



**CITY OF CORNING
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 17, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

- A. **CALL TO ORDER:** at 6:30 p.m.
- B. **ROLL CALL:** Commissioners: Robertson
Reilly
Lopez
Poisson
Chairman: Howell
- C. **WAIVE THE READING AND APPROVE MINUTES OF THE MARCH 20, 2007 PLANNING COMMISSION MEETING WITH ANY NECESSARY CORRECTIONS.**
- D. **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 Commission 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 Commission 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.
- E. **PUBLIC HEARINGS AND MEETINGS:** Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. **ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.**
1. **Blossom Avenue Project Phase 3; Planned Development Use Permit 2007-239; to develop Residences on 22 "Lot Pairs" of the Shasta View Tract; Self Help Home Improvement Project (SHHIP); APN'S 71-202-22 & 71-203-02; approximately 3.81 acres.**
- F. **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.
2. **Extension & Phasing Plan Request; Tentative Tract Map-Green Garden Subdivision, Jason Abel Construction; located on the west side of Marguerite Avenue, and north of the Moon Road Intersection. APN 73-260-22 & 23; approximately 9.9 acres.**
- G. **ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**
- H. **ADJOURNMENT:**

POSTED: APRIL 13, 2007

The City of Corning is an Equal Opportunity Employer



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, MARCH 20, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: at 6:30 p.m.

B. ROLL CALL:

Commissioners: Robertson
Reilly
Lopez
Poisson
Chairman: Howell

All Commissioners were present.

C. WAIVE THE READING AND APPROVE MINUTES OF THE FEBRUARY 20, 2007 PLANNING COMMISSION MEETING WITH ANY NECESSARY CORRECTIONS.

Commissioner Reilly motioned approval of the minutes as written and Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

D. BUSINESS FROM THE FLOOR: None.

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

1. Use Permit Application 2007-242; James Meents; to Construct a Duplex in an R-1-2 Zoning District, Located on the south side of Fig Lane, approximately 125 feet east of the Fig Lane & Palm Avenue Intersection; APN 71-292-26.

Chairman Howell introduced this item by title and opened the Public Hearing. Chairman Howell asked Mr. Meents if he would like to address the Commission. Mr. Meents stated that everything presented in the Staff report was as he stated. Commissioner Robertson asked if the fencing would be solid; Planning Director Brewer stated that yes that should be changed and that it state six-foot fence height. Mr. Meents asked if he could use the existing chain link fencing; Commissioner Brewer stated that the City required 6 foot cedar/solid fencing. Mr. Meents stated he had no problem with this. With no further discussion, Chairman Howell closed the Public Hearing. Commissioner Lopez motioned to close the Public Hearing. Commissioner Robertson seconded the motion.

Commissioner Lopez motioned to approve Use Permit No. 2007-242 and adopt findings 1-4 and Conditions of Approval 1-5. Commissioner Robertson seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

2. TentativeMap-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.

Chairman Howell introduced this item by title and opened the public hearing. He stated that last February the Planning Commission approved the abandonment of the street on this project and stated that the original tract map was approved in 1901. He stated that some of the lots to the west already have houses constructed.

Mr. Thomas Carter addressed the Commission confirming that these homes about the Creek and asked if the future purchasers of the homes would be informed about possible flooding. Chairman Howell stated that they had. Planning Commissioner Brewer stated that the project had obtained a conditional letter of development from the Federal Government stating that the lots would be raised and the homebuyers would not be forced to obtain flood insurance. Chairman Howell asked the representatives from SHHIP if there was any problem with item 21, they responded no.

Mr. Brewer informed the Commission of an error that states City of Anderson instead of City of Corning; he stated that this would be corrected.

Another audience member asked if there would be an increase in police staffing with the increased self-help home developments. She stated that she has experienced problems on Blue Heron Court and stated that we have some major issues here; we have more problems in Corning than she believes they do in Chico. Commissioner Robertson asked which development was Blue Heron Court; she was informed that it was off of Houghton Avenue. The audience member stated that currently there are four new homes on North Street that aren't selling because no one wants to live next to a low income development, it lowers their property value.

Commissioner Robertson asked the amount of the development fees that goes towards Police Department staffing. Mr. Brewer stated that the City has no fees in place for this at this time; he explained that the City couldn't charge development fees for personnel staffing. The audience member then asked how many houses other than these 8 homes will come before the Commission for approval. Mr. Brewer responded stating the prior mentioned 8 lots and eventually another 22 lots. Mr. Brewer then explained the various Phases of this project (Phase I through III). Commissioner Reilly asked when the original Donovan Avenue Project came before the Commission. Mr. Brewer stated that he wasn't sure, possibly 2004 – 2005. Mr. Reilly stated that all three phases were presented at that time.

Mr. Carter addressed the Commission asking if a future fee can be installed to help guarantee Police and Fire staffing. Mr. Brewer stated that the City initiated development fees in 2005/06 for water, drainage, traffic impact, sewer, etc. He stated that these fees are limited, and police and fire opted not to do so at that time.

Bernadine Pryatel addressed the Commission stating she was livid about the letter handed out regarding people with low-income homes. She stated that people in Corning don't have high-income wages and a lot of people in Corning have to wait for low-income housing.

Mr. Brewer stated that Mr. Keith Griffith from SHHIP is present in the audience and has been working with City Staff to relocate this street due to the fact that as is, it creates a blind intersection.

With no further discussion, Commissioner Reilly motioned close the Public Hearing. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

Commissioner Robertson motioned to recommend to City Council to 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 Track Map 07-1001 subject to adoption of the 4 Findings and the 47 Conditions of Approval. Commissioner Poisson seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.** Close the

3. Continued Public Hearing: Salado Orchard Apartment Project; Rezone 2006-3; Planned Development Use Permit 2006-231; To Rezone from R-1 to P-D, Planned Development and a Use Permit 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.

Chairman Howell introduced this item by title stating that tonight's hearing only addresses the 5.17 acres. Chairman Howell asked Mr. Spann, project developer/proponent if he would like to address the Commission. Mr. Spann provided information on neighboring property values as was requested at the last meeting. Again he stated that if the proposed complex is not well managed and properly maintained there will be problems. He stated that they do not tolerate drugs, sexual predators (by utilizing Megan's Law), etc. He also addressed density issues stating this is why we are proposing development on the north side of the property rather than the south end.

Tom Carter asked if Mr. Spann's Company is associated with, or related to the owners of the Spring Mountain Apartments. Mr. Spann stated no, not to his knowledge. Mr. Carter also asked Mr. Spann about the reasons the Police had been to his other complex as he previously had stated. Mr. Spann responded stating they were there for a neighborhood watch. Mr. Carter asked if they had been there for any other reason. Mr. Spann stated possibly, they are apartment complexes. Mr. Steve Kelish, Elementary School Superintendent addressed the Commission stating that he hoped that the Commission would take into consideration traffic issues, specifically children crossing the street, and consider possibly widening the road, etc. He stated that they have no issue with the development, other than safety issues being taken into consideration for kids traveling to and from the school. He also stated that he wanted to confirm that a playground facility would be considered, as the school playground is not meant to be utilized as a year round playground facility.

Commissioner Robertson asked the location of the crosswalk, Mr. Brewer stated that usually the City doesn't want mid street crosswalks, it would probably be located at Toomes Avenue which would also be the location of a four-way stop. Mr. Brewer stated that onsite is a pool, barbecue facilities, playground, and a Community Center and they will be paying recreation development fees. Chairman Howell asked Mr. Spann about service programs within the facility; Mr. Spann stated that they would have after school programs, etc. Mr. Carter asked Mr. Spann what attracted him to this site and has he already purchased the land. Mr. Spann stated no he has not purchased the land as of yet. Mr. Carter asked why this location rather than property that is already properly zoned. Members of the Commission stated that currently there are no vacant multi-family planned development zoned properties within the City. Mr. Carter stated that he had checked with a local Realtor who has property advertised now within the City that is properly zoned for this type of development. Commissioner Reilly stated that property is zoned for this after a developer approaches the Commission for such a project and explained why this works to the best interest of the citizens of the City.

Michael LePeilbet addressed the Commission stating that there are current hazardous safety conditions relating to crossings on Blackburn Avenue. Public Works Director Tom Russ asked Mr. LePeilbet where these conditions are located on Blackburn; Mr. LePeilbet responded on Edith and Blackburn. Mr. Russ explained that there were sidewalks at this location. Shannon Long addressed the Commission stating the statistics of the Corning School's free and reduced meal programs in comparison to surrounding Communities. Mr. Sisneros asked Mr. Spann if he was aware of the two open ditches along Blackburn Avenue and the safety issues they pose and asked about the zoning for the property south of the proposed development. Mr. Sisneros stated that he had visited the Red Bluff facility and he had to commend Mr. Spann, they look like a nice facility however, he still doesn't want this located next to his property. He also asked about the age group that the playground equipment would be directed towards accommodating. Mr. Spann responded.

Mr. Sisneros asked Mr. Brewer about the traffic study. Mr. Brewer stated that they recommended two conditions: Supplying bike racks for the residents; and Carpool Programs to surrounding Cities and merchant areas. These conditions have been added to the development proposed conditions. Mr. Sisneros asked about the single-lane one-way traffic on Blackburn Avenue. Mr. Brewer stated that he had contacted the company performing the traffic study to explain the current and proposed improvements to Blackburn Avenue. Their response was that they were sure that the City is planning on this street becoming a Minor Arterial Street in the future. Mr. Sisneros stated that Blackburn Avenue is slated as a minor arterial street with east/west access, Blackburn Avenue no longer has the east/west access therefore the City is in violation. Mr. Brewer explained the reasoning behind the one-way street and how the Schools construction affected this. Prior to the schools construction the City was in compliance. Mr. Sisneros stated that he believes a Hydrology report should be done and the utility poles removed. He stated that preplanning at this time could remedy these problems. Mr. Brewer responded to Mr. Sisneros stating that the project hydrology is conditioned through the development. City Engineer Ed Anderson addressed the Commission relating to right-of-way in front of the School and some of the problems associated with the school construction. Mr. Anderson also addressed questions relating to drainage in the area, stating that an underground storm drain system is much better than the existing ditch. Mr. Anderson stated that we are discussing approval of zoning tonight, not development off site improvements, drainage, etc. Those will be discussed at another time during the process. He stated that the electrical poles would probably not be moved because it costs too much. He stated that he is not advocating this project one-way or the other, he is simply stating that Blackburn won't be developed until the surrounding properties are developed. Mr. Sisneros again stated that he would like to see a hydrology study for this project and stated that at the February 20, 2007 Planning Commission meeting Mr. Anderson stated that the area surrounding North Street always floods; always had and always will. Mr. Sisneros stated that he appreciates the members of the Planning Commission and believes that they do their best to protect the citizens of the City. Planning Commissioner Reilly stated that he became a Commissioner to serve the Community as a whole.

Another audience member asked how this project would make the City of Corning a better place to live. Mr. Reilly responded stating that he believes that this project will provide affordable, clean housing for the members of the community.

Julie Johnson asked if any single-family housing developers have approached the City to develop at this location. Mr. Brewer stated that the City is approached weekly, however he doesn't remember anyone approaching the City regarding this particular property. Mr. Carter addressed the Commission asking what is the difference between R-1 Zoning and R-1-A. Chairman Howell responded stating that R-1-A is single-family agricultural. Mr. Carter provided information from a local realtor advertisement listing property that is stated ideal for apartments/condo's. He also stated a safety issue relating to the ditch, stating that you cannot keep them on one side or the other, he stated that under-grounding and covering the ditch, would make it safer. He stated that after the school was constructed, traffic has increased. He also stated that at the last Planning Commission meeting it was stated that the Planning Commission had only known about this project for one week prior to the meeting; however they had been talking with Mr. Spann prior to that when they submitted plans; Mr. Brewer stated that Staff had and Mr. Spann had discussed this. Mr. Carter also brought up again the 72% statistics of free or reduced lunches provided by Shannon Long.

He also stated that he has a Petition signed by approximately 90 residents, voters that do not want this project in our City, not just our neighborhood. He stated that he and the people helping him had handed out 1,000 flyers. He stated that only 10 out of 500 people he contacted were upset by the flyers. Mrs. Pryatel asked why he disapproves of low income homes when he admittedly had one. He stated that everybody starts out renting, he admittedly did however, there are enough Apartments in this City and no more should be built until there are jobs to support them.

Commissioner Lopez asked if Mr. Carter would want SHHIP homes in this area instead of Apartments. Mr. Carter stated it was the density, and the fact that those in Apartments don't care about what is going on next door. Commissioner Lopez asked for clarification from Mr. Brewer. Mr. Meyers stated that people who own homes generally have a buy in; the City needs jobs to come to town to boost our economy and raise the pay scale. Chairman Howell confirmed that one of the residents occupying the unit must have a job. Mr. Spann stated that one of the occupants must have a verifiable income.

Mr. Sisneros stated that he had gone up to the Meadow Vista apartments to see if he could apply for housing, he was informed that if he made \$20,000 or less, he could qualify. Another audience member suggested moving the development to another area currently not developed. That way development could grow towards this, rather than encroaching on the existing homeowners and possibly reducing their property values.

Mike King addressed the Commission and referred to the State Housing Elements mentioned in the minutes and the numbers listed in this document. Where does it list numbers, or are they recommendations. Mr. Brewer responded stating this is listed in the General Plan. If you have not met those objectives, you cannot deny a project based on this. He asked if we can meet that objective with houses rather than Apartments, currently as of January 1st sixty units have been developed and all have been single-family dwelling units. Mr. Brewer explained the five objectives that can be used to deny a housing project. Mr. King confirmed that we could still meet these guidelines with projects such as SHHIP homes, Mr. Brewer stated yes. He also asked about traffic congestion during peak hours, has this been addressed and would traffic turn pockets assist with the existing problem? Mr. Brewer stated that the Marguerite Avenue/Solano Street intersection is targeted first for traffic signal installation.

With no further discussion, Commissioner Lopez motioned to close the Public Hearing. Commissioner Reilly seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

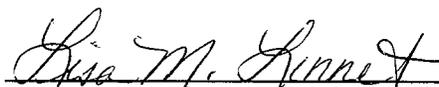
Mr. Brewer stated that the City should modify proposed condition number 24 to require extension of the land use barrier along the southern boundary of parcel 1 as well since that will be a Zoning District Boundary between the Planned Development and the R-1 Zoning. This will be a six-foot high masonry wall.

Commissioner Reilly motioned to approve Planned Development Use Permit 2006-231 and recommend City Council adopt the seven Findings, and approve 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, approve Tentative Parcel Map No. 07-01; and approve Planned Development Use Permit No. 2006-231, all (Rezone, Planned Development Use Permit and Tentative Map) subject to the 45 recommended Conditions of Approval with modification to proposed Condition No. 24 that will require an extension of the land use barrier along the southern boundary of parcel 1 as well since that will be a Zoning District Boundary between the Planned Development and the R-1 Zoning. This will be a six-foot masonry wall. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

F. **REGULAR AGENDA:** None.

G. **ITEMS PLACED ON THE AGENDA FROM THE FLOOR:** None.

H. **ADJOURNMENT:** 9:02 p.m.



 Lisa M. Linnet, City Clerk

**ITEM NO. E-1
BLOSSOM AVENUE PROJECT PHASE 3; PLANNED
DEVELOPMENT USE PERMIT 2007-239; TO
DEVELOP RESIDENCES ON 22 "LOT PAIRS" OF THE
SHASTA VIEW TRACT; SELF HELP HOME
IMPROVEMENT PROJECT (SHHIP); APN'S 71-202-22
& 71-203-02; APPROX. 3.81 ACRES.**

APRIL 17, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP, PLANNING DIRECTOR

PROJECT SUMMARY:

Self Help Home Improvement Project (SHHIP) proposes to merge¹ and develop pairs of existing 25' wide lots of the Shasta View Tract that recorded in 1901. All told, 22 separate 50' wide parcels are to be developed as shown on the "Use Permit Map" attached as Exhibit "A". The merged lots will utilize the relocated and newly constructed Blossom/Orange Avenues for access.

SHHIP's Blossom Avenue Project includes three separate components or "Phases". Phase 1 of the project merged and developed 14 Lot Pairs that are appropriately zoned R-1-2. Phase 2 was a subdivision map that will create 8 parcels on the south side of relocated Blossom Avenue.

This phase (Phase 3) is a Planned Development Use Permit to develop 22 Lot Pairs in a "P-D; Planned Development Zoning District. SHHIP submitted this application for Planned Development Use Permit No. 2007-239 on January 12, 2007.

STAFF RECOMMENDATION:

**PLANNING COMMISSIONERS APPROVE USE PERMIT NO. 2007-239,
SUBJECT TO THE FOLLOWING:**

- 1. ADOPT THE FIVE (5) FINDINGS.**
- 2. ADOPT FIFTY (50) CONDITIONS OF APPROVAL ON PLANNED DEVELOPMENT USE PERMIT 2007-239.**

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**

¹ "Merge" is a Subdivision Map Act term that means to combine to make one legitimate parcel. In Corning, Mergers are approved at the staff level and ultimately recorded at the County Clerk's office per CMC Chapter 16.36.

Measures recommended in the Mitigated Negative Declaration, and the project will not have a significant effect on the environment.

2. The site for the proposed use is adequate in size, shape, topography and circumstances.
3. The site will have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.
4. The proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.
5. Approval of this Planned Development Use Permit is consistent with the Residential Land Use Designation and the goals and objectives adopted in the General Plan for the City of Corning.

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, $\frac{3}{4}$ " 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 Donovan 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.
- 49. ORANGE AVENUE EASEMENT TREATMENT.** The retained 20 foot-wide public service easement within the vacated portion of Orange Avenue shall be constructed with appropriate base rock and surfacing (as approved by the City Engineer) to provide emergency fire access and shall include low-profile lighting fixtures for illumination. Minimum pavement width shall be 15 feet.
- 50. RUNOFF CONVEYANCE.** The Improvement Plans for the project shall include drainage facilities designed to convey runoff from the adjacent properties to the west to an approved discharge point. The drainage facilities shall be designed by a registered Civil Engineer or Hydrologist, based on a drainage analysis of the area, and shall be approved by the City Engineer.

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 application to entitle a residential housing project is consistent with the Residential Land Use designation.

Its noteworthy that prior to 2004, this property was a part of the Highway 99-W Specific Plan area and zoned to permit commercial use. However, SHHIP requested and the City removed the property from the Specific Plan in 2004. At that time the site and adjacent property was reclassified for residential use (GPA 2004-1).

ZONING:

See the attached copy of the Zoning Map (Exhibit F). The property is zoned P-D; Planned Development. The P-D Zoning designation was applied to the site in 2004 following approval of General Plan Amendment 2004-1. The Planned Development zoning district permits no use unless a P-D Use Permit is approved. Staff recommended the Planned Development zoning, instead of the normal R-1 zoning so that the City could maintain more discretion regarding development of the site.

A copy of the P-D Zoning district regulations is attached. Section 17.35.040 lists the permitted uses. You can see that a multitude of uses can be permitted upon approval of a PD Use Permit. Of course whatever use is authorized must be consistent with the City's General Plan. For example, the City could not approve a Shopping center on the site because that use would not be consistent with the Residential General Plan Land Use Designation. The proposed residential use is can be permitted through approval of this Planned Development Use Permit.

SHHIP BLOSSOM AVENUE PROJECT:

Please refer to the copy of the drawing marked "Use Permit Map" (Exhibit "A"). The drawing shows SHHIP's proposed development of 22 residential lots, numbered 23 through 44 to continue the and be consistent with the earlier phases of their Blossom Avenue project. A copy of a drawing showing SHHIP's overall Blossom Avenue project is attached as Exhibit "M".

The overall project is being developed in three separate Phases. The first phase merged and developed 14 "lot pairs" of the Shasta View Tract (see below) in an R-1-2 Zoning district. SHHIP is currently constructing residences in Phase 1.

The second Phase is a new subdivision map that will create eight new lots along the south side of relocated Blossom Avenue. Blossom Avenue was relocated through abandonment and rededication (Council approved April 10, 2007) to improve public safety for this development.

SHASTA VIEW TRACT:

In 1901, a subdivision map called the Shasta View Tract was recorded at the Tehama County Clerk's office. That map created the 25 foot-wide lots that appear on the Assessor's Map (Exhibit "C"). However, instead of becoming a residential development, neither Blossom nor Orange Avenues were constructed, and the subject property was planted as an olive orchard. That agricultural use continued until recently when the property was sold to SHHIP and the olive trees were removed. See the Aerial Photo (Exhibit "N"; taken prior to removal of the olive trees.

Since they are mapped on a compliant subdivision map, the 25' wide lots of the Shasta View Tract are individually conveyable. However, in practical terms, 25' wide lots are not desirable, since compliance with City sideyard standards reduces the maximum building width to 13 feet (25' minus two 6' sideyards).

Knowing that, SHHIP requests to merge (or combine) two 25' wide lots and develop single-family residences on the resulting 50' wide "parcels".

EXISTING LOTS AND CURRENT LOT STANDARDS:

As stated above, SHHIP proposes to merge pairs of those 25' wide lots and develop the 50' wide parcels with conventional single family residences, similar to those developed along the south side of Donovan Avenue.

The 50' wide parcels will not meet the current City standards for lot width; i.e. 60' for interior lots and 75' for corner lots. However, the applicant is not seeking to establish new or additional parcels here, they are merely combining existing lots to make more useable parcels. For this reason, the City has little discretion regarding the separateness of these merged "lot pairs".

Like the subdivision proposed for Phase 2, this Phase will also be developed with "affordable housing". As you know, the City recently adopted an ordinance to provide "Density Bonuses and other incentives" to facilitate the production of affordable housing. However, SHHIP does not seek any exceptions to the City's normal setback requirements for the parcels to be developed with this Planned Development Use Permit. All development will comply with City standards for setbacks, lot coverage, height, covered parking, etc. that is applicable to development of any lot.

FLOOD POTENTIAL

Staff noted the flood potential affecting this site in 2004 . In fact, the primary reason staff recommended the P-D Zoning was to maintain discretion to mitigate the flood hazard through the use permit process.

Please refer to the copy of the tentative map and the Flood Insurance Rate Map (Exhibit H). 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 "I"). With that fill, the resulting parcels will be 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" below.

The imported fill used to elevate the site could act like a dam, effectively ponding stormwater runoff along the north and west boundaries of the project site. The City Engineer is aware of this issue and has required the installation of storm drain inlets along the north boundary of Phase 1. That solution must continue around to the west of the site so that Assessor's Parcels 71-202-21 and 23 are not negatively affected. Proposed Condition No. 50 is recommended for that purpose.

BLOSSOM AVENUE:

Blossom Avenue was dedicated on the original Shasta View Tract Map, but constructed only through the existing mobilehome park to the west of the project. Staff felt early on that development utilizing the historic Blossom Avenue right of way would pose a public safety risk at the Toomes Avenue and Highway 99-W intersections.

One important component of the overall Blossom Avenue project was shifting the Blossom/Toomes Avenue intersection north to provide additional separation and sight distance from the Jewett Creek bridge. To address staff's other intersection concern, SHHIP agreed to physically end Blossom Avenue via a Culdesac bulb at their western project boundary. While through traffic will not be permitted through the adjacent mobilehome park, or vice-versa, an emergency access route will be maintained. Refer to recommended Condition No. 16. You'll note the bulb appears on the project map (Exhibit "A").

ENVIRONMENTAL:

Because the separate phases were parts of one larger development project, staff opted to complete one Initial Study for this P-D Use Permit and the eight-lot subdivision were subject to CEQA. A copy of the Mitigated Negative Declaration is attached for your review. That document generated a number of Mitigation Measures and conditions to satisfy City standards that are included in the recommended Conditions of Approval. Because of this “combining”, some of the proposed Conditions of Approval may also refer to the subdivision map that was previously considered and approved.

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 “D”. Note the MND included 4 Exhibits that were numbered instead of lettered, including Exhibit “2” that is the Use Permit Map (also Exhibit “A”). 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 several additional Conditions of approval, Nos. 46 through 50. Conditions 46-48 are essentially in response to subdivision related effects, but are included here to maintain consistency between the phases of the project). Condition 49 is recommended to define how the public service easement shall be treated, and Condition No. 50 is recommended to facilitate continuance of runoff from the properties to the west and through the project site.*

COMMENTS RECEIVED:

As of the date of this writing, staff has received five 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 (Exhibits “Q” & “S”), and the Native American Heritage Commission (Exhibit “R”), and the Public Utilities Commission (Exhibit “T”). 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.

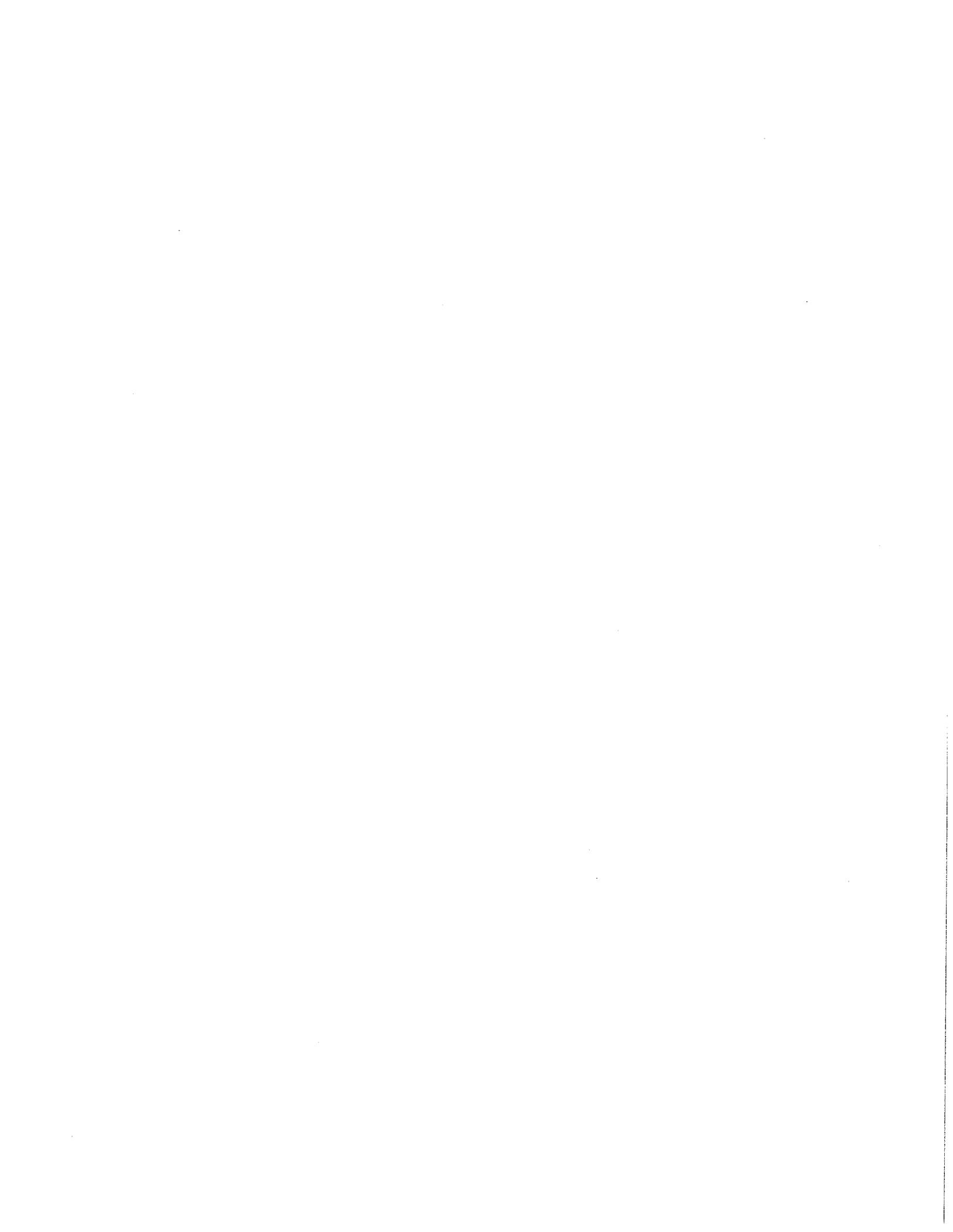
The earlier subdivision application sought a "Vesting Tentative Subdivision Map", which limits the exactions a City may apply to only those in effect when the tentative map is approved. A "Conditional Use Permit" does not have the same "vesting" limitations. So, if the City subsequently increases Development Impact Fees, or adopts a new fee such as a Regional Traffic Mitigation fee, those fees would apply to the lots developed within the Planned Development Use Permit boundary. No additional Conditions are necessary and a Regional Fee may be collected if the City implements one.

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 from 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" & "S")

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 "S"), 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.

Letter from the Public Utilities Commission (Exhibit "T")

The letter encourages the City to consider rail safety when approving new development. This project is not adjacent to the railroad. No additional conditions are necessary or recommended.

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 Conditions 24 through 29 require the extensions to be completed. Condition No. 22 will require a Landscaping and Lighting District be formed, in this case to fund the electrification and maintenance of the streetlights, and stormwater retention system.

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 (adjacent to Phase 2-the Subdivision) which will remain overhead since it's a high-voltage line.

STREETS:

Street right of way dedications and improvements are recommended in accordance with proposed Conditions 36 through 45. Note that a reduced street standard

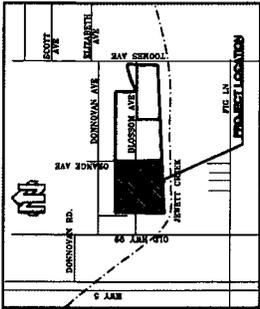
is proposed for Orange Avenue (Condition No. 43) to fit within the existing narrow 40' right of way.

Proposed Condition No. 38 requires the completion of the vacation, i.e. abandonment of the existing Blossom Avenue right of way to accomplish the intersection relocation. The City Council approved the street vacation and rededications on April 10, 2007.

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. In their resolution vacating a portion of Blossom and Orange Avenues (Res. 04-10-07-01), Councilmembers adopted "Blossom Lane" as the alternative street name.

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

EXHIBIT A.....	Use Permit Map
EXHIBIT B.....	Planning Application
EXHIBIT C.....	Assessor's Map
EXHIBIT D.....	Mitigated Negative Declaration
EXHIBIT E.....	General Plan Land Use Map
EXHIBIT F.....	Zoning Map
EXHIBIT G.....	Preliminary Title Report
EXHIBIT H.....	Flood Insurance Rate Map (FIRM)
EXHIBIT I.....	Conditional Letter of Map Revision
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.....	Regional Water Quality Control Bd. Letter
EXHIBIT T.....	Public Utilities Commission Letter
EXHIBIT U.....	Planned Development Zoning District Regs.



NOT TO SCALE

- NOTES**
- ZONING: PD (AS SINGLE FAMILY RESIDENTIAL)
 - EXISTING: SINGLE FAMILY RESIDENCES/PREVIOUS PROJECTS
 - LAND USE: EXISTING - SINGLE FAMILY RESIDENCES/PREVIOUS PROJECTS
 - SEWER: CITY OF CORNING ORCHARD GROVE MUNICIPAL WATER SYSTEM
 - WATER: CITY OF CORNING
 - TELEPHONE: AT&T
 - CABLE TV: COMCAST
 - STREETS: BLOSSOM AVENUE (60' WIDE - TO BE DEDICATED)
 - PROPOSED: SELF HELP HOME IMPROVEMENT PROJECTS
 - OWNER: SELF HELP HOME IMPROVEMENT PROJECTS
 - DEVELOPER: SELF HELP HOME IMPROVEMENT PROJECTS, 3777 REDWOOD DR, #100 REDDING, CA 96002
 - GRADING: ALL LOTS WILL BE GRANDED TO DRAIN HALF TOWARDS THE INTERIOR STREET AND HALF TOWARDS THE BACK OF THE LOTS.
 - COMPLIANCE: WITH THE CITY OF CORNING AND THE WATER QUALITY CONTROL BOARD
 - THIS MAP WAS PREPARED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR AND CIVIL ENGINEER: MICHAEL WAYS
 - FLOOD ZONE: FEMA AO-1 (CLIMATE FIELD) WITH FEMA BASED ON FILE
 - SITE IS CURRENTLY VACANT. ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED.
 - AVENUE EAST OF THIS SITE ARE FOR THE APPROVED BLOSSOM AVENUE SELF HELP PHASE 1.

- DESIGN CRITERIA MODIFICATIONS**
- ALLOW LESS THAN 7,000 SF CORNER LOT SIZE FOR LOT 44.
 - ALLOW LOTS THAT EXCEED THE 3:1 LOT/DEPTH RATIO.
 - ALLOW 50' WIDE CORNER LOT WIDTH.
 - ALLOW 50' WIDE CORNER LOT WIDTH.

PD Use Permit
2007-239

BLOSSOM AVENUE SELF HELP INFILL PROJECT - PHASE 3
A PUBLIC STREET RESIDENTIAL DEVELOPMENT

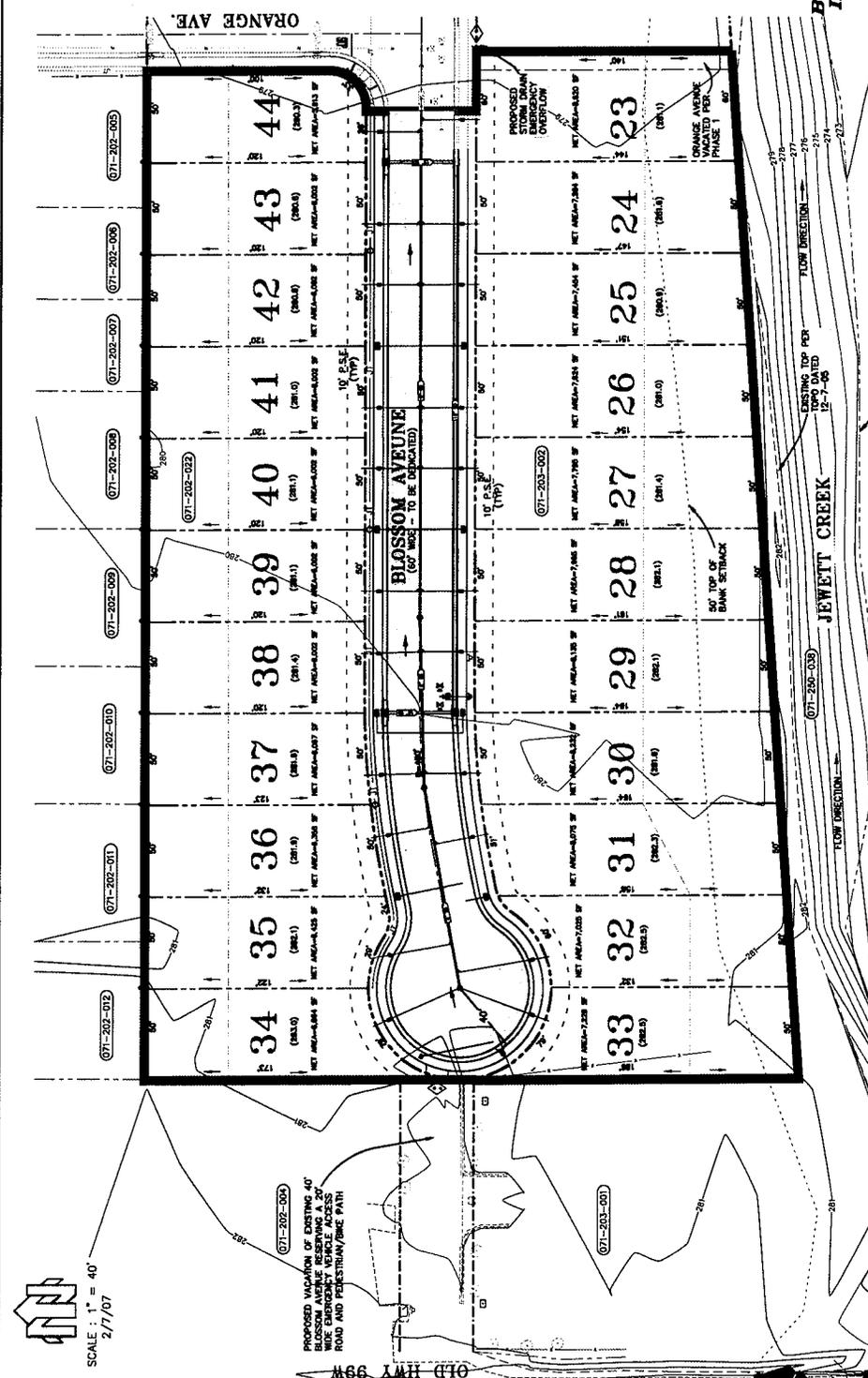
BLOCK 3 AND BLOCK 6, AS SHOWN ON THE MAP ENTITLED "SHASTA NEW TRACT, TEHAMA CO., CAL. TOWNSHIP 24 NORTH, RANGE 3 WEST" FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF TEHAMA, JULY 6, 1901 IN BOOK B OF TEHAMA MAPS, PAGE 9

TEHAMA COUNTY
CALIFORNIA
FOR

SELF HELP HOME IMPROVEMENT PROJECTS

111 Mission Ranch Blvd, Suite 100
Chico, California 95926
Phone: (530) 893-1620 Fax: (530) 893-2113
Web Site: www.northstar.com

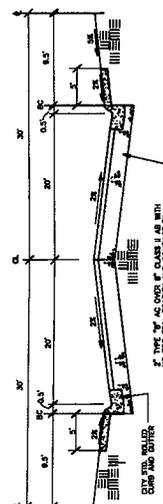
APR. 07-2002-02 2/11/07 203-002 FEBRUARY 2007 JOB NO. 9141



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

PROPOSED VACATION OF EXISTING 40' BLOSSOM AVENUE RESERVING A 20' EMERGENCY VEHICLE ACCESS ROAD AND TELEPHONE/POLE PATH

- LEGEND**
- (01E-000-010) ASSESSOR'S PARCEL NUMBER (APNs)
 - (01E) UNSET LOT ELEVATIONS PER FEMA
 - GENERAL FLOW DIRECTION
 - PROPOSED PROPERTY LINES
 - PROPOSED STORM DRAIN LINE
 - 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 STORM DRAIN LINE PER PHASE 1
 - EXISTING PHASE LINE
 - 50' TOP OF BANK SETBACK



TYPICAL SECTION BLOSSOM AVENUE



SHEET 1 OF 1
APR. 07-2002-02 2/11/07 203-002
FEB - 8 2007
CITY OF CORNING

EXHIBIT "A"

**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 Blossom Ave @ Toomes		ASSESSOR'S PARCEL NUMBER 071-202-022 and 071-203-002	G.P. LAND USE DESIGNATION Single Family Residential
	ZONING DISTRICT PD	FLOOD HAZARD ZONE AO + 1 (CLOMR filed with FEMA based on fill)	SITE ACREAGE 3.81 (total)	AIRPORT SAFETY ZONE? NO
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Blossom Ave Self Help Infill Project – Phase 3: Utilize existing lot pairs from the Shasta View Tract to develop 22 parcels for single family residences.			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT Self Help Home Improvement Project (SHHIP)		ADDRESS 3777 Meadowview Dr., #100 Redding, CA 96002	DAY PHONE (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 <input checked="" type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input checked="" type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <u>Keith Suffitt</u>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <u>Keith Suffitt</u>	
	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. UP 2007-239	RECEIVED BY: JB	DATE RECEIVED 1/12/07	DATE APPL. DEEMED COMPLETE
FEES RECEIVED/RECEIPT NO. see attached	CEQA DETERMINATION Exempt ND <u>MND</u> EIR		DATE FILED 2/28/2007	

EXHIBIT "B" (5 pgs.)



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Blossom Ave. "Ph. 3"

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 issued)
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 about April 2007.
House construction about May 2007 on some lots.

6. Associated project(s).

Ph. 1 (14 lots) & Ph. 2 (8 lots) to be concurrently developed.

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.)

22 units. Planned to be single-story, but may built
2-story on some lots on south side of street.
Houses to be no larger (foot print) of 38'W x 45'D.
Sales price of about \$165,000. All affordable to
TIG house holds (80% or less of MHI).

**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.

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
sidewalk & 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Change in scenic views or vistas from existing residential areas or public lands or roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Change in pattern, scale or character of general area of project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Significant amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Change in dust, ash, smoke, fumes or odors in vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Substantial change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Is the site on filled land or on slopes of 10 percent or more? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Substantially increase energy usage (electricity, oil, natural gas, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Relationship to a larger project or series of projects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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 void of structures & trees.
No known cultural or historic 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 discy section of creek.
Residential use ~~on all~~ to north & east. Mobil home park & feed store to the west.

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 be removed from flood plane by FEMA.
- #23 As noted, this is part of a 44-lot project.

**CITY OF CORNING
PLANNING APPLICATION**

Required Supplementary Information:

(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)

General Plan Amendment:

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

Lot Line Adjustment:

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

Planned Development Use Permit

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

Parcel Map (Submit City of Corning Tentative Map Package)

Rezone or Prezone

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

Street Abandonment

1. Letter of Justification
3. Application fee (See Fee Schedule)

Subdivision (Submit City of Corning Tentative Map Package)

Time Extension:

1. Application fee (See Fee Schedule)

Use Permit:

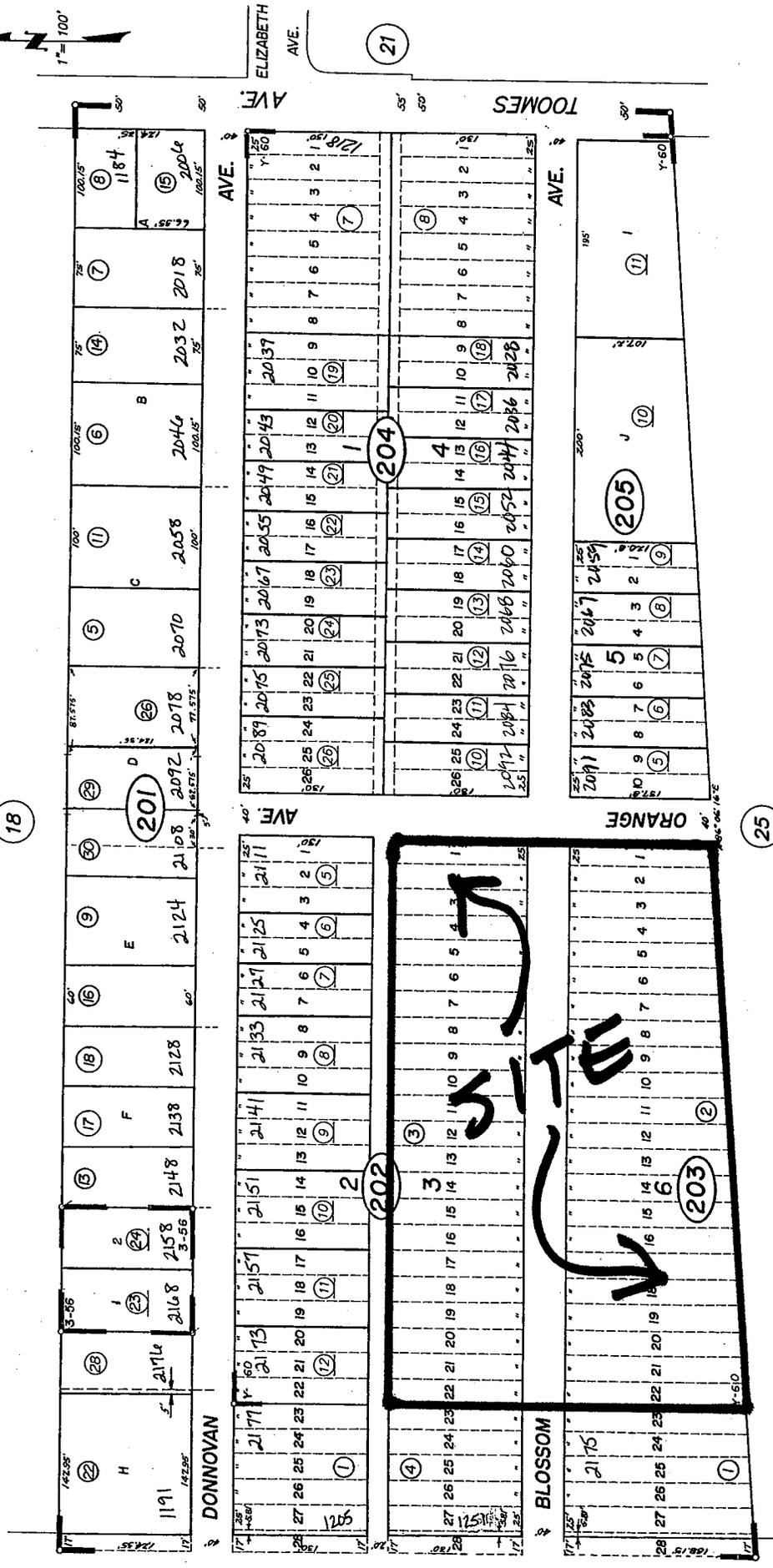
1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

Variance:

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale)) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 1/2" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)

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

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

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

EXHIBIT "C"

Bk. 69

SEC. 22

99W

HWY.

OLD

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:

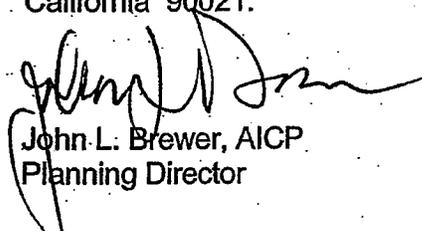
Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

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 Donovan 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 Donovan 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:

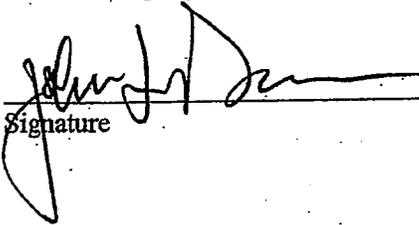
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

VIII. HYDROLOGY AND WATER QUALITY

-- Would the project:

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

	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Other public facilities?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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 Coming 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, Donovan Avenue, Blossom 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 IMPROVEMENTS. 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 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.

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 Donovan 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:

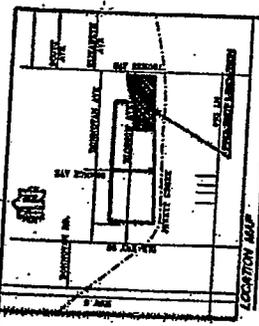
City of Corning General Plan
Land Use Element
Circulation Element
Open Space Element
Housing Element
Safety Element
Noise Element
Conservation Element
Public Facilities Element
Economic Development Element

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

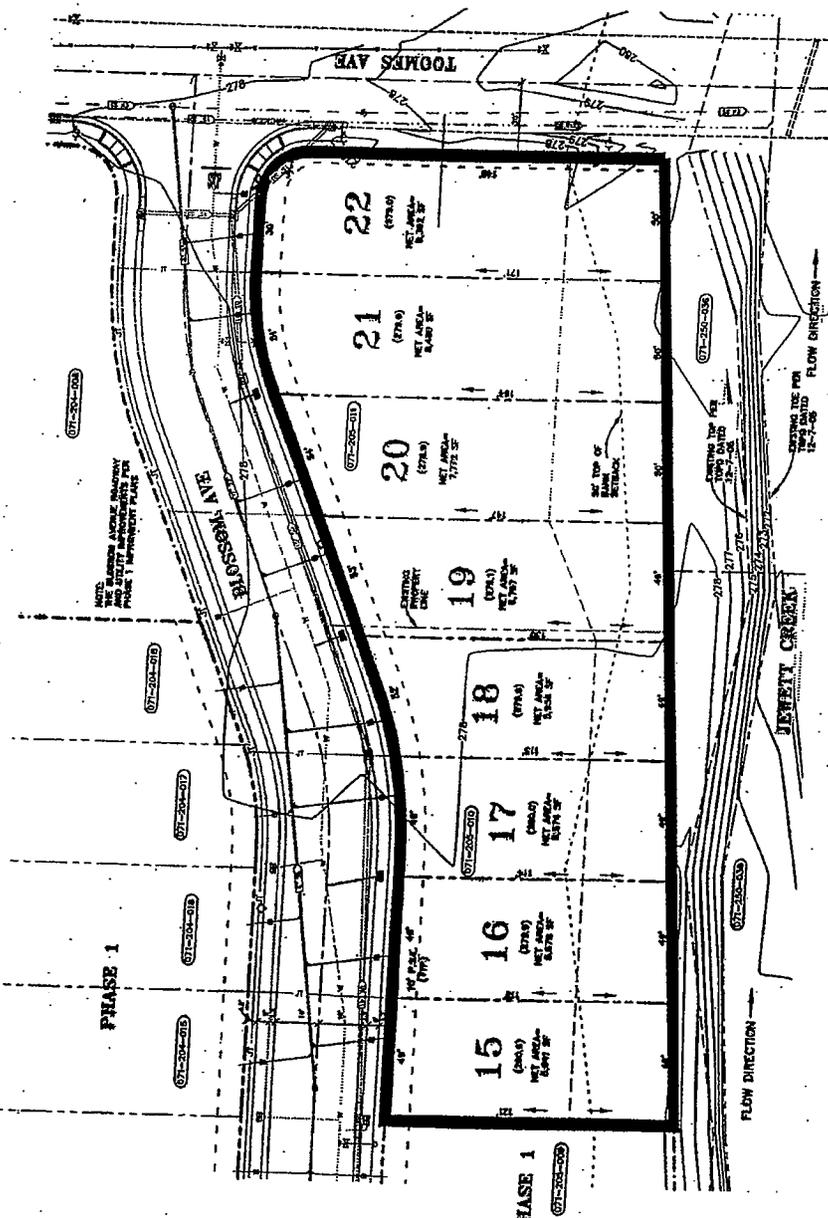


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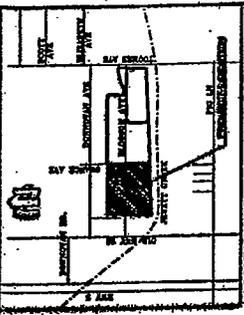
- NOTES**
1. ZONING: P-1 SINGLE FAMILY RESIDENTIAL.
 2. LAND USE: RESIDENTIAL - SINGLE FAMILY RESIDENTIAL/IMPROVED OPENING.
 3. ADJACENT CITY OF CORNING SINGLE FAMILY RESIDENTIAL.
 4. ADJACENT CITY OF CORNING COMMERCIAL WATER STATION.
 5. CHECK THE COUNTY CRIME.
 6. SITE ADDRESS: 3777 BLOSSOM AVENUE, CORNING, NY 13612.
 7. STATE: NY.
 8. COUNTY: CORNING.
 9. COUNTY: CORNING.
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 11. SPALLING: SELF HELP - TIME IMPROVEMENT PROJECTS, 3777 BLOSSOM DR, #100.
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DESIGN CRITERIA AND ASSUMPTIONS

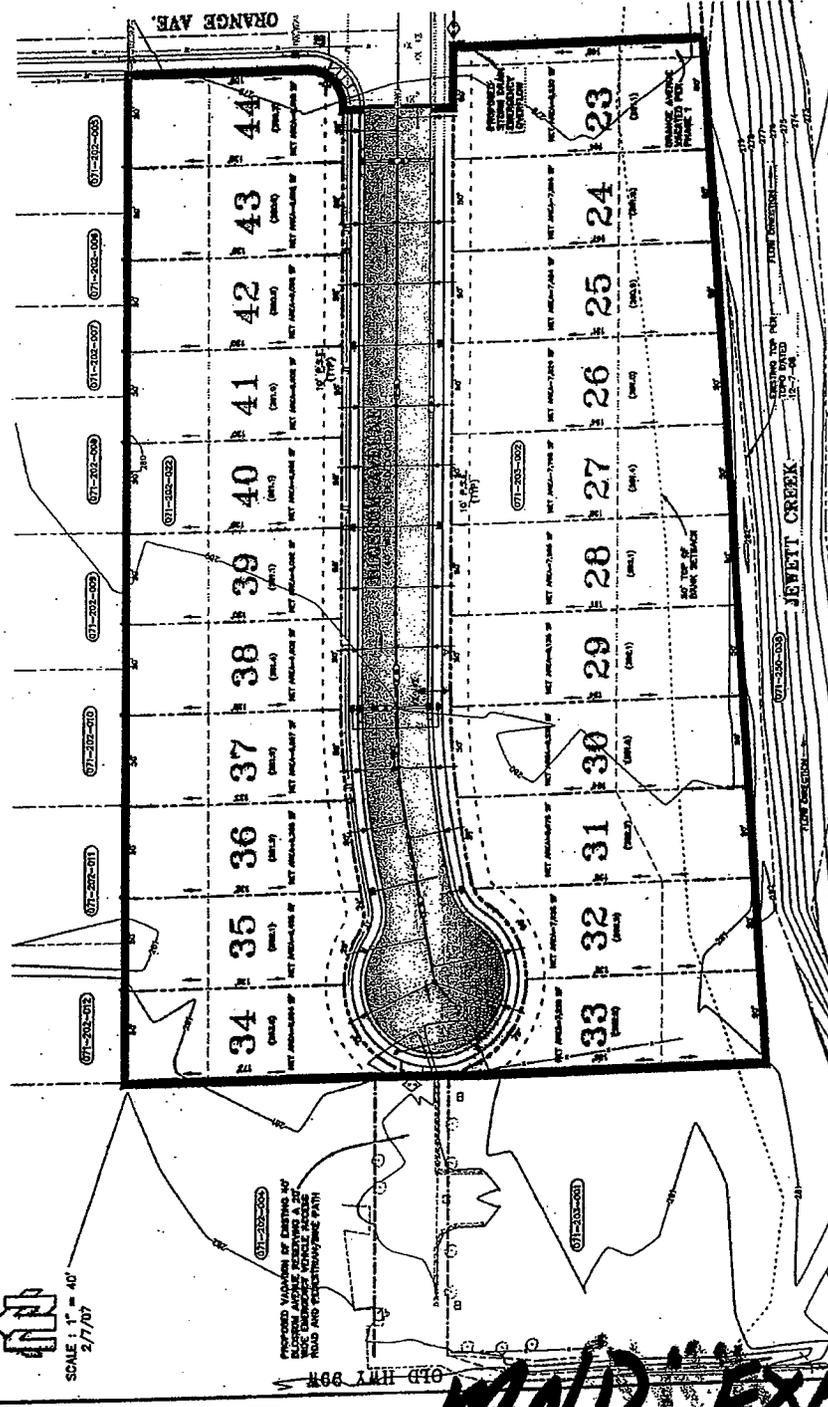
1. ALLOW 1% SLOPE FOR ALL STREETS.
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96. ALLOW 97% SLOPE FOR ALL DRIVEWAYS.
97. ALLOW 98% SLOPE FOR ALL DRIVEWAYS.
98. ALLOW 99% SLOPE FOR ALL DRIVEWAYS.
99. ALLOW 100% SLOPE FOR ALL DRIVEWAYS.



- LEGEND**
- 07-204-205 ADDRESS PANEL NUMBER
 - 07-204-206 OPEN DRAIN LOT ELEVATIONS FOR FEMA
 - 07-204-207 GENERAL FLOW DIRECTION
 - 07-204-208 PROPOSED PROPERTY LINES
 - 07-204-209 PROPOSED ADJUTY PANE
 - 07-204-210 EXISTING UTILITY PANE
 - 07-204-211 EXISTING 36" SAND/CLAY PIPE PER PHASE 1
 - 07-204-212 EXISTING 24" SAND/CLAY PIPE PER PHASE 1
 - 07-204-213 EXISTING 18" SAND/CLAY PIPE PER PHASE 1
 - 07-204-214 EXISTING 12" SAND/CLAY PIPE PER PHASE 1
 - 07-204-215 EXISTING 6" SAND/CLAY PIPE PER PHASE 1
 - 07-204-216 EXISTING 4" SAND/CLAY PIPE PER PHASE 1
 - 07-204-217 EXISTING 3" SAND/CLAY PIPE PER PHASE 1
 - 07-204-218 EXISTING 2" SAND/CLAY PIPE PER PHASE 1
 - 07-204-219 EXISTING 1.5" SAND/CLAY PIPE PER PHASE 1
 - 07-204-220 EXISTING 1" SAND/CLAY PIPE PER PHASE 1
 - 07-204-221 EXISTING 0.75" SAND/CLAY PIPE PER PHASE 1
 - 07-204-222 EXISTING 0.5" SAND/CLAY PIPE PER PHASE 1
 - 07-204-223 EXISTING 0.25" SAND/CLAY PIPE PER PHASE 1
 - 07-204-224 EXISTING 0.125" SAND/CLAY PIPE PER PHASE 1
 - 07-204-225 EXISTING 0.0625" SAND/CLAY PIPE PER PHASE 1
 - 07-204-226 EXISTING 0.03125" SAND/CLAY PIPE PER PHASE 1
 - 07-204-227 EXISTING 0.015625" SAND/CLAY PIPE PER PHASE 1
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- NOTES**
1. GENERAL PERMITS FOR SINGLE FAMILY RESIDENTIAL.
 2. LAND USES: COMMERCIAL - SINGLE FAMILY RESIDENTIAL/PROVIDES.
 3. PROPOSED: SINGLE FAMILY RESIDENTIAL.
 4. EXISTING: COMMERCIAL WATER SYSTEM.
 5. EXISTING: CITY OF CORNING WATER SYSTEM.
 6. EXISTING: CITY OF CORNING WATER SYSTEM.
 7. EXISTING: CITY OF CORNING WATER SYSTEM.
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 17. EXISTING: CITY OF CORNING WATER SYSTEM.
 18. EXISTING: CITY OF CORNING WATER SYSTEM.



PO Use Permit
2007-229

BLOSSOM AVENUE SELF HELP INFILL PROJECT - PHASE 3
A PUBLIC STREET RESIDENTIAL DEVELOPMENT

BLOCK 3 AND BLOCK 9, AS SHOWN ON THE MAP ENTITLED "BLOSSOM AVENUE TRAIL, TENUSSA HILLS, TENUSSA HILLS TRACT, TRACT 3, TENUSSA HILLS, IN THE COUNTY OF TENNESSEE, JULY 4, 1988 IN BOOK 8 OF TENUSSA MAPS, PAGE 9

TEHAMA COUNTY
CALIFORNIA

SELF HELP HOME IMPROVEMENT PROJECTS

111 Mission Ranch Blvd. Suite 100
Chico, California 95926
Tel: (530) 892-1113
www.selfhelpimprovements.com

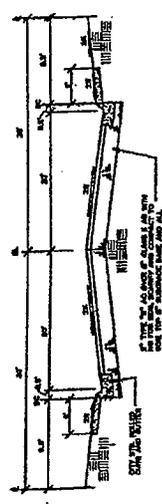
SHEET 1 OF 1 A.S.M. 071-002-001 003-002 FEBRUARY 2007 JOB NO. 9141



FEB - 8 2007

CITY OF CORNING

- LEGEND**
- RESURFACED BALLAST
 - PROPOSED PROPERTY LINES
 - PROPOSED STORM DRAIN LINE
 - RIGHT OF WAY
 - OUTSIDE BOUNDARY
 - PROPOSED WATER SERVICES
 - PROPOSED SEWER LATERAL
- LEGEND**
- EXISTING 10' PERMITS
 - EXISTING 15' PERMITS
 - EXISTING 20' PERMITS
 - EXISTING 25' PERMITS
 - EXISTING 30' PERMITS
 - EXISTING 35' PERMITS
 - EXISTING 40' PERMITS
 - EXISTING 45' PERMITS
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 - EXISTING 55' PERMITS
 - EXISTING 60' PERMITS
 - EXISTING 65' PERMITS
 - EXISTING 70' PERMITS
 - EXISTING 75' PERMITS
 - EXISTING 80' PERMITS
 - EXISTING 85' PERMITS
 - EXISTING 90' PERMITS
 - EXISTING 95' PERMITS
 - EXISTING 100' PERMITS



WIND 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.

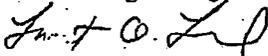
24 of the 44 proposed lots will be adjacent to Jewett Creek and according to the current FIRM panel these lots are located in an AO1 zone. Due to the proximity of the remaining 20 lots they are also included in the CLOMR-F request asking to be removed from the FEMA flood zone. The actual area within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

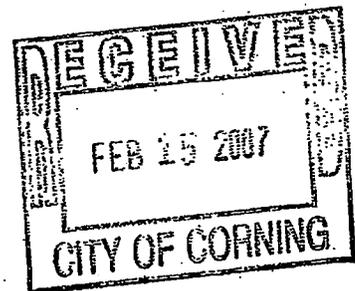
Should you have any questions, please contact this office.

Thank you
NorthStar Engineering


Lambert O. Lowe, PE

Cc: Keith Griffith- SHHIP

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

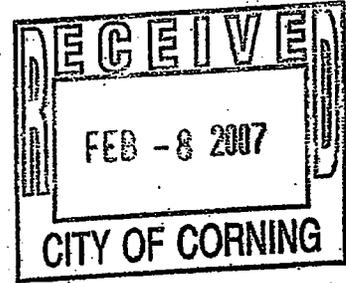
UPDATED LOT #	RIVER STATION	12/26/2006 HIGHEST LOT OG	12/26/2006 OG+1	2/14/2007 HEC-RAS WS ELEV EXIST	2/14/2007 HEC-RAS WS ELEV PROPOSED	DIFF
22	7	277.95	278.95	277.4	277.48	0.08
21	8	277.96	278.85	277.74	277.75	0.01
20	9	277.85	279.08	278.47	278.40	-0.07
19	10	278.08	279.57	278.71	278.76	0.05
18	11	278.57	280.00	278.94	279.02	0.08
17	12	279.00	279.90	279	279.15	0.15
16	13	278.90	279.55	279.02	279.15	0.13
15	14	279.55	280.55	279.15	279.25	0.10
14	15	279.55	280.35	279.34	279.44	0.10
13	16	279.35	280.44	279.49	279.58	0.09
12	17	279.44	280.67	279.62	279.70	0.08
11	18	279.67	280.81	279.74	279.80	0.06
10	19	279.81	281.06	279.84	279.89	0.05
23	20	280.06	281.60	280.04	279.97	-0.07
24	21	280.60	280.89	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

11/11

Kevin E. Hanley, P.E.

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 Donovan 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 Donovan 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,

A handwritten signature in black ink that reads "Kevin E. Hanley".

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



Attachment

5121 Euclid Ave.
Sacramento, CA 95822

k_hanley@comcast.net
(530) 864-0318

MND

EXHIBIT 4

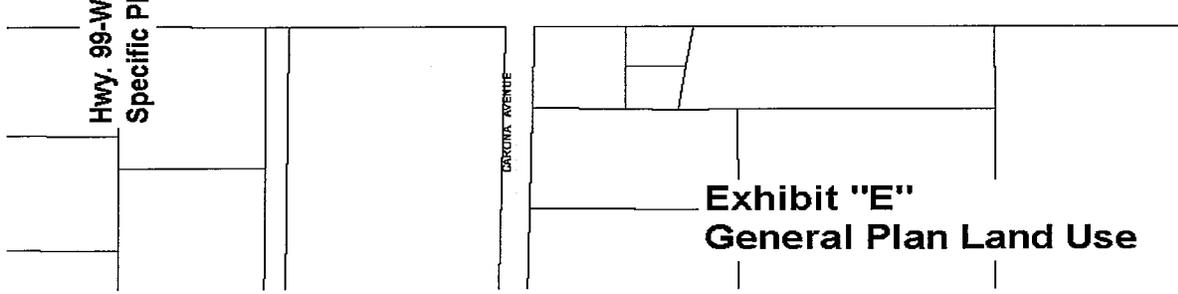
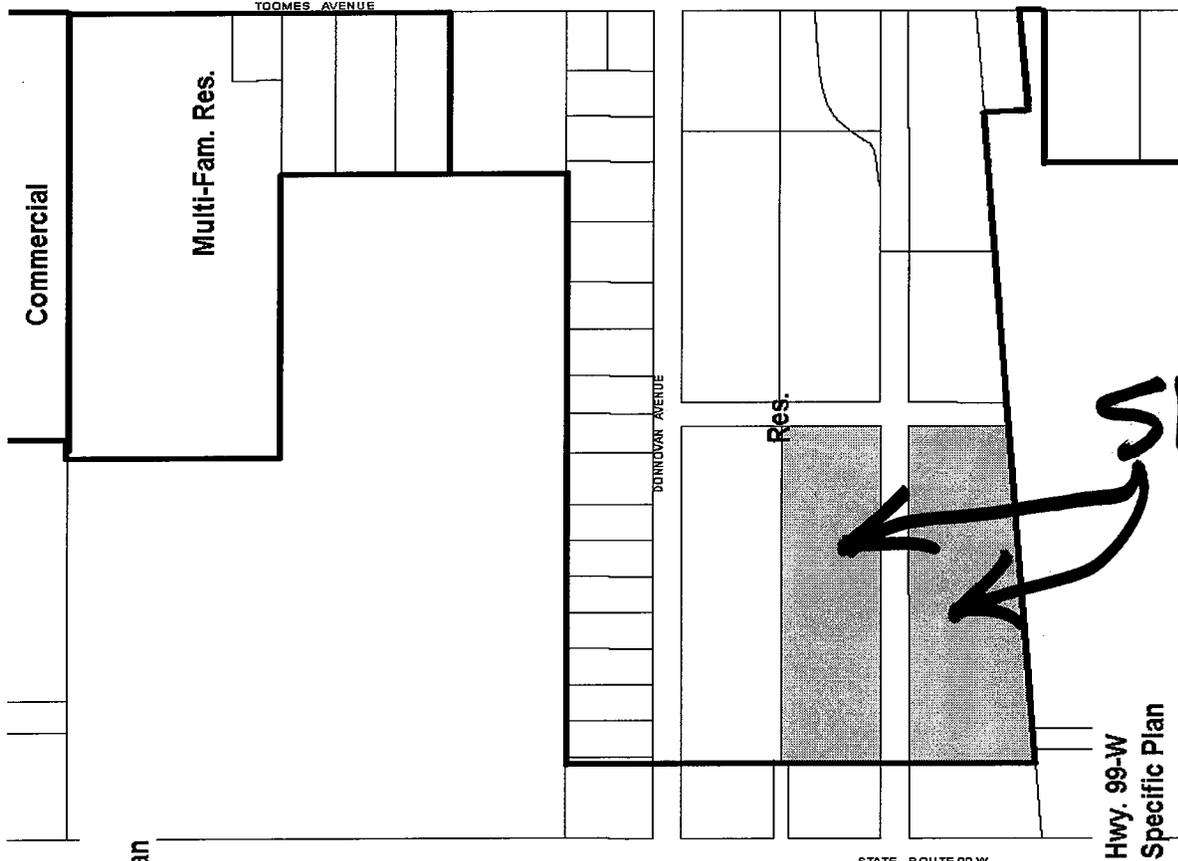
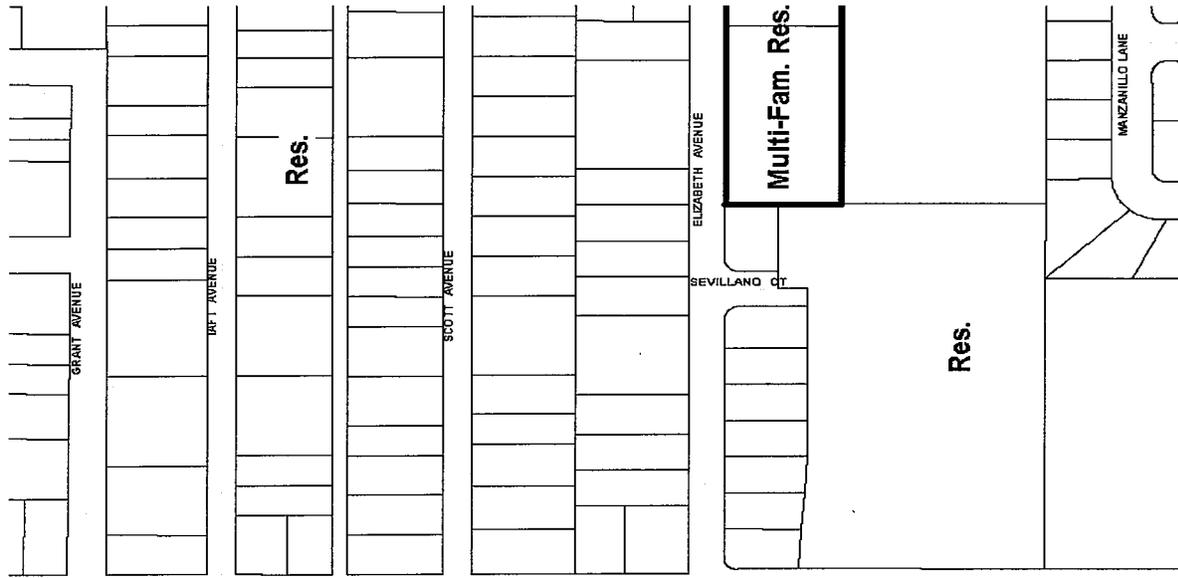


Exhibit "E"
General Plan Land Use

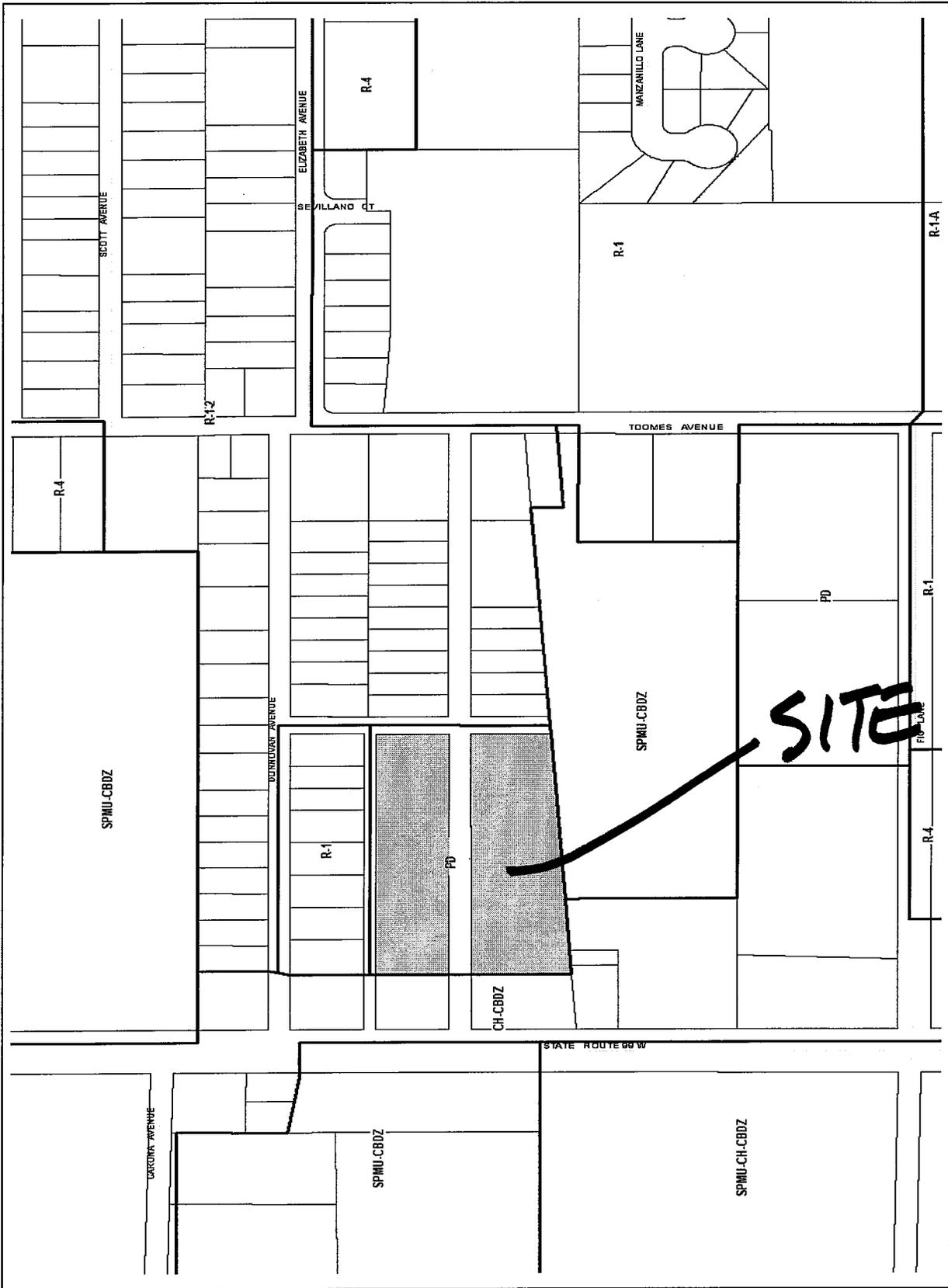


EXHIBIT "F" ZONING



Chicago Title Company

355 Main Street • Red Bluff, CA 96080
530 527-3251 • FAX 530 527-0357

PRELIMINARY REPORT

Title Officer: Randy Smith
Escrow Officer: Karen Deveraux
Escrow No.: 07-49902762-KED

Title No.: 07-49902762-RS
Locate No.: CACTI7745-7745-2499-0049902762

TO: Rural Community Assistance Corp.
3120 Freeboard Drive, Ste 201
West Sacramento, CA 95691

ATTN: no name

SHORT TERM RATE: Refi

PROPERTY ADDRESS: Blossom Avenue, Corning, California

EFFECTIVE DATE: February 13, 2007, 07:30 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:

ALTA Loan Policy (10/17/92) with ALTA Endorsement-Form 1 Coverage

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Self Help Home Improvement Project, a California Non-Profit Corporation
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

GH\DCP 02/14/2007

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORNING, COUNTY OF TEHAMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 1 to 22, inclusive, in Block 3; and Lots 1 to 22, inclusive in Block 6, as the same are 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, at Page 9.

APN: 071-202-03, 071-203-02

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2007-2008.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Taxes and assessments** levied by the Corning Water District.
4. **Waiver of any claims for damages** to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California, recorded May 30, 2001, Instrument No. 7680, Book 2038, Page 164, of Official Records.
5. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount:	\$430,000.00
Dated:	April 5, 2006
Trustor:	Self Help Home Improvement Project, a California Non-Profit Corporation
Trustee:	Chicago Title Company, a California Corporation
Beneficiary:	Rural Community Assistance Corporation, a California non-profit public benefit corporation
Loan No.:	0521-SHHIP-05
Recorded:	May 1, 2006, Instrument No. 2006-9207, of Official Records

6. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

END OF ITEMS

- Note 1.** The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.

Note 2. The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note 3. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.:	071-203-021
Fiscal Year:	2006 - 2007
1st Installment:	\$67.35
2nd Installment:	\$67.35
Exemption:	\$0.00
Land:	\$8,587.00
Improvements:	\$4,579.00
Personal Property:	\$0.00
Code Area:	001-000
Bill No.:	28482

Note 4. Supplemental assessment for 2005-2006

Bill No.:	16089
1st Installment:	\$34.14 Paid
Must be paid by:	January 31, 2007
2nd Installment:	\$34.14 Paid
Must be paid by:	May 31, 2007

Note 5. Supplemental assessment for 2006-2007

Bill No.:	16090
1st Installment:	\$425.58 Paid
Must be paid by:	January 31, 2007
2nd Installment:	\$425.58 Paid
Must be paid by:	May 31, 2007

Note 6. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.:	071-202-031
Fiscal Year:	2006 - 2007
1st Installment:	\$61.46
2nd Installment:	\$61.46
Exemption:	\$0.00
Land:	\$8,587.00
Improvements:	\$3,433.00
Personal Property:	\$0.00
Code Area:	001-000
Bill No.:	28471

Note 7. Supplemental assessment for 2005-2006

Bill No.: 16087
1st Installment: \$34.62 Paid
Must be paid by: January 31, 2007
2nd Installment: \$34.62 Paid
Must be paid by: May 31, 2007

Note 8. Supplemental assessment for 2006-2007

Bill No.: 16088
1st Installment: \$431.59 Paid
Must be paid by: January 31, 2007
2nd Installment: \$431.59 Paid
Must be paid by: May 31, 2007

Note 9. The only deeds affecting said land, which recorded within twenty-four (24) months of the date of this report, as are follows:

Grantor: Leopoldo Curiel and Teresa Curiel, husband and wife as joint tenants
Grantee: Self Help Home Improvement Project, a California non-profit corporation
Recorded: May 1, 2006, Instrument No. 2006-009206, of Official Records

Note 10. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 11. Wiring instructions for Chicago Title Company, Red Bluff, CA, are as follows:

Receiving Bank: Bank of America
275 Valencia Blvd, 2nd Floor
Brea, CA 92823-6340
ABA Routing No.: 026009593
Credit Account Name: Chicago Title Company - Red Bluff
355 Main Street, Red Bluff, CA 96080
Credit Account No.: 12350-54184
Escrow No.: 07-49902762-KED

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Chicago Title Company. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

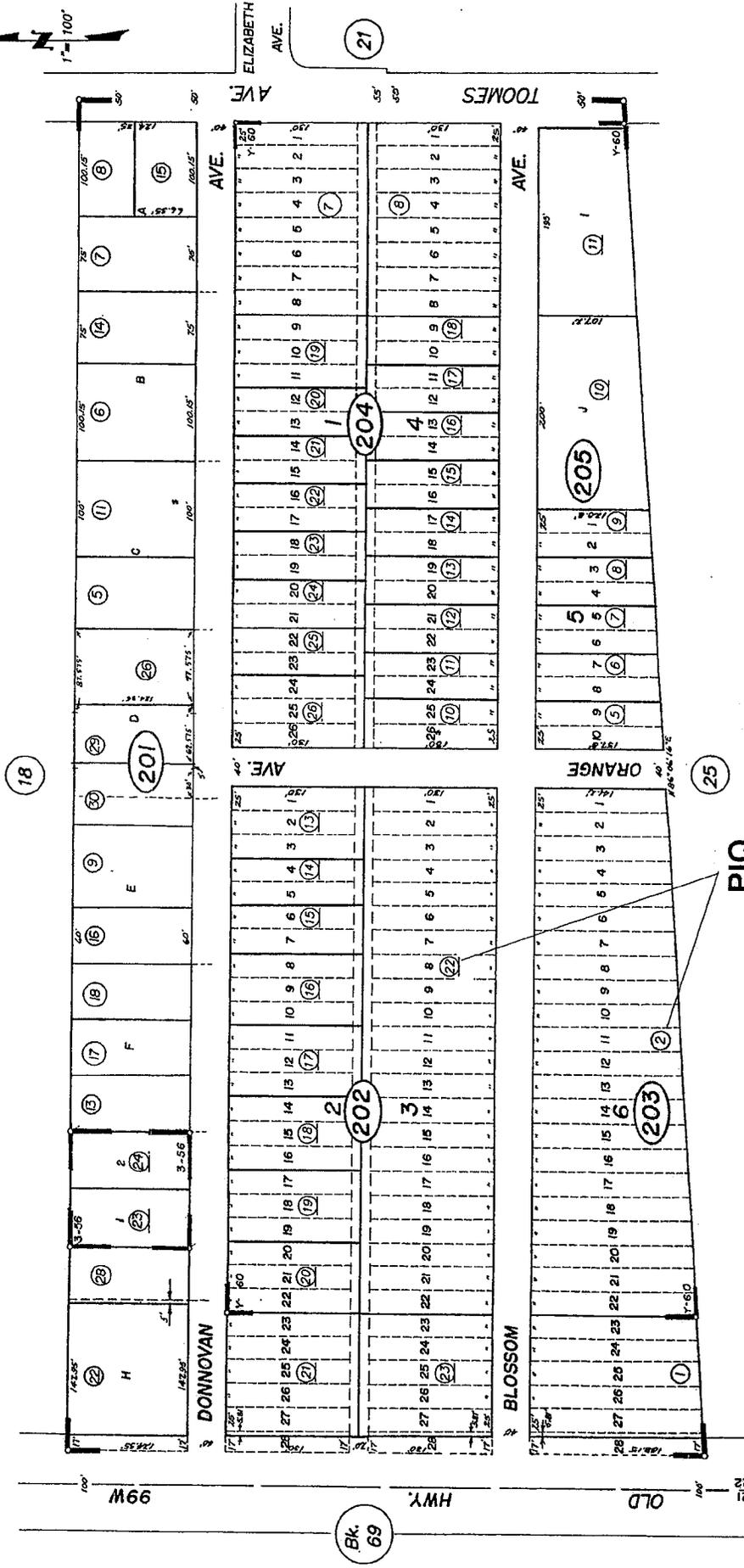
END OF NOTES

G5

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

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

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

96



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

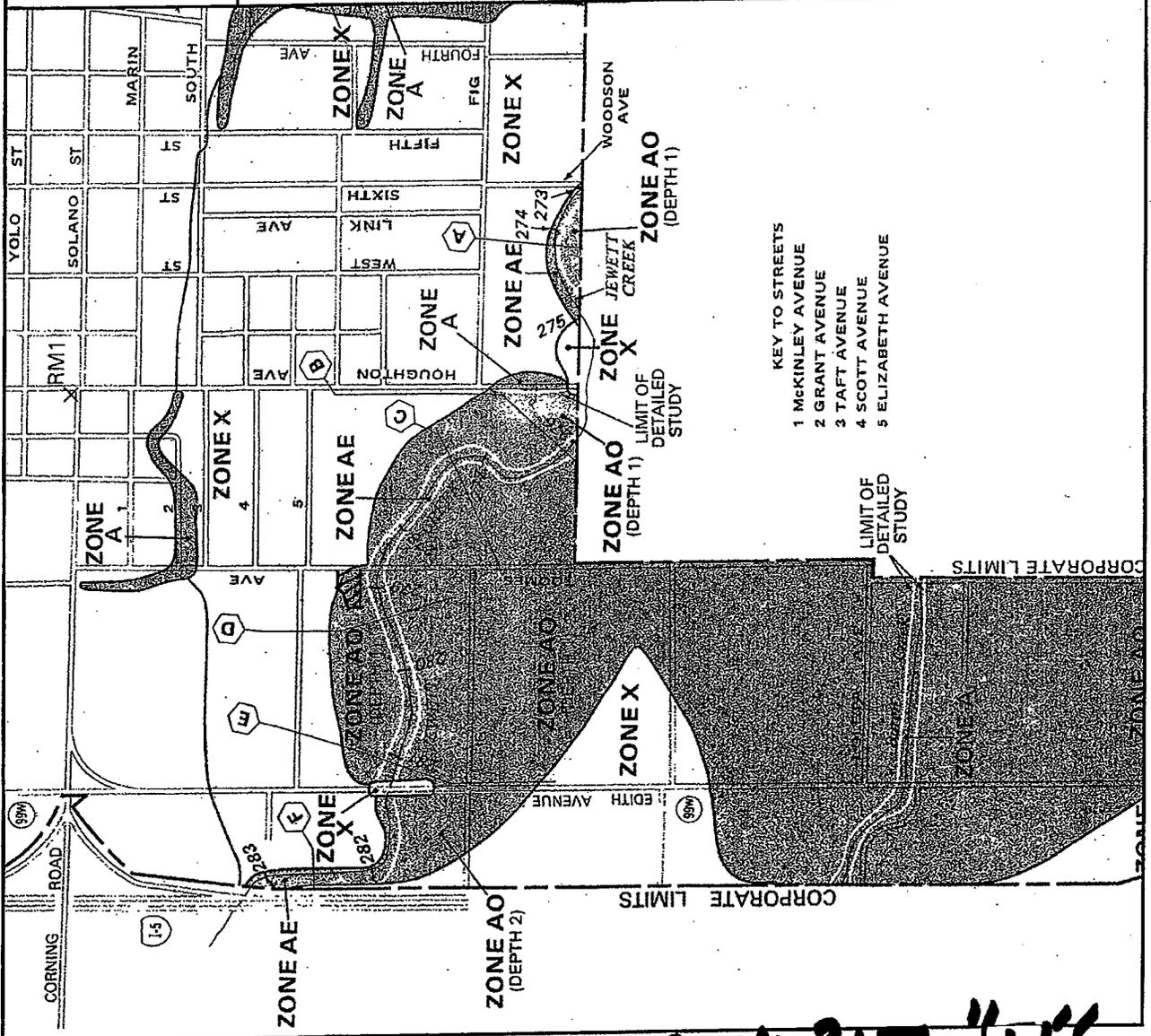


EXHIBIT "H"



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

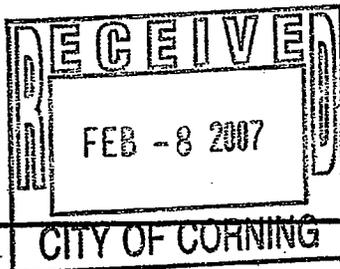
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

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/mlt/lb1001.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.




Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

EXHIBIT "I"
(6 pgs.)



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

I-3



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

I-4



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)

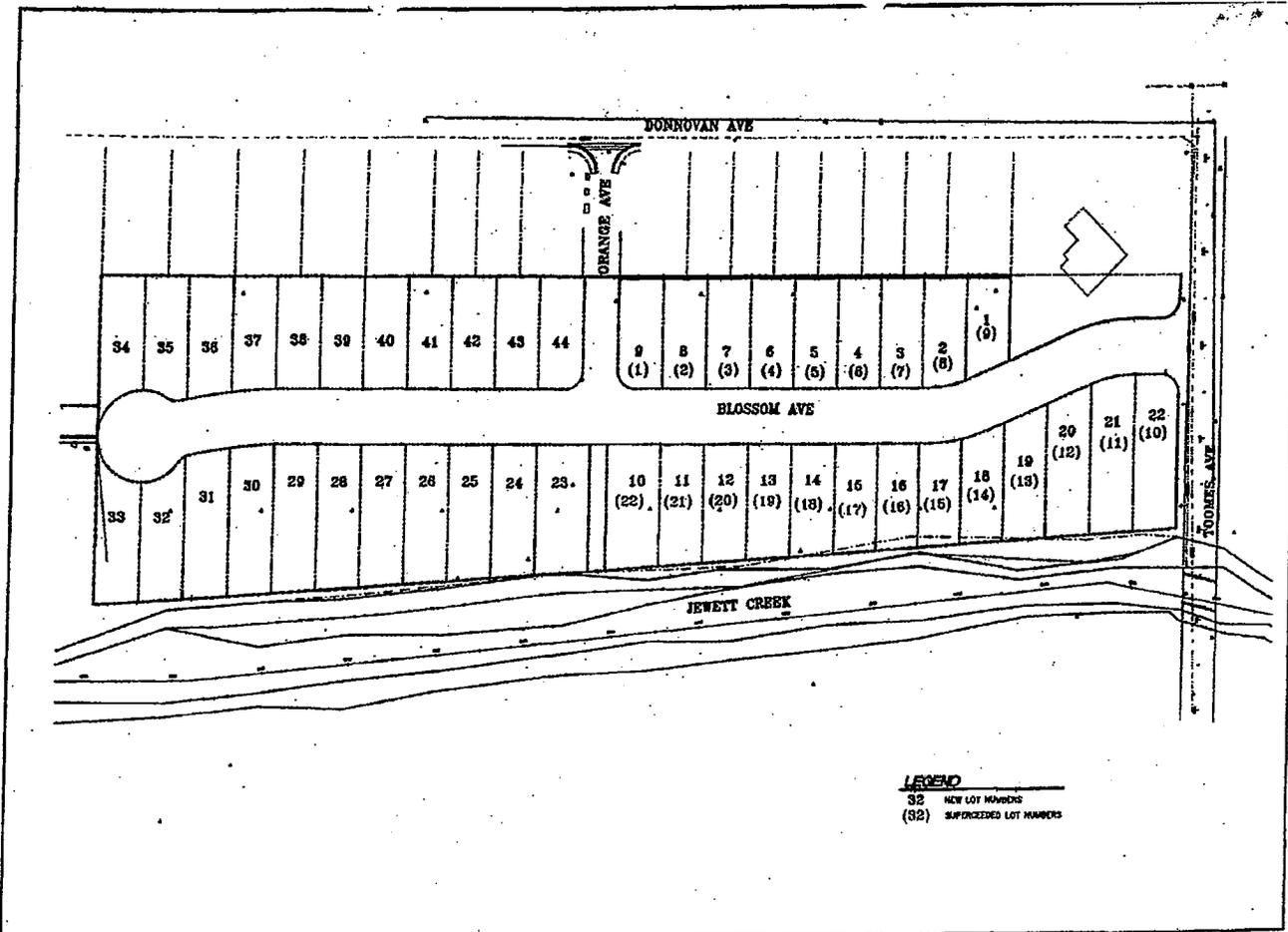
This Determination Document supersedes our previous determination dated 3/16/2006, for the subject property.

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

15

S:\Projects\CIVIL\9000-9999\9141c-TOOMES\dwg\9141-SEC.dwg, LOT-NUMBERS, 2/8/2007 9:42:26 AM



LOT NUMBER CLARIFICATION



**PUBLIC NOTICE-PUBLIC HEARING; PLANNED DEVELOPMENT USE PERMIT 2007-239
TENTATIVE TRACT MAP 07-1001; MITIGATED NEGATIVE DECLARATION**

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

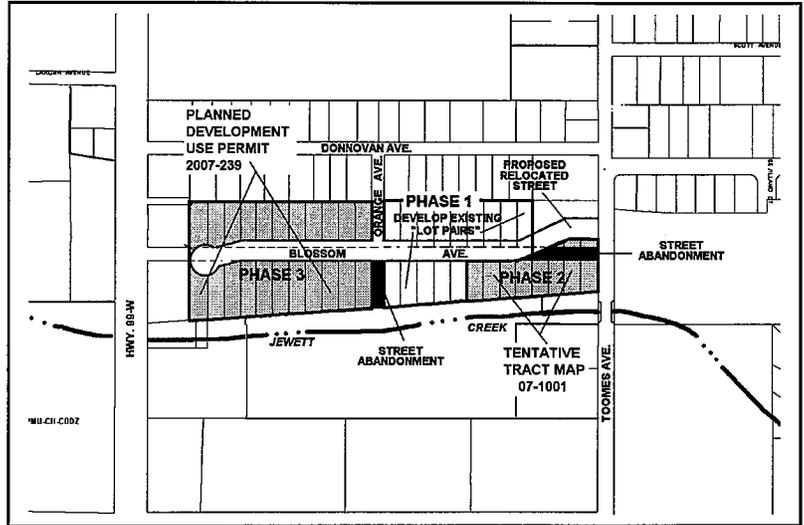
WHAT IS BEING PLANNED:

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 on the inset map.

Phase 3 is Planned Development Use Permit No. 2007-239 that proposes to develop 22 residences on other existing lots of 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

The proposed street right of way abandonments and relocation will be separately advertised and considered at future City Council meetings.

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 two separate Public Hearings to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street. The first will consider the Tentative Subdivision Map at 6:30 p.m. on Tuesday, March 20, 2007. The second will consider the Planned Development Use Permit on Tuesday April 17, 2007, also at 6:30 p.m. Please note if these projects are 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 Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

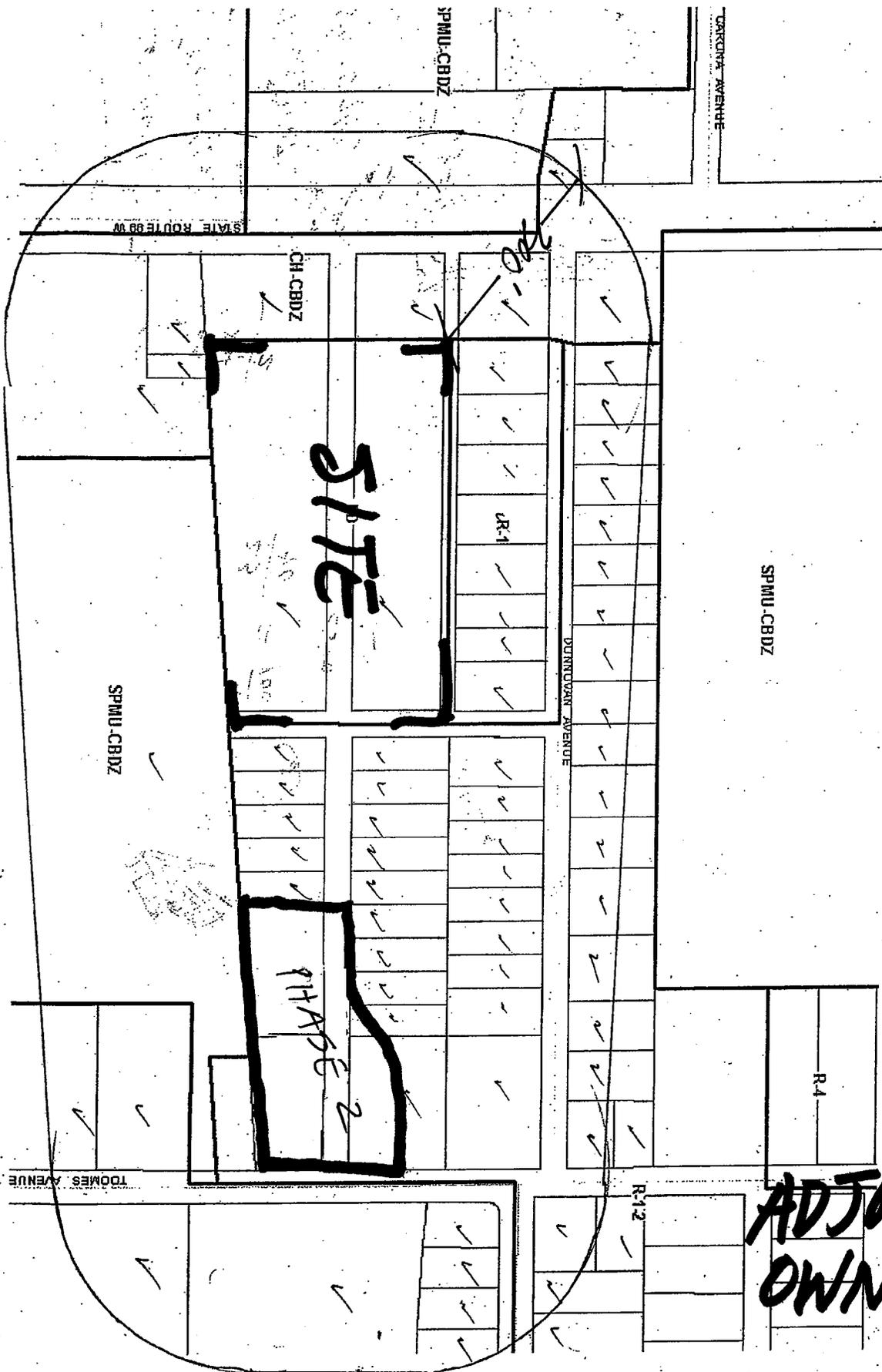
This proposed project is subject to the provisions of the California Environmental Quality Act. Part of the review process of projects subject to these laws involves requesting and addressing public questions and comments. Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission 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
794 Third Street
Corning, CA 96021

(530) 824-7036

EXHIBIT "J"



ADJOINING OWNERS

EXHIBIT "K"



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

JLB

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 1
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

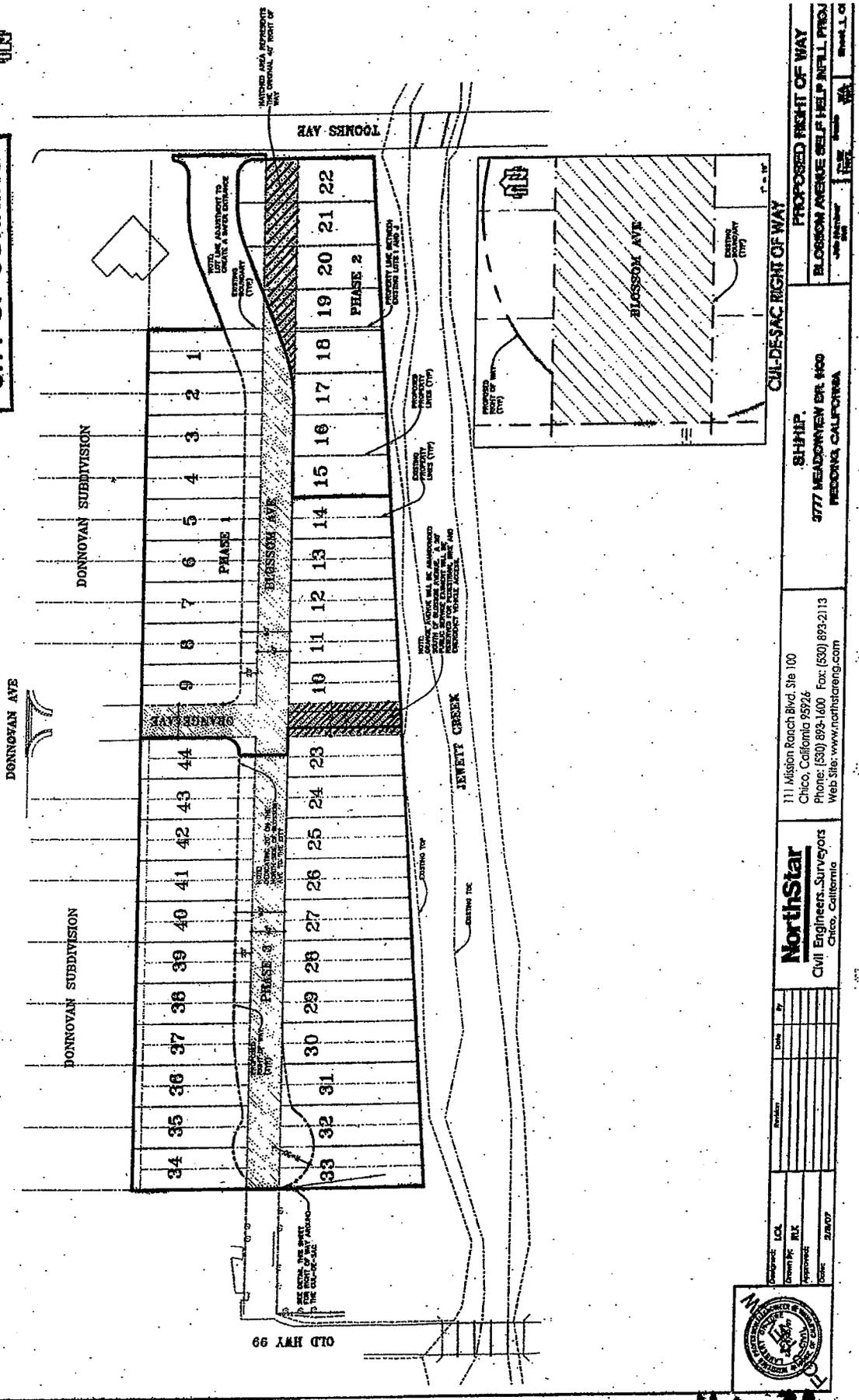
Regional Water Quality Control Board
Central Valley Region
415 Knollcrest Dr., Suite 100
Redding, CA 96002

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

RECEIVED
 FEB - 8 2007
 CITY OF CORNING



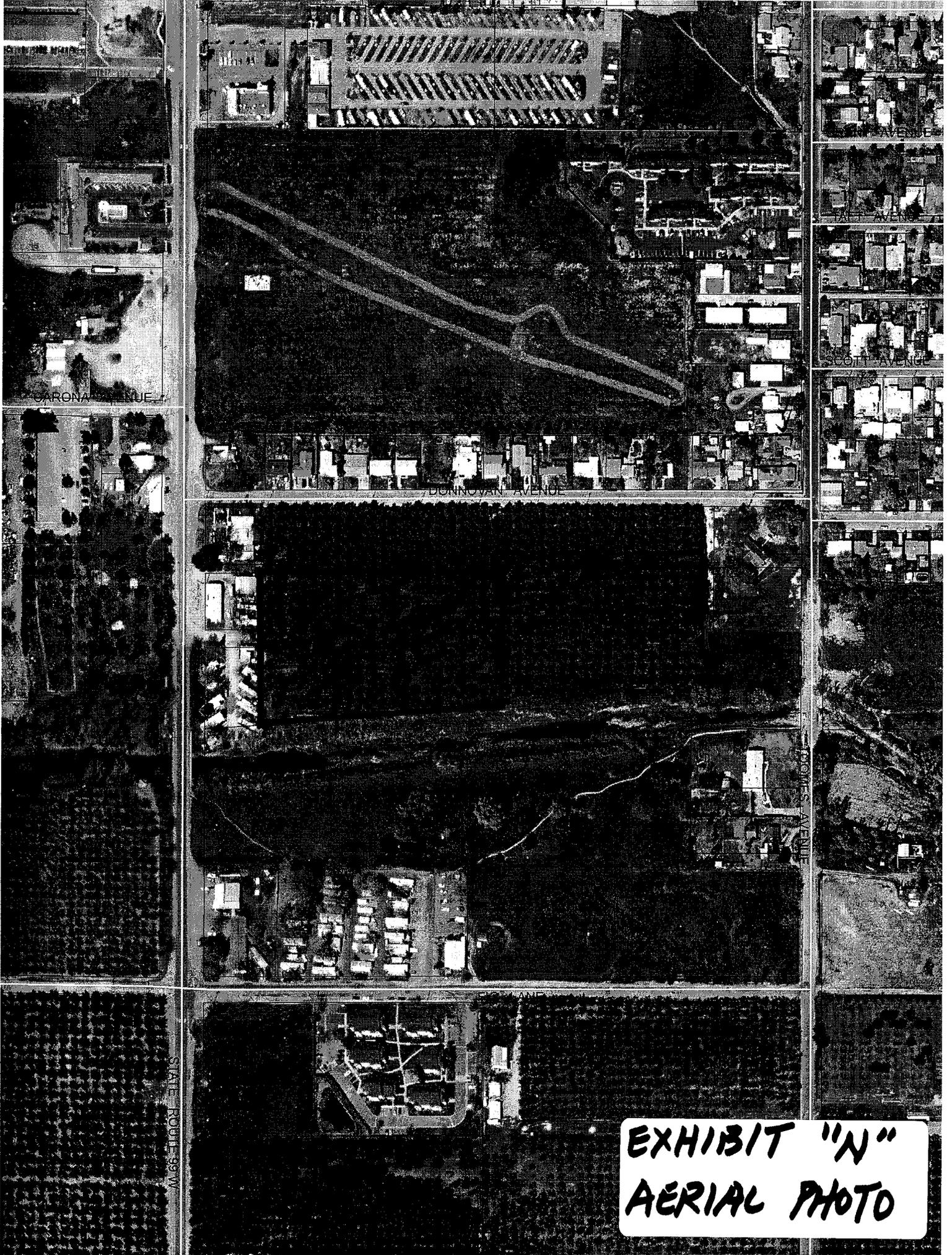
NorthStar
 Civil Engineers, Surveyors
 Chico, California

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

SHIP
 3777 MENDOCINO DR #20
 REDWOOD, CALIFORNIA

PROPOSED RIGHT OF WAY
 BLOSSOM AVENUE BELF HELP INFL. PROJ.
 SHEET 1 OF 2

EXHIBIT "M"



**EXHIBIT "N"
AERIAL PHOTO**

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.”

Teh-5-8.975

Blossom Avenue Project (SHHIP)

PD-UP 2007-239, TTM 07-1001

March 14, 2007

Page 2

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

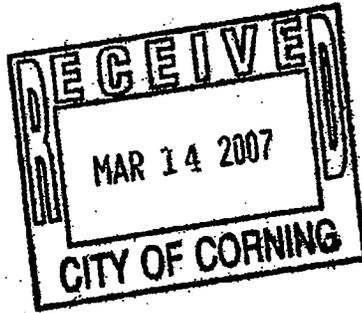
District 2

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

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 Antonic, P.E., P.L.S.
Director of Public Works

By


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

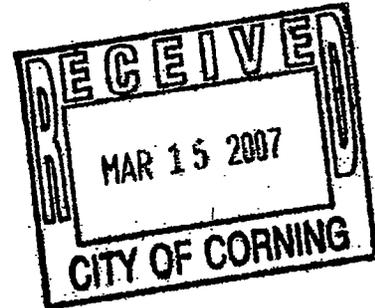


Arnold Schwarzenegger
Governor

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>

15 March 2007



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\Crowe\mar07\Cor Blossom Avenue Subdiv.doc

California Environmental Protection Agency



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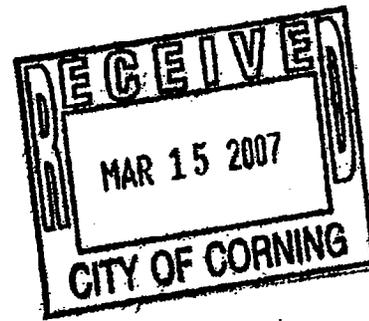
EXHIBIT "Q"

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4082
 (916) 657-5390 - Fax



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 measures 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 public 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 archaeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological 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"

Tehama County
March 14, 2007

Greenville Rancheria of Maidu Indians
Chairperson
PO Box 279 Maidu
Greenville , CA 95947
(530) 284-7990
(530) 284-6612 - Fax

Wintu Tribe of Northern California
Kelli Hayward
3576 Oasis Road Wintu
Redding , CA 96003
wintu_tribe@hotmail.com
(530) 245-0141
530-245-0241

Maidu Nation
Clara LeCompte
P.O Box 204 Maidu
Susanville , CA 96130
(530) 257-9691

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

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
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

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

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

Tehama County
March 14, 2007

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 Wintu
Redding, CA 96001 Pit River
(530) 225-8979 Yana
Fax: (530) 241-1879

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 Wintu
Redding, CA 96001 Pit River
(530) 225-8979 Yana
Fax: (530) 241-1879

Enterprise Rancheria of Maidu Indians
Frank Watson, Vice Chairperson
1940 Feather River Blvd., Suite B Maidu
Oroville, CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

Enterprise Rancheria of Maidu Indians
Glenda Nelson, Chairperson
1940 Feather River Blvd., Suite B Maidu
Oroville, CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

This list is current only as of the date of this document.

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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



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

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:

California Environmental Protection Agency

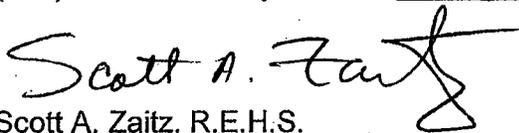


EXHIBIT "S"

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, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: cg/reb

cc: SHHIP, Redding

Blossom Avenue Residential Project.doc

"5-2"

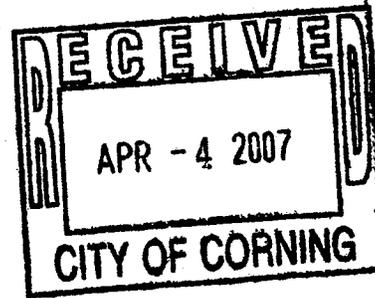
PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



April 3, 2007

John Brewer
City of Corning
794 Third Street
Corning, CA 96021



RE: Tentative Tract map 07-1001, Blossom Ave Project Phases 2& 3, SCH#2007032039

Dear Mr. Brewer:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the City be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way. Any project that includes a modification to an existing crossing or proposes a new crossing is legally required to obtain authority to construct from the Commission. If the project includes a proposed new crossing, the Commission will be a responsible party under CEQA and the impacts of the crossing must be discussed within the environmental documents.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Boles".

Kevin Boles
Environmental Specialist
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: California Northern Railroad

EXHIBIT "T"

Chapter 17.35

PD PLANNED DEVELOPMENT DISTRICT

Sections:

- 17.35.010** **Applicability.**
- 17.35.020** **Establishment--Location.**
- 17.35.030** **Establishment--Application.**
- 17.35.050** **General requirements.**
- 17.35.060** **Variances.**
- 17.35.070** **Rezoning of PD district.**

Section 17.35.010 **Applicability.**

The following specific regulations and the general rules set forth in Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this title shall apply to all PD districts; except that where the conflict occurs, the regulations specified in this chapter shall apply. (Ord. 482 §1(part), 1989; Ord. 153 §16.01, 1959).

Section 17.35.020 **Establishment--Location.**

Districts may be established on parcels of land which are suitable for, and of sufficient acreage to contain, a planned development for which development plans have been submitted and approved. (Ord. 482 §1(part), 1989; Ord. 153 §16.02, 1959).

Section 17.35.030 **Establishment--Application.**

Application for the establishment of a PD district shall include an application for a use permit for all developments within the district, which use permit must be approved prior to establishment of the district. Such application for a use permit shall include the following:

- A. A map or maps showing:
 - 1. Topography of the land, contour intervals as required by the planning commission,
 - 2. Proposed street system and lot design,
 - 3. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses,
 - 4. Areas proposed for commercial uses, off-street parking, multiple family and single-family dwellings, and all other uses proposed to be established within the district,
 - 5. Proposed locations of buildings on the land;
- B. General elevations or perspective drawings of all proposed buildings and structures other than single-family residences;
- C. Other data and information which may be deemed necessary by the planning commission for proper consideration of the application. (Ord. 482 §1(part), 1989; Ord. 153 §16.03, 1959).

17.35.040
Permitted uses. In PD districts, permitted uses shall be as follows: all uses permitted in R, C and M districts, subject to the securing of a use permit as specified in Section 17.36.030 of this chapter. (Ord. 482 §1(part), 1989; Ord. 153 §16.04, 1959).

Section 17.35.050 **General requirements.**

In PD districts, the following shall apply:

- A. Building Height Limit: As provided in approved use permit;
- B. Building Site Area Required: R uses, six thousand square feet;

EXHIBIT "U"

- C. Front, Side and Rear Yards and Percentage of Site Coverage. Same as required for the particular uses in the districts in which they are otherwise permitted by this chapter;
- D. Off-street Parking Required.
 - 1. One automobile parking space for each dwelling unit in residential building;
 - 2. A minimum of one square foot of off-street parking space for each square foot of area to be occupied by commercial buildings. (Ord. 482 §1(part), 1989; Ord. 153 §§16.05--16.08, 1959).

Section 17.35.060 Variances.

The regulations specified in this chapter may be varied when such variance will result in improved design of the development and will permit desirable arrangement of structures in relation to parking area, parks and parkways, pedestrian walks, and other such features. (Ord. 482 §1(part), 1989; Ord. 153 §16.09, 1959).

Section 17.35.070 Rezoning of PD district.

Unless construction has started, or a building permit has been issued and is still valid, within one year of the establishment of a PD district, the planning commission shall initiate rezoning of the property to a district that is compatible with the area and the general plan. Prior to expiration of one year from the establishment of the PD district, written application may be made for an extension of time, not to exceed one year, and the planning commission may grant such request for both the project and the use permit. The provisions of this section shall apply to planned development district heretofore or hereafter established, but the planning commission shall not initiate rezoning until one year shall have elapsed from the effective date of the ordinance codified in this section. (Ord. 482 §1(part), 1989; Ord. 367 §1, 1981).

**ITEM NO: F-2
EXTENSION & PHASING PLAN REQUEST;
TENTATIVE TRACT MAP-GREEN GARDEN
SUBDIVISION, JASON ABEL
CONSTRUCTION; LOCATED ON THE WEST
SIDE OF MARGUERITE AVENUE, AND
NORTH OF THE MOON ROAD
INTERSECTION, APN 73-260-22 & 23;
APPROXIMATELY 9.9 ACRES.**

April 17, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

PROJECT DESCRIPTION & BACKGROUND:

This is an application to extend the approval period for the Tentative Tract Map approved on May 11, 2004 by the Corning City Council with 52 Conditions of Approval. In addition to the extension request, the applicant seeks approval of a "Phasing Plan" that would permit the project to be developed in two separate Phases. The proposed Phasing Plan is attached for your use. This project was originally submitted by Abel-Fesler Development, LLC. The current owner is Jason Abel Construction, Inc.

The Green Garden Subdivision project will create a 61-Lot subdivision on the west side of Marguerite Avenue and just south of the Maywood School. A reduced scale copy of the approved tentative map is attached. The project includes 13 conventional single-family residential parcels, and 48 forty foot-wide parcels where two dwelling units would share a common wall at a property line. Additionally, the project includes a common paved parking area at the southwest corner that will be owned and maintained by the homeowners association.

Because this unique project will include 48 "joined" or "zero lot line setback" units, it will require very specific Conditions, Covenants and Restrictions (CC & R's) that will address maintenance of the common areas, and, perhaps more importantly, resolve neighbor disputes regarding maintenance, exterior colors and materials that are likely to surface between adjoining owners. Staff has discussed this critical issue with Mr. Abel on more than one occasion. The City does not wish to referee neighbor disputes regarding paint or roof colors. To date, no draft CC & R's have been presented.

CORNING SUBDIVISION ORDINANCE:

The Corning Subdivision Ordinance (CMC Title 16) is the local ordinance that implements the provisions of the state Subdivision Map Act. The ordinance describes the process for consideration and approval or denial of subdivision applications. Title 16 includes time limit information. Please see the attached copy of Section 16.18.010. Subsection "A" limits the initial approval of the tentative map to 24 months (2 years). Subsection "C" authorizes extensions of up to two years to the life of tentative maps.

A one-year extension was previously approved. That action extended the approval period of the map to May 11, 2007. Another one-year extension is authorized and, if approved, would extend the map approval to May until May 11, 2008. The subdivision ordinance permits no additional extensions.

PHASING PLAN:

Abel Construction has forwarded the attached "Phasing Plan" that proposes two separate map phases. The Phasing Plan proposes 32 parcels in Phase 1 and 29 in Phase 2. Filing Multiple Maps, or "Phasing" an option provided in the Subdivision Map Act so that developers can segment completion of the improvements and the costs. See the attached copy of Government Code Section 66456.1.

If a project is phased, each phase must be coordinated to ensure efficient delivery of services and safety. For that reason, staff recommends that certain improvements be fulfilled prior to recording Phase 1 of the project. Those improvements include completion of Marguerite Avenue, and installing temporary gravel "turn-arounds" at the street stubs as described in the Staff recommendation below. Staff has previously discussed those improvements with Mr. Abel.

DENIAL CRITERIA:

Tentative Map time extensions are not automatic; the City has discretion to deny the requests. However, denials should not be capricious. The City should have a legitimate reason to deny an extension, and must make appropriate supporting findings. An example of a legitimate reason might be if the City had amended its General Plan, and designated the project site for non-residential use (commercial or industrial). In that case, the changing land use objectives of the community would be sufficient grounds for denial.

In this case there have been no Land Use Element revisions. The site remains designated for residential use and zoned PD; Planned Development. The approved tentative map complies with the General Plan and with zoning. Staff recommends approval of a one-year extension.

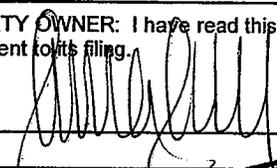
STAFF RECOMMENDATION:

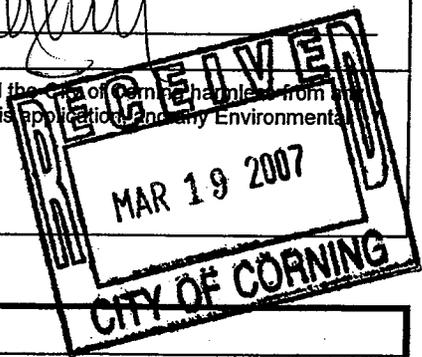
That the Planning Commission recommend that the City Council

- **Approve a one-year extension to the Tentative Map initially approved on May 11, 2004 for Jason Abel Construction, Inc. as requested in the extension request submitted March 19, 2007, and,**
- **Approve the Phasing Plan presented on the drawing submitted March 26, 2007, thereby permitting the recording of two separate final maps, and requiring completion of all adjacent street frontage and utility improvements and the two temporary gravel "turn-arounds" as shown on the Phasing Plan prior to filing the Phase 1 Final Map.**

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 MARGUERITE		ASSESSOR'S PARCEL NUMBER 079-260-22, -23	G.P. LAND USE DESIGNATION
	ZONING DISTRICT	FLOOD HAZARD ZONE NO	SITE ACREAGE 10 AC	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Construct a 61-unit subdivision			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT JASON & ANNA ABEL		ADDRESS 23333 NEVA AVE	DAY PHONE 824.2022
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER ANNA & JASON ABEL		ADDRESS 23333 NEVA AVE	DAY PHONE 824.2022
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: _____		PROPERTY OWNER: I have read this application and consent to its filing. Signed: 	
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. JTM	RECEIVED BY: JBS	DATE RECEIVED 3/19/07	DATE APPL. DEEMED COMPLETE
	FEES RECEIVED/RECEIPT NO. 3/19/07		CEQA DETERMINATION Exempt ND MND EIR	DATE FILED

JASON ABEL CONSTRUCTION INC.

GENERAL ENGINEERING COMPANY CA LIC: 300927

March 26, 2007

City of Corning
Attn. John Brewer
794 3rd Street
Corning CA 96021

Re: Marguerite Subdivision

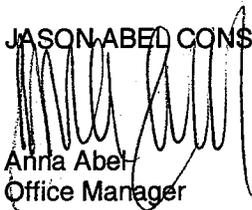
Dear John:

This is to request that the City allows us to phase the said subdivision into two phases. Eight copies of a phasing map will be turned in to the City as soon as possible. Please submit this request along with the already submitted time extension application to the City council.

Thank you in advance for allowing such phasing to take place.

Sincerely,

JASON ABEL CONSTRUCTION INC.


Anna Abel
Office Manager



pd
\$1750 / 3/26/07
check #22487

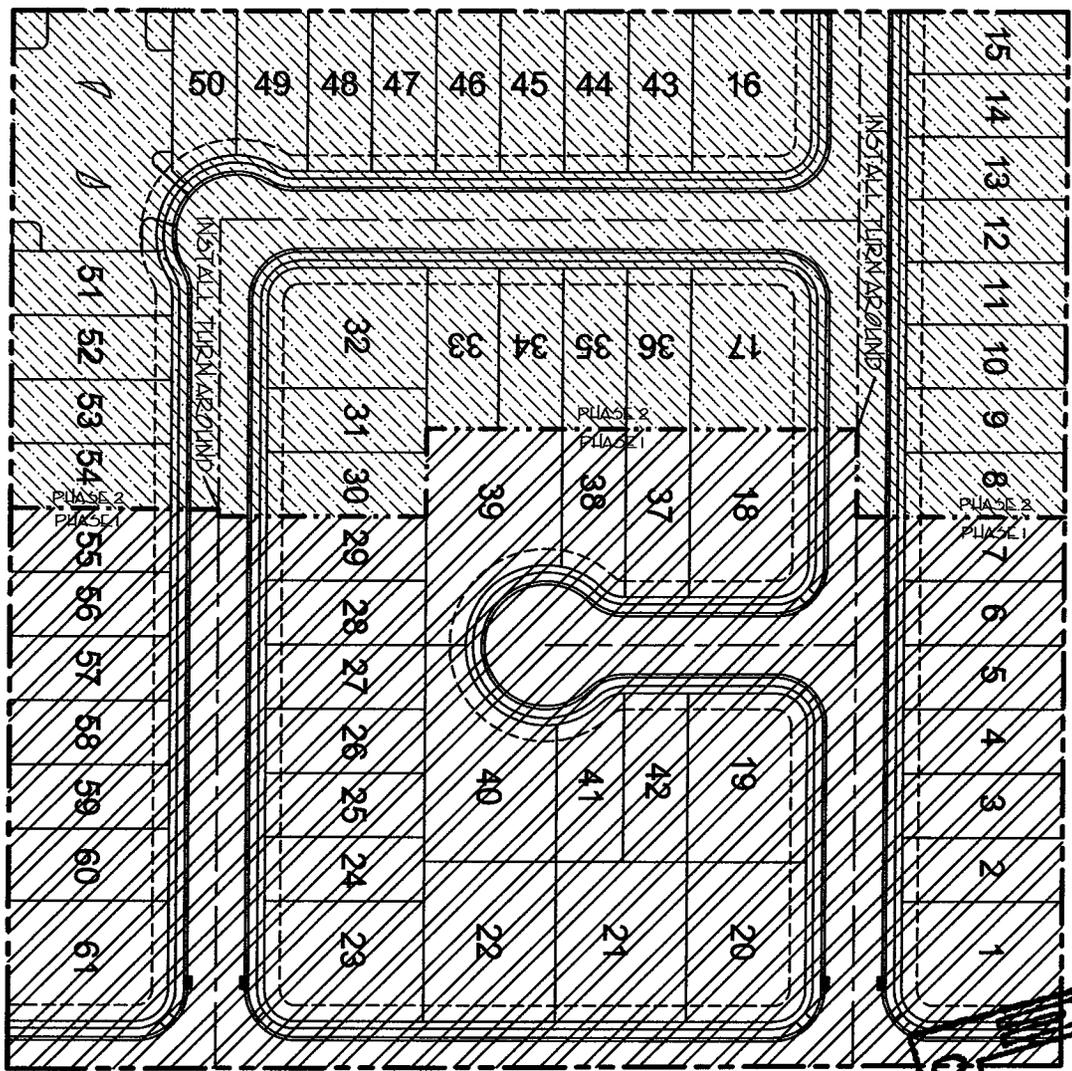
23333 Neva Avenue

Corning CA 96021

Ph 530.824.2022

Fx 530.824.8811

DRAWN: MCKINNEE
 DESIGNED: MCKINNEE
 CHECKED BY: MCKINNEE
 DATE: MARCH 27, 2007



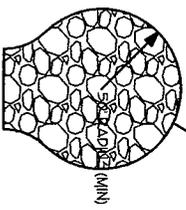
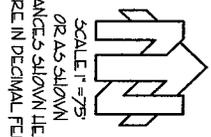
MARGURITE AVENUE

RECEIVED
 MAR 26 2007
 CITY ENGINEER OF CORNING
 OFFICE OF PLANNING PLAN

ED ANDERSON, P.C.E.
 CITY OF CORNING ENGINEER
 PHONE (530) 824

DATE

GRAVEL BASE TURN AROUND



PHASED CONSTRUCTION
 TEMPORARY TURN AROUNDS

PHASE 1 NARRATIVE

ALL UNDERGROUND UTILITIES TO BE INSTALLED DURING PHASE 1 OF CONSTRUCTION (SEWER, WATER, ELECTRIC, AND STORM DRAIN SYSTEMS)

PHASE 2 NARRATIVE

REMAINING STREET AND CURB AND GUTTER TO BE INSTALLED TO PHASE 2 COMPLETION

ALL SIDEWALK AREAS TO BE COMPLETED AS RESIDENCES ARE CONSTRUCTED

SHEET LEGEND

- BOUNDARY OF SUBDIVISION
- PROPOSED PHASE 1 CONSTRUCTION LIMITS
- PROPOSED PHASE 2 CONSTRUCTION LIMITS

<p>EXHIBIT SHEET 071</p>	<p>PROPOSED CONSTRUCTION PHASING GREEN GARDEN SUB.</p> <p>JASON ABLE CONSTRUCTION 23333 NEVA AVENUE CORNING, CALIFORNIA 96021</p>	<p>BENCHMARK TOPOGRAPHIC 4765 HENLEYVILLE ROAD CORNING, CALIFORNIA 96021 PHONE: (530) 8244031 CELL (530) 519-3382</p>
	<p>PROJECT NO: 07-101 GREEN GARDEN</p>	

1. UNDERGROUND UTILITIES. All new utilities, including electricity, telephone, gas, and cable television shall be provided to each lot and undergrounded.
2. FENCING. Solid 6'-0" tall fencing shall be installed around and between parcels prior to "final" on building permits.
3. PARCEL LANDSCAPING. Front yards and street side yards, including that portion of the Street R/W behind the sidewalk, shall be landscaped prior to final building permit sign-off. Landscaping may include any combination of grass, groundcover, shrubs and/or trees and is subject to Planning Department approval. A permanent method of irrigation shall be installed for this landscaping.
4. HOMEOWNERS ASSOCIATION. A Homeowners Association shall be formed. Each lot owner within the development shall be a member of the Homeowners Association. The developer shall provide the Homeowners Association bylaws for City Review and approval prior to recording. The Homeowners Association shall be responsible for maintaining all common facilities outside the street right of way. The bylaws shall include a financial component based on an engineer's estimate of annual costs that assures the continued maintenance of all common facilities, as well as processes for architectural review and resolution of disputes among residents.
5. CONDITIONS, COVENANTS AND RESTRICTIONS. Prior to recording the final subdivision map, the applicant shall prepare Conditions, Covenants and Restrictions (CC & R's) and submit them to the City for review and approval. At a minimum, the CC & R's shall limit land uses to those proposed in the tentative map and use permit applications, and make reference to the Homeowners Association responsibilities.
6. ATTACHED DWELLINGS. Attached dwelling pairs shall be of like finishes, including architectural style, building color, siding, trim, and roofing type and material.
7. VARIED FACADES. No two adjacent structures shall appear identical. Rooflines, roof covering, siding material, façade articulations, and/or colors shall be varied in order to comply with Corning City Code Section 16.21.135. Plans demonstrating compliance shall be submitted to the Planning Director for approval prior to building permit issuance. Subsequent building improvement compliance will be the responsibility of the Homeowners Association through their process of Architectural Review.
8. LANDSCAPE MAINTENANCE. To assure consistency throughout the development project, the Homeowners Association shall be responsible for landscape irrigation and maintenance within the front and street side yards throughout the development. An easement in favor of the Homeowner's Association for landscape maintenance shall appear on the final map.
9. STREET TREES. Not fewer than two trees per lot shall be planted, irrigated and maintained within the front yards. Street side yards of corner lots shall also be planted with at least two trees. Street trees shall not be sized smaller than 15-gallon trees at the time of planting.
10. ROOF-MOUNTED HVAC EQUIPMENT PROHIBITION. No Heating, Ventilation, Air Conditioning equipment shall be installed on the roof of any structure.
11. 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.

CONDITIONS OF APPROVAL

12. **STORMWATER POLLUTION PREVIENTION 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 presented 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.
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.
14. **SWPPP MONITORING PLAN:** The Building Department shall assure that Post Construction SWPPP measures and facilities are installed to the extent required by SWPPP prior to recording the final subdivision map and accepting the public facilities.
15. **POST CONSTRUCTION SWPPP.** 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.
16. **COMPACTION TESTS:** Prior to issuing any building permit for filled lots, the developer shall provide: 1) a report confirming that the fill has been sufficiently compacted in accordance with the Uniform Building Code or, 2) engineered foundation plans with a statement that the foundation design complies with building code requirement based on soil conditions on the site.
17. **TOPSOIL.** Topsoil shall be stockpiled and redistributed over graded surfaces.
18. **FUGITIVE DUST.** Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District
19. **SPRINKLE EXPOSED SOILS.** During construction, unprotected soils shall be sprinkled to minimize wind erosion.
20. **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.
21. **GRADING PLANS.** Complete grading plans shall be submitted for approval by the City Engineer.
22. **FINISHED SURFACES.** Upon completion of development, no substantial area shall remain where soils are completely uncovered.
23. **DRAINAGE ANALYSIS.** A registered Civil Engineer or Certified Hydrologist shall prepare a Drainage Analysis to determine the increased runoff resulting from the project and, if necessary, recommend improvements to public storm drainage facilities in accordance with City Standards.
24. **RAINFALL INTENSITY/DURATION CHART.** Engineer or Hydrologist shall utilize the Rainfall and Intensity Design Chart shown as Public Works Standard S-22 for design purposes.

25. **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 development created by this subdivision.
26. **STORMWATER FACILITIES.** Stormwater retention and conveyance facilities shall be constructed in accordance with Public Works standards.
27. **STORMWATER DISCHARGE.** Storm drainage facilities developed outside the City limits shall meet the standards of the Tehama County Public Works Department. Stormwater (after retention) that flows south to Jewett Creek will require County approval of an Encroachment Permit for the work within the Marguerite Avenue Right of Way.
28. **APPROVED PLANS.** Development shall be in accordance with the tentative map and use permit applications, the City's Subdivision ordinance, and all City and State Laws, whether or not specifically listed here.
29. **REZONE & USE PERMIT.** The project site must be rezoned to PD; Planned Development and the Use Permit to authorize the exceptions to normal City standards must be approved prior to action on the Tentative Tract Map.
30. **LAND USE BARRIER.** The applicant will be required to construct a durable land use barrier (6'-0" high masonry wall or equivalent) along the Maywood Intermediate School boundary that will mitigate noise and land use impacts caused by and/or affecting the proposed development.
31. **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.
32. **WATER & SEWER LINES.** Install water and sewer pipes per public Works Standard S-11.
33. **WATER SERVICE.** Developer shall install water services and meters for each lot in accordance with Public Works Standard S-20.
34. **SEWER SERVICE.** Developer shall install sewer services for each lot in accordance with Public Works Standard S-21.
35. **STREET NAMES.** Final street names are subject to approval of City staff and shall appear on the final map.
36. **STREET LIGHTING.** The applicant shall provide street lighting that meets the City Standards.
37. **SEWER TRUNK LINE EXTENSION.** The applicant will be required to extend sewer services from Fig Lane or Moon Rd (which will require a permit from the County and City).
38. **FIRE HYDRANTS.** Fire Hydrants shall be installed in accordance with City standards. The developer shall provide the City of Corning with one hydrant repair kit.
39. **STREET DEDICATION.** Offer street right of way for public streets to reach ultimate 60' standard Right of Way width as required.

40. **MARGUERITE AVENUE IMPROVEMENTS.** The west half width of Marguerite Avenue shall be improved in accordance with Public Works standard S-18, including curb, gutter and sidewalk and 20'-0" street (half width). Additionally, a 12'-0" asphalt overlay of the travel lane on the east half-width shall be completed.
41. **INTERIOR STREET IMPROVEMENTS.** Onsite streets shall be constructed in accordance with Public Works Standard S-18.
42. **SIDEWALK.** Install 5'-0" (minimum) wide sidewalks per Public Works Standard S-1.
43. **CURB & GUTTER.** Install rolled curb & gutter per Public Works Standard S-2, or replace existing curb gutter and sidewalks that are cracked, broken or uplifted.
44. **STOP SIGNS.** Stop signs shall be placed at both street intersections with Marguerite Avenue.
45. **CROSSWALKS.** Pedestrian crosswalks shall be delineated on all proposed streets intersecting Marguerite Avenue.
46. **NON-ACCESS STRIP.** No direct access onto Marguerite Avenue shall be permitted for Lots 1, 20, 23 or 63. A "Non-access strip" shall be dedicated to the City on the Final Tract map for this purpose.
47. **CONGREGATE PARKING.** To mitigate the on-street parking lost due to narrower lot widths, the developer shall provide not fewer than 33 additional vehicle parking spaces. The proposed dwelling pair on Lots 51/52 shall be eliminated and the lot area shall be developed as a congregate visitor parking lot with paved vehicle spaces, landscaped front yard area, and durable screened fencing along the west and south sides. This parking area shall be owned and maintained by the Homeowners Association.

If necessary, any parking spaces shown South of the Cottonwood Court culdesac bulb shall be part of the Homeowners Association common area as well.
48. **ONSITE PARKING.** Each dwelling shall be provided with not fewer than four off-street parking spaces, two of which must be within a garage.
49. **DRIVEWAY APPROACHES.** Install driveway approaches per public Works Standard S-5.
50. **BARRICADE.** The applicant shall construct a barricade as per City standard No. S-8 at the western terminus of Spruce Road.
51. **PHASING PLAN.** Any phasing plan shall be subject to the review and approval of the City Engineer.
52. **NO PARKING ZONE.** The curb along the Marguerite Avenue frontage of proposed parcel 1 shall be a "No Parking Zone".

Chapter 16.18

FINAL MAPS AND PARCEL MAPS

Sections:

- 16.18.010 Filing final map.
- 16.18.020 Fees.
- 16.18.030 Data to accompany final map.
- 16.18.040 Preparation of maps--Size, material and scale.
- 16.18.050 Preparation of maps--Title.
- 16.18.060 Preparation of maps--Adjacent lots.
- 16.18.070 Preparation of maps--Subdivision boundary.
- 16.18.080 Preparation of maps--Dimensions, bearing and curve data.
- 16.18.090 Preparation of maps--Lots and blocks.
- 16.18.100 Preparation of maps--Streets.
- 16.18.110 Preparation of maps--Building setback line.
- 16.18.120 Preparation of maps--Easements.
- 16.18.130 Preparation of maps--High water line.
- 16.18.140 Preparation of maps--Monuments.
- 16.18.150 Preparation of maps--Certificates, acknowledgment and description.
- 16.18.160 Preparation of maps--Description of property.
- 16.18.170 Preparation of maps--Certificate regarding tax lien.
- 16.18.180 Preparation of maps--Other documents.
- 16.18.190 Action on final map by city engineer.
- 16.18.200 Approval by city council.
- 16.18.210 Public improvement agreement.
- 16.18.220 Disapproval by city council.
- 16.18.230 Recordation.
- 16.18.240 Amending maps after recordation.

Section 16.18.010 Filing final map.

A. An approved or conditionally approved tentative map shall expire twenty-four months after its approval or conditioned approval.

B. The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

C. Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of two years. If the advisory agency denies a subdivider's application for extension, the subdivider may appeal to the legislative body within fifteen days after the advisory agency has denied the extension. (Ord. 550 (part), 1994).



Section 16.18.020 Fees.

At the time of filing of the final or parcel map, the subdivider shall pay a filing fee to the planning department. Said fee shall be prescribed by resolution of the city council. (Ord. 550 (part), 1994).

(b) Within 15 days after receiving the notice, the school district may make recommendations to the local agency regarding the effect of the proposed subdivision upon the school district. If the school district fails to respond within 15 days, the failure to respond shall be deemed approval of the proposed subdivision. The local agency having jurisdiction shall consider any recommendations before acting on the tentative subdivision map.

(Added by Stats. 1976, Ch. 5; Amended by Stats. 1994, Ch. 1075.)

66455.9. Notice of proposed site; proximity to airport runway; Department of Education report

Whenever there is consideration of an area within a development for a public school site, the advisory agency shall give the affected districts and the State Department of Education written notice of the proposed site. The written notice shall include the identification of any existing or proposed runways within the distance specified in Section 17215 of the Education Code. If the site is within the distance of an existing or proposed airport runway as described in Section 17215 of the Education Code, the department shall notify the State Department of Transportation as required by the section and the site shall be investigated by the State Department of Transportation required by Section 17215.

(Originally numbered 66413.7 and added by Stats. 1989, Ch. 1209; Renumbered by Stats. 1997, Ch. 580.)

Article 4. Final Maps

66456. Survey

After the approval or conditional approval of the tentative map and prior to the expiration of such map, the subdivider may cause the real property included within the map, or any part thereof, to be surveyed and a final map thereof prepared in accordance with the approved or conditionally approved tentative map.

(Added by Stats. 1974, Ch. 1536.)

66456.1. Multiple final maps

Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: (a) the subdivider, at the time the tentative map is filed, informs the advisory agency of the local agency of the subdivider's intention to file multiple final maps on such tentative map, or (b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps. In providing such notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps. The filing of a final map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. The right of

the subdivider to file multiple final maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple final maps.

(Amended by Stats. 1982, Ch. 87.)

66456.2. Improvement plan time limits

(a) An improvement plan being processed in conjunction with either an approved tentative, parcel, or final map shall be prepared by a registered civil engineer and acted on within 60 working days of its submittal, except that at least 15 working days shall be provided for processing any resubmitted improvement plan. The 60 working day period shall not include any days during which the improvement plan has been returned to the applicant for correction, has been subject to review by other than the local agency or, following that review, has been returned to the applicant for correction.

(b) The time limits specified in this section for acting on improvement plans may be extended by mutual consent of the subdivider and the advisory agency or legislative body required to act. However, no advisory agency or legislative body may require a routine waiver of time limits as a condition of accepting the improvement plan. A routine waiver may be obtained for the purpose of permitting concurrent processing of other requirements related to the improvement plan or map.

(c) If, at the time of submittal or resubmittal, the local agency or designee determines it is unable to meet the time limits of this section, the local agency or designee shall, upon request of the subdivider and for purposes of meeting the time limits, contract or employ a private entity or persons on a temporary basis to perform services necessary to permit the agency or designee to meet the time limits. However, a local agency or designee need not enter into a contract or employ those persons if it determines either of the following:

(1) No entities or persons are available or qualified to perform the services.

(2) The local agency or designee would be able to perform services in a more rapid fashion by modifying its own work schedule than would any available and qualified persons or entities.

A local agency may charge the subdivider fees in an amount necessary to defray costs directly attributable to employing or contracting with entities or persons performing services pursuant to this section.

(d) "Improvement plan" means the plan for public improvement as described in Sections 66418 and 66419.

(Added by Stats. 1987, Ch. 1085.)

66457. Filing final or parcel map

(a) A final map or parcel map conforming to the approved or conditionally approved tentative map, if any, may be filed with the legislative body for approval after all required certificates or statements on the map have been signed and, where necessary, acknowledged.