



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, APRIL 19, 2016
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Hatley
Chairman: Robertson**

C. MINUTES:

1. Waive the reading and approve the Minutes of the March 15, 2016 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, 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.

2. Rezone 2016-03, Ordinance No. 667: Rezone approximately 12 acres to include the AH, Alternative Housing Combining District with the existing zoning designations pursuant to Implementation Measure's LU-(1) & (2) from the City of Corning 2014-2034 General Plan. The AH Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning C3-CBDZ-AH are located along the east side of Barham Avenue at the northeast corner of the Barham Avenue Corning Road Intersection. APN's: 69-260-48, 49, 50, 51 & 52.

3. Rezone 2016-04, Ordinance No. 668: Rezone approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents Multiple Family Housing and the AH, Alternative Housing Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning R-4-AH are located along the north side of Blackburn Avenue at the northwest corner of the Blackburn Avenue/Hwy. 99W Intersection.

F. REGULAR AGENDA:

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: THURSDAY, APRIL 14, 2016



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, MARCH 15, 2016
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Hatley
Chairman: Robertson**

All members of the Planning Commission were present.

C. MINUTES:

1. Waive the reading and approve the Minutes with any necessary corrections of the following meetings:

a) January 19, 2016:

Commissioner Barron moved to approve the Minutes of the January 19, 2016 Planning Commission Meeting and Commissioner Poisson seconded the motion. Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Absent/Abstain/Oppose: None. Motion was approved by a 5-0 vote; and

b) February 16, 2016:

Commissioner Hatley moved to approve the Minutes of the February 16, 2016 Planning Commission Meeting and Commissioner Mesker seconded the motion. Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Absent/Abstain/Oppose: None. Motion was approved by a 5-0 vote.

D. BUSINESS FROM THE FLOOR:

Planning Consultant John Stoufer introduced the new City Manager Kristina Miller.

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.

2. Variance 2016-01, Jennifer Reilly: Construct a detached 10 ft. by 17 ft. pergola structure on the north end of the parcel approximately six (6) inches from the rear and side property lines. The parcel is located at the northeast corner of the 6th Street/Butte Street Intersection. APN: 71-111-13. Address: 585 6th Street.

Chairperson Diana Robertson introduced this item by title and opened the Public Hearing at 6:34 p.m. Planning Consultant John Stoufer stated that Planning Commissioner Brant Mesker would be recusing himself due to a familial tie with the applicant. Mr. Mesker left the meeting at 6:34 p.m. Mr. Stoufer, following consultation with the City Attorney briefed the Commissioners regarding Conflict of Interest. He then informed the Commissioners on the proposed request. He confirmed that neighbors within 300 feet of the Reilly property had been notified and the City has received no negative responses.

With no more discussion, Chairperson Robertson closed the Public Hearing at 6:40 p.m. Commissioner Poisson moved to adopt the four (4) Subfindings and Findings as presented in the Staff Report and approve Variance 2016-01 reducing the rear and side yard setbacks from 10 feet and 6 feet to 6 inches for a detached pergola at 585 6th Street. Commissioner Barron seconded the motion. Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Absent/Abstain/Oppose: None. Motion was approved by a 5-0 vote. Commissioner Mesker re-entered the meeting at 6:40 p.m.

3. Rezone 2016-02, Ordinance No. 665: Rezone three (3) properties to include the AH, Alternative Housing Combining District with the existing zoning designations pursuant to Implementation Measure's LU-(1) & (2) from the City of Corning 2014-2034 General Plan.

The parcels proposed for zoning CH-CBDZ-AH and M-1-CBDZ-AH are located along the east side of Hwy. 99W, south of Burch Creek approximately 1,400 feet north of the South Avenue/Hwy. 99W Intersection. APN's: 87-050-2, 3 & 4, Addresses: 2761 & 2771 Hwy. 99W.

Chairperson Robertson introduced this item by title and opened the Public Hearing at 6:41 p.m. Planning Consultant Stoufer provided the Commissioners with the following:

- A letter submitted by Deanna Persaud opposing the zoning and urging the Planning Commission to identify alternative parcels that would better meet the needs of the homeless population while preserving the commercial environment of South Avenue and Hwy. 99W; and
- Emails from Robert King and Verna King on behalf of themselves, and Verna King their Mother...the second email stated that although they still have concerns, following receipt of information related to the safeguards built into the zoning wording, they will rely on the judgement of the Commissioners and ask that their letter be disregarded;
- Email from Suk Cha Hong (owner of 1201 Fig Lane) stating her opposition to the addition of the AH Zoning.

Planning Consultant Stoufer reiterated that the City has no project before them at this time relating to the AH Zoning and again explained the reasons why this is being presented.

Karen Hansen Thompson addressed the Commission voicing her objections. She stated the problems they are currently having with vagrants at their property on Hwy. 99 W (south). She also stated her concerns with reduced property values, crime, reduction of accessibility to medical facilities and services, marketability of the business corridor, etc.

Liz Tagami, Lucero Olive Oil General Manager requested that the Commissioners deny Rezone 2016-02, Ordinance No. 665 and instead consider alternative sites. She stated the reasons for her request, specifically the reduction of future revenue to the City by reducing the potential tax base; potential increased expense to the City due to response time for emergency services from the City center to the proposed zone; and diminished efficacy for the target population. Bob Crane (Lucero Olive Oil Owner) and one other representative from Lucero Olive Oil also spoke in opposition to the proposed Rezone and Ordinance. They also suggested consideration of the properties located on the west side of I-5 within the City Limits.

Mr. Stoufer explained that to do nothing leads the City to not be in compliance with the State which therefore jeopardizes the Cities ability to obtain grants, potentially affecting the City's ability to improve their infrastructure. With no comments, Chairperson Robertson closed the Public Hearing at 7:30 p.m.

Commissioner Mesker moved to recommend that the City Council adopt the three (3) Factual Subfindings and Legal Findings as presented in the Staff Report and approve and adopt Rezone 2016-02 and Ordinance No. 665. Commissioner Robertson seconded the motion. Ayes: Mesker and Robertson; Opposed: Barron, Poisson and Hatley. Abstain/Absent: None. Motion was denied by a vote of 2-3.

Commissioner Poisson then moved to deny approval of Rezone 2016-02 and Ordinance No. 665 and direct Staff to seek alternative sites for the AH Combining District. Commissioner Hatley seconded the motion. Ayes: Poisson, Barron and Hatley. Opposed: Robertson and Mesker. Abstain/Absent: None. Motion was approved by a 3-2 vote.

Commissioner Hatley proposed property located on the west side of I-5. By consensus of the Commission, Planning Consultant Stoufer was directed to provide information on the possibility of 3 parcels on the northwest side of I-5 for discussion at the next Commission meeting.

F. REGULAR AGENDA: None.

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

H. ADJOURNMENT: 7:47 p.m.

Lisa M. Linnet, City Clerk

The City of Corning is an Equal Opportunity Provider and Employer

**ITEM NO. E-2
REZONE 2016-03 - ORDINANCE NO. 667; REZONE
APPROXIMATELY 12 ACRES TO INCLUDE THE AH-
ALTERNATIVE HOUSING COMBINING DISTRICT
WITH THE EXISTING ZONING DESIGNATIONS
PURSUANT TO IMPLEMENTATION MEASURES LU-
3 FROM THE CORNING 2014-2034 GENERAL PLAN.**

APRIL 19, 2016

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER, PLANNING CONSULTANT

PROJECT DESCRIPTION:

REZONE 2016-03, ORDINANCE 667

Rezone approximately 12 acres to include the AH, Alternative Housing Combining District with the existing zoning designations pursuant to Implementation Measure's LU-(1) & (2) from the City of Corning 2014-2034 General Plan. The AH Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning C3-CBDZ-AH are located along the east side of Barham Avenue at the northeast corner of the Barham Ave. / Corning Rd. intersection.

APN's: 69-260-48, 49, 50, 51, & 52.

GENERAL PLAN :

Implementation Measure LU-3 from the 2014-2034 General Plan states, "*Establish the Alternative Housing (AH) Zone District and zone appropriate parcels AH to permit emergency shelters, transitional housing, or supportive housing.*" Ordinance 662 was adopted by the City Council on February 23, 2016 creating Chapter 17.46 of the Corning Municipal Code. This completed the first requirement of this Implementation Measure the second requirement is to actually zone specific parcels with the AH Combining District which is the action before the Commission pursuant to Ordinance No. 667.

ZONING, CHAPTER 17.46 ALTERNATIVE HOUSING COMBINING DISTRICT:

The AH Combining District has been established to achieve the following purposes:

A. To assure that the City of Corning is in compliance with the California Housing Accountability Act by providing a Zoning District that permits the establishment of Emergency Shelters and Transitional and Supportive Housing as a permitted use.

B. To define and provide development standards for the establishment of Emergency Shelters and Transitional and Supportive Housing.

C. To provide protection against haphazard and unattractive development by implementing visual design guidelines.

ENVIRONMENTAL:

The California Environmental Quality Act (CEQA) Section 15061 Review for Exemption Section (a) & (b) state:

(a) *“Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.*

(b) *A project is exempt from CEQA if:*

(3) *The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The project before the Commission is to consider adding the AH Combining District to the existing commercial zoning designations that allow a wide variety of commercial and light industrial uses. The purpose of this action is to comply with California Government Code Section 65583 that requires the City to zone property to allow the construction of Emergency Shelters and Transitional and Supportive Housing as a permitted use.

There is not an application to construct these facilities so no physical activity that could cause any type of environmental impacts is associated with the project therefore the project is exempt from CEQA pursuant to the California Code of Regulations Section 15061 (b) (3).

PUBLIC NOTICE AND COMMENTS RECEIVED:

Notice of this hearing was sent to Katherine Williams the property owner who owns the parcel's proposed for rezoning and adjacent property owners within 500 feet of the parcels including the RV and MH parks located north of the site.

The owner's daughter Tamara Williams has contacted the Planning Department several times and sent an email opposing the Rezoning action and preserving the site for freeway oriented commercial as it is currently zoned. The Planning Department was also contacted by Bobbi Jean Dorvall, a property owner that lives at 4795 Barham Ave., and she also expressed opposition to the rezoning at this location. Mayor Strack also informed staff that he had been contacted by several neighbors opposing the rezoning.

STAFF RECOMMENDATION:

Due to the property owner's, and surrounding property owner's opposition and the freeway oriented commercial value of the site staff recommends the following:

ACTION:

MOVE TO DENY REZONE 2016-03 AND ORDINANCE 667.

Should the Commission desire to move forward and make a recommendation to the City Council to approve Rezone 2016-03 and Ordinance 667 staff recommends the following Factual Subfindings, Legal Findings and Action for consideration by the Planning Commission:

Factual Subfinding #1

Ordinance 667 and Rezone 2016-03 will add the AH Combining District to the existing commercial zoning designations that allow a wide variety of commercial and light industrial uses. The purpose of this action is to comply with California Government Code Section 65583 that requires the City to zone property to allow the construction of Emergency Shelters and Transitional and Supportive Housing as a permitted use.

Legal Finding #1

There is not an application to construct these facilities so no physical activity that could cause any type of environmental impacts is associated with the project therefore the project is exempt from CEQA pursuant to the California Code of Regulations Section 15061 (b) (3).

Factual Subfinding #2

On September 8, 2015 the Corning City Council adopted the 2014-2034 City of Corning General Plan. The General Plan grouped elements into the Natural Resources Group, Public Health and Safety Group, and Community Development Group. Each group has associated elements with goals, objectives, policies, and implementation measures.

Legal Finding #2

Rezoning the parcels with a AH, Alternative Housing Combining District, is consistent with the Goal, Objectives, and Policies of the Community Development Group of the Corning General Plan and the HWY 99W Corridor Specific Plan.

Factual Subfinding #3

Implementation Measure LU-(3) within the Community Development Group of the General Plan states; *“Establish the Alternative Housing (AH) Zone District and zone appropriate parcels AH to permit emergency shelters, transitional housing, or supportive housing.”*

Legal Finding #3

Approval of Ordinance 667 and Rezone 2016-03 assures that the City of Corning is enacting Implementation Measure LU-(3) of the 2014-2034 General Plan.

Factual Subfinding #4

Ordinance 662 was adopted by the City Council on February 23, 2016 creating Chapter 17.46 of the Corning Municipal Code pursuant to the requirements of California Government Code Section 65583.

Legal Finding #3

Approval of Ordinance 667 and Rezone 2016-03 assures that the City of Corning is in compliance with California Government Code Section 65583 allowing the construction of Emergency Shelters and Transitional and Supportive Housing as a permitted use on the parcels zoned with the AH Combining District.

ACTION:

Move to recommend that the City Council adopt the Factual Subfindings and Legal Findings as presented in the staff report (or as modified by the Commission) and approve and adopt Rezone 2016-03 and Ordinance No. 667.

ATTACHMENTS:

Exhibit "A" AERIAL / VICINITY MAP

Exhibit "B" ASSESSOR'S PARCEL MAP

Exhibit "C" LETTERS OPPOSING REZONE 2016-03 & ORDINANCE 667



ORCHARD AVENUE

CORONA AVENUE

CORNING ROAD

G STREET

INTERSTATE

SOMANO STREET

STATE ROUTE 99 W

EDITH AVENUE

SHORT DRIVE

BLOSSOM AVENUE

DOHRMAN AVENUE

COLUSA COURT

LA MESA COURT

RIO GRANDE COURT

RIO VISTA

RIO DELREY

NORTH STREET

ELIZABETH AVENUE

SCOTT AVENUE

TAT AVENUE

GRANT AVENUE

McKINLEY AVENUE

BUTTE STREET

LINCOLN AVENUE

FAIRVIEW AVENUE

FAIRVIEW AVENUE

NORTH STREET

BUTCHER

LANZANILLI

YOLLO

Exhibit "C"

John Stoufer

From: Tamara <tamara_53@att.net>
Sent: Thursday, April 07, 2016 1:07 PM
To: jstoufer@corning.org
Cc: Teri Wolcott; Faye Williams
Subject: Protesting the consideration of adding the AH Combining District to APN 69-260-48, 49, 50, 51, 52

On behalf of the K F Williams Trust, we request that the subject parcels belonging to the K F Williams Trust be dropped from consideration for zoning that would permit by right the establishment of Emergency Shelters, Transitional Housing, and Supportive Housing. We appreciate the intent of Senate Bill 2, and the challenge of identifying appropriate parcels to include in the City of Corning Alternative Housing District. We hope that the City will be able to meet the zoning requirements on property with willing owners.

Thank you for your time and consideration,
Katherine Faye Williams
Tamara Williams
Teresa Wolcott

**ITEM NO. E-3
REZONE 2016-04 - ORDINANCE NO. 668; REZONE
APPROXIMATELY 9.5 ACRES FROM R-1 TO R-4 –
AH. THE AH-ALTERNATIVE HOUSING COMBINING
DISTRICT IS INCLUDED IN THE ZONING
PURSUANT TO IMPLEMENTATION MEASURE LU-3
FROM THE 2014-2034 CORNING GENERAL PLAN.**

APRIL 19, 2016

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER, PLANNING CONSULTANT

PROJECT DESCRIPTION:

REZONE 2016-04, ORDINANCE 668

Rezone approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents Multiple Family Residential and the AH, Alternative Housing Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning R-4-AH are located along the north side of Blackburn Avenue at the northwest corner of the Blackburn Avenue/Hwy 99W. intersection. APN's: 69-150-42 & 43.

GENERAL PLAN :

Implementation Measure LU-3 from the 2014-2034 General Plan states, "*Establish the Alternative Housing (AH) Zone District and zone appropriate parcels AH to permit emergency shelters, transitional housing, or supportive housing.*" Ordinance 662 was adopted by the City Council on February 23, 2016 creating Chapter 17.46 of the Corning Municipal Code. This completed the first requirement of this Implementation Measure the second requirement is to actually zone specific parcels with the AH Combining District which is the action before the Commission pursuant to Rezone 2016-04 and Ordinance No. 668.

With the adoption of the 2014-2034 Corning General Plan APN's 69-150-42 & 43 were designated MFR Multi-Family Residential. The R-4, Multi-Family Residential Zoning District is consistent with the MFR land use designation.

ZONING, CHAPTER 17.46 ALTERNATIVE HOUSING COMBINING DISTRICT:

The AH Combining District has been established to achieve the following purposes:

- A. To assure that the City of Corning is in compliance with the California Housing Accountability Act by providing a Zoning District that permits the establishment of Emergency Shelters and Transitional and Supportive Housing as a permitted use.
- B. To define and provide development standards for the establishment of Emergency Shelters and Transitional and Supportive Housing.
- C. To provide protection against haphazard and unattractive development by implementing visual design guidelines.

ENVIRONMENTAL:

The California Environmental Quality Act (CEQA) Section 15162 Subsequent EIR's and Negative Declaration states;

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

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

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

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

(A) *"The project will have one or more significant effects not discussed in the previous EIR or negative declaration;"*

(B) *"Significant effects previously examined will be substantially more severe than shown in the previous EIR;"*

(C) *"Mitigation measures or alternatives previously found not to be feasible would be in fact feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives. or"*

(D) *"Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives."*

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Multi-Family Residential (MFR) and analyzed the environmental impacts associated with designating and zoning these parcels with the R-4 Zoning District. There have been no changes in the project that would require additional environmental review therefore the project is exempt from CEQA pursuant to Section 15162.

OWNER NOTICE, PUBLIC NOTICE, AND COMMENTS RECEIVED:

Notice of this hearing was sent to current property owner Foster Corning, LLC, and Scott Claussen who is currently in escrow to purchase the property and surrounding parcels. In the past several months staff from the City has been working with Mr. Claussen regarding the potential development of the site as an olive orchard which is a permitted use in the R-1 as well as the R-4 Zoning Districts. Notice of the public hearing was also sent to property owners within 500 feet of the two parcels.

Staff did make contact with Mr. Claussen and discussed adding the AH Combining District with the R-4 zoning. He did not oppose having the AH included in the zoning of the property nor did staff hear from Foster Corning, LLC regarding the rezoning action. According to Mr. Claussen escrow is due to close in mid-May.

As of the preparation of this staff report staff has not received any type of comments from surrounding property owners regarding the rezoning action.

STAFF RECOMMENDATION:

Staff recommends the following Factual Subfindings, Legal Findings and Action for consideration by the Planning Commission:

Factual Subfinding #1

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Multi-Family Residential (MFR) and analyzed the environmental impacts associated with designating and zoning these parcels for multi-family uses.

Legal Finding #1

There have been no changes in the project that would require additional environmental review therefore the project is exempt from CEQA pursuant to Section 15162.

Factual Subfinding #2

On September 8, 2015 the Corning City Council adopted the 2014-2034 City of Corning General Plan. The General Plan grouped elements into the Natural Resources Group, Public Health and Safety Group, and Community Development Group. Each group has associated elements with goals, objectives, policies, and implementation measures.

Legal Finding #2

Rezoning the parcels designated Multi-Family Residential from R-1 to R-4-AH , is consistent with the Community Development Group of the 2014-2034 Corning General Plan

Factual Subfinding #3

Implementation Measure LU-(3) within the Community Development Group of the General Plan states; *“Establish the Alternative Housing (AH) Zone District and zone appropriate parcels AH to permit emergency shelters, transitional housing, or supportive housing.”*

Legal Finding #3

Approval of Ordinance 668 and Rezone 2016-04 assures that the City of Corning is enacting Implementation Measure LU-(3) of the 2014-2034 General Plan.

Factual Subfinding #4

Ordinance 662 was adopted by the City Council on February 23, 2016 creating Chapter 17.46 of the Corning Municipal Code pursuant to the requirements of California Government Code Section 65583.

Legal Finding #4

Approval of Ordinance 668 and Rezone 2016-04 assures that the City of Corning is in compliance with California Government Code Section 65583 allowing the construction of Emergency Shelters and Transitional and Supportive Housing as a permitted use on the parcels zoned with the AH Combining District.

ACTION:

Move to recommend that the City Council adopt the Factual Subfindings and Legal Findings as presented in the staff report (or as modified by the Commission) and approve and adopt Rezone 2016-04 pursuant to Ordinance No. 668.

Or;

Make a motion to deny approval of Rezone 2016-04 and Ordinance No. 668.

ATTACHMENTS:

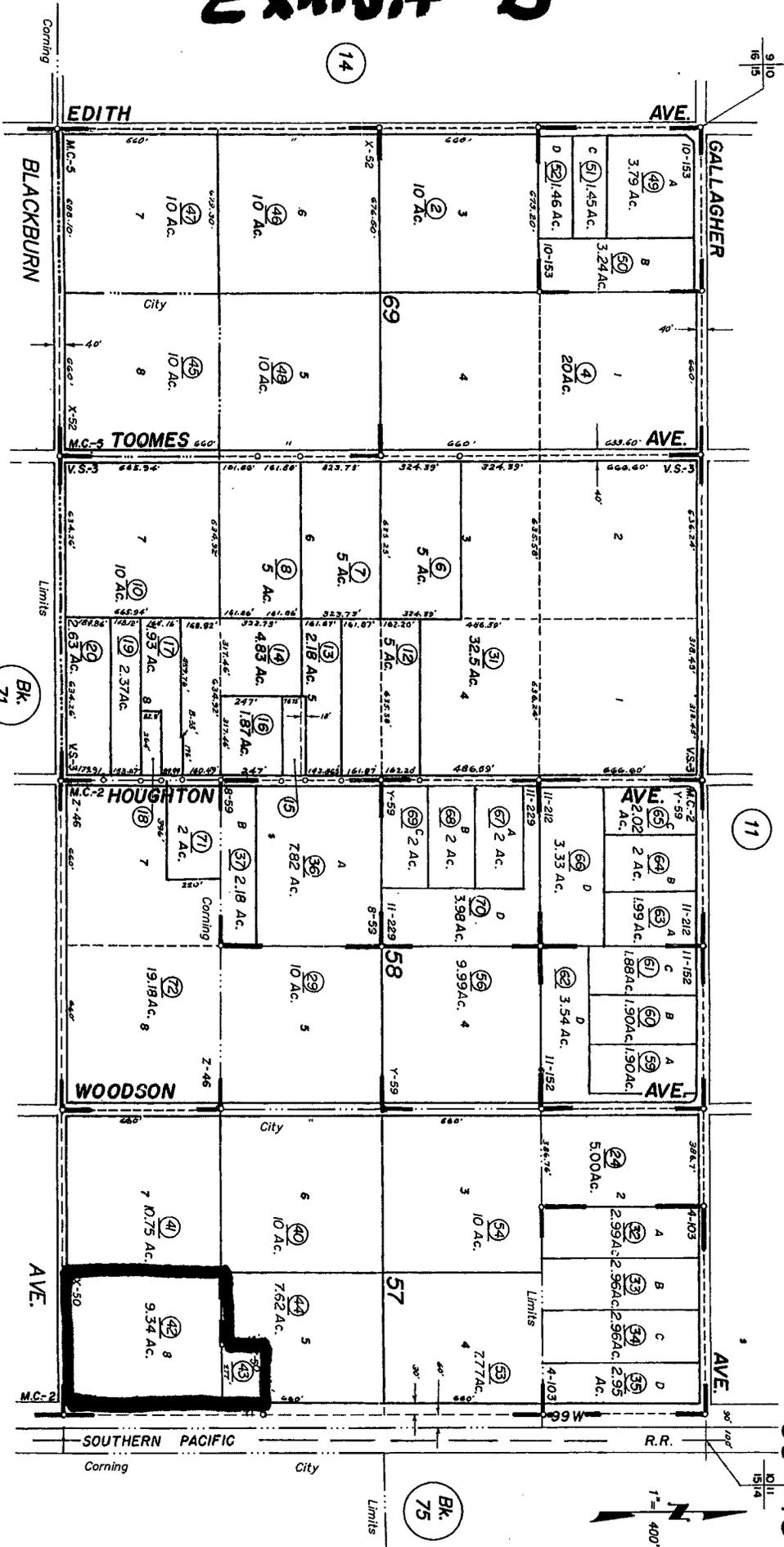
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|-------------|-----------------------|
| Exhibit “A” | AERIAL / VICINITY MAP |
| Exhibit “B” | ASSESSOR’S PARCEL MAP |



Exhibit "B"

SUBDIVIDED LAND IN N1/2 SEC. 15, T.24N., R.3W., M.D.B.&M.

69-15



- R.M. Bk. B, Pg. 1—Maywood Colony No. 2
- R.M. Bk. B, Pg. 20—Maywood Colony No. 5
- R.M. Bk. B, Pg. 23—Villa Subdivision No. 3
- R.S. Bk. X, Pg. 50
- R.S. Bk. X, Pg. 52
- R.S. Bk. Y, Pg. 59
- R.S. Bk. Z, Pg. 46

- P.M. Bk. 4, Pg. 103—P.M. No. 77-14
- P.M. Bk. 8, Pg. 59—P.M. No. 83-63
- P.M. Bk. 10, Pg. 153—P.M. No. 90-07
- P.M. Bk. 11, Pg. 152—P.M. No. 96-21
- P.M. Bk. 11, Pg. 212—P.M. No. 97-18
- P.M. Bk. 11, Pg. 229—P.M. No. 98-12

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

Assessor's Map Bk. 69—Pg. 15
County of Tehama, Calif.