BACKGROUND:

With the need to change dispatch services, because of medical reasons of the current Dispatch provider, the Orland and Capay Volunteer Fire Districts have been studying potential options for a while. After deliberation they approached the City of Corning Fire Department about the potential of providing services.

The Corning City Council was asked for authorization to begin negotiations on what it would take to contract for dispatch services. At their Tuesday, March 27th Council meeting the vote was unanimous to allow negotiations to proceed between the Corning Fire Department and the Orland and Capay Volunteer Fire Districts.

As the City of Orland receives services from the Orland Volunteer Fire District, they are asking the Orland Council to approve the same negotiation actions. It is estimated that the cost of service would be about the same as with the current provider. There would be some up front costs for changes to the dispatch system and phone connections, This would be about $5,000. The City is being asked to provide the up front funds for this one time cost with the two fire districts reimbursing the city for the appropriate proportion of costs. There are adequate funds present in the capital budget the city has for fire services to do this.

DOCUMENTS ATTACHED:

- Letter from Orland Volunteer Fire District Chief 03/19/07
- Memo to Council 03//21/07

RECOMMENDATION:

That Council discusses the request from the Fire Districts and authorizes them to negotiate for dispatch services from the City of Corning Fire Department.

City of Orland

Memorandum

To: Mayor and Council

CC: Angie Crook, Assist. City Manager, Tom Andrews, City Attorney, and Jeff Gomes, Orland Fire Chief

From: Joseph Riker, City Manager

Date: 3/28/2007

Re: Orland Volunteer Fire Department Dispatch

Jeff Gomes, Fire Chief, has been talking to me about the need to obtain some emergency dispatch service. Both the Orland and Capay Fire Districts have been talking to the Corning Fire Department about providing temporary dispatch services (see attached letter).

I talked to Steve Kimbrough, Corning City Manager, and he is going to the Corning City Council for approval to negotiate a possible contract to provide services to both the Orland and Capay District at their next Council meeting. I will be bringing a similar request to you at the April 2, 2007 council meeting.

The City of Orland participates in cost sharing of the Orland Volunteer Fire Department under a general agreement and does budget for fire services. There appears to be an up front cost for the change over of equipment of about $5,000. The Fire District is asking the City to provide that cost with a proportional reimbursement from both Fire Districts. The rest of the costs are within the current budget estimates. There are adequate funds for the up front costs within the capital budget for the Fire Department.

If you have any questions, please see me.

To: City of Orland
815 4th Street
Orland, CA 95963
Attn: Joe Riker & Council members

March 19, 2007

From: Jeff Gomes
Orland Volunteer Fire Department
810 5th Street
Orland, CA 95963

Mr. Riker,

Due to the illness of our Fire Dispatcher, Frances McCollum, we are having to make an emergency change in our dispatching. Orland Fire and Capay Fire will be dispatched by Corning City fire.

We began the planning process with Corning City several months ago in order to be ready for the eventual retirement of Francis. Unfortunately this has accelerated the process. Ian Tunbull, the Capay Chief, is a communications engineer with Cal Trans and has been handling the technical issues for both phone and radio with Corning.

Corning City Fire Department has four full time, paid dispatchers that are dedicated strictly to fire dispatching. In the meetings we have had with them we have addressed the issues of call volume, phone logistics, and radio procedures. All of our questions were met with favorable answers.

Some of the main considerations are:

- Time Frame. The switch over work by ATT and hardware issues will be about 3 weeks. We are allowing for 4.
- Coverage. There are two people in place who have worked out a schedule for the month so there will be no lapse in our Fire Dispatching.
- Initial Cost. The initial cost estimates for phone and radio hardware, along with ATT fees is approximately $5,000. We would like to initially pay for this through the City. When it is complete, we will then go back to the Rural District and Capay for their proportional shares.
- Long Term Costs. Currently the City and Rural each pay $950 per month, and Capay pays $300. The cost will stay roughly the same. Corning will be billing on a per call basis.
- Contracts. Corning Fire Department is having their City Attorney write up a contract. This will be forwarded to you for review when we receive it.
- Coordination with other agencies. As this progresses we will be coordinating with Glenn County Sheriff's Dispatch, Enloe Dispatch, OPD, and other local agencies. There will be no change in phone numbers, only who is answering the phone.

As we discussed at the Dispatch Committee meetings, our long term goal is still to work towards the centralized dispatch. This however will serve us well in the interim.

Sincerely,

Jeff Gomes

Jeff Gomes
Orland Volunteer Fire Chief