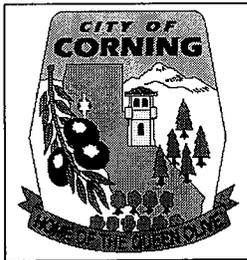




**CITY OF CORNING
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 15, 2008
CITY COUNCIL CHAMBERS
794 THIRD STREET**

- A. **CALL TO ORDER:** at 6:30 p.m.
- B. **ROLL CALL:** Commissioners: Robertson
Reilly
Lopez
Hatley
Armstrong
- C. **WAIVE THE READING AND APPROVE MINUTES OF THE DECEMBER 18, 2007 PLANNING COMMISSION MEETINGS 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.
- 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.
1. **Extension Request; Tentative Tract Map 05-1021 – TK Ranch Tract; located on the south side of Carona Avenue and approximately 660 feet west of Oren Avenue. APN 73-120-18; Tom Kaye.**
- G. **ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**
- H. **ADJOURNMENT:**

POSTED: JANUARY 11, 2008



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, DECEMBER 18, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. ROLL CALL:

Chairman:	Lopez
Commissioners	Robertson
	Reilly
	Armstrong
	Hatley

All Commissioners were present.

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

Commissioner Reilly motioned approval of the minutes as written and Commissioner Armstrong seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

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 2007-246; Luke Alexander; to construct a Duplex in an R-1-2 Zoning District. Site is located on the east side of Fifth Avenue, between Fig and Center Streets, APN 71-272-41.**

Chairman Lopez introduced this item by title giving a brief description of the project site. Chairman Lopez then opened the Public Hearing. With no discussion, Commissioner Armstrong motioned to close the Public Hearing and Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.** Commissioner Reilly motioned to adopt the four (4) Findings and the five (5) recommended Conditions of Approval and approve Use Permit No. 2007-246. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

- 2. Use Permit Application 2007-244; Richard Lipari; to operate a Restaurant serving alcohol along with an arcade, pool tables and live entertainment in a C-3-CBDZ Zoning District. Business is located at 3070 Highway 99-W, APN 87-040-57.**

Chairman Lopez introduced this item by title giving a brief description of the project site and the proposed uses. Chairman Lopez stated that this building has a history of operating as a bar and restaurant. He acknowledged that the petitioner, Mr. Lipari was present and opened the Public Hearing. Mr. Lipari then addressed the Commission explaining the circumstances surrounding the suspension of his alcohol license. Mr. Lipari stated that he voluntarily closed the "Crossroads" Restaurant; the Health Department did not close it. He informed the Commission that the

Restaurant would serve pizza and pasta and would provide live entertainment. Mr. Lipari stated that the Restaurant would be versatile and not just cater to a particular age group.

Mr. Brewer informed the Commission that Mr. Lipari had no dispute with the recommended conditions. With no further comments, Commissioner Reilly motioned to close the Public Hearing and Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

Commissioner Robertson motioned to adopt the five (5) Findings and the six (6) recommended Conditions of Approval and approve Use Permit No. 2007-244. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

F. REGULAR AGENDA:

3. Extension Request; Tentative Tract Map 05-1013 – Marguerite, LLC. Located on the south side of Carona Avenue and east of Marguerite Avenue, APN 73-120-16, 24 & 31; approximately 16 acres.

Chairman Lopez introduced this item by title giving a brief explanation of the extension request. Mr. Brewer then referred to the reduced map on page three of the Staff Report stating that this project was previously known as the Hebrew project.

With no further discussion Commissioner Reilly motioned to approve the two-year extension request to the Tentative Map initially approved on February 14, 2006 for Marguerite, LLC as requested in the extension request submitted on November 26, 2007. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

4. Extension Request; Tentative Tract Map 05-1016 – Fig Lane Tract; Fig Lane LLC. Located at the southwest corner of Toomes Avenue and Fig Lane, APN 71-250-06; approximately 11.69 acres.

Chairman Lopez introduced this item by title giving a brief explanation of the extension request. Mr. Brewer stated that the proposal was to create 44 lots and was previously approved on April 11, 2006. Mr. Brewer informed the Commission that Staff recommendation is to approve a two year extension.

With no further discussion, Commissioner Armstrong motioned approval of a two-year extension to the Tentative Map initially approved on April 11, 2006 for Fig Lane, LLC as requested in the extension request submitted on November 26, 2007. Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly, Armstrong and Hatley. Opposed: None. Absent/Abstain: None.**

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

H. ADJOURNMENT: 6:50 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO:
EXTENSION REQUEST; TENTATIVE TRACT
MAP 05-1021-TK RANCH TRACT; LOCATED
ON THE SOUTH SIDE OF CARONA AVENUE
AND APPROXIMATELY 660 FEET WEST OF
OREN AVENUE; APN 73-120-18; TOM KAYE.**

JANUARY 15, 2008

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

JLB

PROJECT DESCRIPTION & BACKGROUND:

This is an application to extend the approval period for the TK Ranch Tentative Tract Map that was approved by the Corning City Council on May 9, 2006 with 55 Conditions of Approval. A reduced scale copy of the tentative map and the Conditions of Approval are attached. The site location is shown on the attached copy of the Zoning Map.

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). So, the tentative map is due to expire on May 9, 2008. Subsection "C" authorizes extensions of up to two years to the life of tentative maps.

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 R-1-8; Single Family Residential-8,000 sq. ft. minimum parcel size. The approved tentative map complies with the Residential Land Use Designation and the R-1-8 zoning. Staff recommends approval of a two-year extension.

STAFF RECOMMENDATION:

That the Planning Commission recommend that the City Council

- **Approve a two-year extension to the TK Ranch Tentative Tract Map 05-1021, initially approved on May 9, 2006 for Tom Kaye as requested in the extension request submitted December 7, 2007.**

**EXTENSION REQUEST-TENTATIVE TRACT MAP 05-1021
TK Ranch Tract**

LIST OF ATTACHMENTS:

1. Approved Tentative Map (reduced Scale)
2. Extension Request
3. Conditions of Approval adopted May 9, 2006
4. General Plan Land Use Diagram
5. Zoning Map
6. Corning Municipal Code Section 16.18.010

cc: Tom Kaye
4181 Buoy Lane
Chico, CA 995928

**CITY OF CORNING
PLANNING APPLICATION**
TYPE OR PRINT CLEARLY

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

PROJECT INFORMATION	PROJECT ADDRESS		ASSESSOR'S PARCEL NUMBER <i>073-120-032-1</i>	G.P. LAND USE DESIGNATION <i>Res.</i>
	ZONING DISTRICT <i>R-1-8</i>	FLOOD HAZARD ZONE <i>Portion</i>	SITE ACREAGE <i>10±</i>	AIRPORT SAFETY ZONE? <i>None</i>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>Time Extension request for TK Ranch subdivision Map approved 5/9/2006</i>			
	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 checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT <i>Tom Koye</i>		ADDRESS <i>4181 Buoy Ln Chico CA 95928</i>	DAY PHONE <i>521 4233</i>
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER <i>Tom Koye</i>		ADDRESS <i>95928 4181 Buoy Ln Chico</i>	DAY PHONE <i>521 4233</i>
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input 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: <i>Tom Koye</i>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <i>Tom Koye</i>	
	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. <i>TM 05-1021</i>	RECEIVED BY: <i>JB</i>	DATE RECEIVED <i>12/7/07</i>	DATE APPL. DEEMED COMPLETE <i>12/11/2007</i>
	FEE RECEIVED/RECEIPT NO. <i>12/11/07</i>	CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> ND <input type="checkbox"/> MND <input type="checkbox"/> EIR		DATE FILED

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

1. Underground Utilities. All existing and proposed utilities, within the development and along the Carona Avenue street frontages, including electricity, telephone, gas, and cable television, shall be undergrounded with no overhead facilities crossing any streets. (MM. 1.1)

2. Fencing. Solid 6'-0" tall residential-type fencing shall be installed at side and rear property lines prior to final inspections on building permits. Fences along boundaries of the tract shall not result in dual fences so as to isolate property. Fence positions shall be subject to approval of the Planning Director and City Engineer and shall appear on the final improvement plans. Fence positions shall provide maximum privacy for the backyards of both existing and future residents. (MM. 1.2).

3. Fencing along Carona Avenue. Final Improvement plans shall include an upgraded, more durable fencing standard for the Carona Avenue frontage of Parcels 1, 23, 24 and 35. (MM. 1.3).

4. Lot Landscaping. Front and street-side yards, including that portion of the street right-of-way located behind the sidewalk, shall be landscaped prior to final building inspection permit sign-off. Landscaping may include any combination of grass, groundcover, shrubs and/or trees and is subject to Planning Department approval. Not fewer than two trees (minimum sizes of 15-gallon) shall be planted within each front yard. Each front and street side yard shall be provided with a permanent method of irrigation for this landscaping. (MM. 1.4).

5. Residential Façade Standards. The City of Corning has an ordinance/policy (CMC 16.21.135) prohibiting the construction of identical homes within sight of each other. The developer shall vary building floor plans, facades, trim, siding material, building colors, roof types, etc., to comply with this standard. (MM. 1.5).

6. Roof-Mounted Equipment Prohibition. No heating, ventilation, air-conditioning or similar types of equipment shall be installed on the roof of any structure. (MM. 1.6).

7. Carona Avenue Planter. Prior to approving occupancy of Parcels 1, 23, 24 or 25, a combination of trees, shrubs and groundcover shall be installed, irrigated and maintained within that 4'-6" portion of the Carona Avenue right of way lying between the sidewalk and the fence along the north sides of the lots. Plant species, groundcover and irrigation method shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association or other such organization approved by the City of Corning. (MM. 1.7).

8. Blackburn-Moon Drain Property Dedication. The final map shall offer the property "cross-hatched" on the tentative map near the southwest corner of the

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

site (lying south of the southerly drainage easement right of way line per MM 4.1) to the City of Corning. (MM. 1.8).

9. Retaining Wall Standard. Retaining Walls shall be positioned just inside the boundary of the subdivision and shall be designed by an engineer and constructed out of masonry blocks, or poured-in-place concrete. The position and construction detail of the proposed retaining wall(s) shall be similar to the photographs submitted by the project engineer on March 29, 2006 (Exhibit "O") and appear on the improvement plans. The retaining wall plan shall accommodate residential fencing within 1 foot of the retaining wall top where the walls are adjacent to property lines. (modified MM. 1.9).

10. Disclosure of Nearby Agricultural Operations. A note shall be affixed to the front sheet of all recorded maps filed for this project. The note shall clearly state that the property is located near agricultural operations and that residents of the development may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards. (MM. 2.1).

11. Fugitive Dust. Prior to commencing grading operations, the developer shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution Control District. (MM. 3.1).

12. Sprinkle Exposed Soils. During construction, unprotected soils shall be sprinkled to minimize wind erosion. (MM. 3.2).

13. 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. 3.3).

14. Finished Surfaces. Upon completion of development, no substantial area shall remain where soils are completely uncovered. (MM. 3.4).

15. Open Burning. No open burning shall occur on this property unless a land-clearing permit is obtained from the Tehama County Air Pollution Control District. (MM. 3.5).

16. Wood Burning Stoves. Wood Burning stoves shall meet the Only U.S. EPA Phase II certified wood-burning devices shall be installed in the subdivision. Total emissions shall not exceed 7.5 grams per hour from each dwelling. (MM. 3.6).

17. Exterior Electrical Outlets. To promote the use of electrical landscape equipment, at least two electrical outlets shall be provided on the exterior walls of

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

each residence. (MM. 3.7).

18. Open Space Easement. The final map shall offer to the City of Corning the south-facing slope of proposed Lots 12 through 17 lying between the dashed line and area to be dedicated to the City as an Open Space Easement. (MM. 4.1).

19. Cultural Resources. Should cultural or paleontological 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, if any, steps necessary to address and mitigate the discovery. (MM. 5. 1).

20. Soil Investigation. 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..6.1).

21. Soils Report. Prior to issuing building permits, the developer shall provide: 1) certification by a registered Civil Engineer 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 plans comply with building code requirements. (MM. 6.2).

22. Redistribute Topsoil. Topsoil shall be stockpiled and redistributed over graded surfaces. (MM. 6.3).

23. Construction Stormwater Permit and SWPPP. Prior to any site disturbance or earthmoving activities on or adjacent to the project site, applicant shall obtain a Construction Stormwater Permit from the Regional Water Quality Control Board. 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 to 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 SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner. (MM. 6.4).

24. Grading Plan. The developer shall provide a final grading plan for the project for City review and approval prior to commencing any grading. (MM. 6.5).

25. Designated No Grade Area. No grading shall be permitted in the area to be dedicated to the City adjacent to the Blackburn-Moon Drain and the Open

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

Space Easement area of the along the south sides of Lots 11 through 17. A note shall clearly label "No Grading Permitted in this Area" on the Grading Plans. The plans shall include temporary fencing positioned along the north boundary of the Open Space Easement. (MM. 6.6).

26. Abandon Water Well and Septic System(s). Prior to recording any final map, the applicant shall properly abandon any water wells or septic systems occurring on the property in accordance with the requirements of the Tehama County Environmental Health Department. (MM. 7.1).

27. Abandon existing structure. Obtain a demolition permit from the City of Corning and demolish the onsite accessory building appearing on proposed Lot 18. (MM. 7.2).

28. Fire Hydrants. Fire hydrants shall be installed in accordance with City standards (CMC 16.24.030). The developer shall provide the City with one hydrant repair kit. (MM. 7.3).

29. Storm Water Drainage. Prior to recordation of the Final Map, the developer shall present improvement plans for retention of the net increase in run-off resulting from the development during a 25-year storm for a duration of 4 hours. (MM. 8.1).

30. Storm Water Facilities. Stormwater retention and conveyance facilities shall be constructed in accordance with City of Corning Public Works standards. (MM. 8.2).

31. Dedicate property for stormwater facilities. Final map shall offer all stormwater collection, detention & discharge facilities to the City of Corning. Maintenance of these facilities shall b the responsibility of the Landscaping and Lighting District._(modified MM.8.3).

32. Drainage. Lots must be graded to direct runoff to storm drain facilities within easements or rights-of way. No lot-to-lot runoff shall be permitted. (MM. 8.4).

33. 100 Year Flood Plain. The Final Map shall plot the approximate boundaries of the area expected to be inundated (if any) during the 100-year flood event. (MM. 8.5).

34. Construction Days and Hours. Construction work shall occur only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 6:00 p.m. on weekends and federally

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

observed holidays unless specifically approved otherwise, in writing, by the City of Corning. (MM. 11.1).

35. Landscape and Lighting District. Prior to recordation of the Final Map, the developer shall establish (or annex to an existing)a landscape and lighting district or other equivalent fund-collecting organization approved by the City of Corning to fund the operation and/or continued maintenance of street lighting, landscape strips in the public right-of-way, stormwater collection and detention facilities, and the bicycle/pedestrian path along the Blackburn-Moon Drain. The project engineer shall prepare an estimate of the annual maintenance costs for these facilities that shall be made part of the District formation procedure.

(modified MM. 13.1).

36. Public Improvements. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards. (MM. 13.2).

37. Pedestrian and Maintenance Trail. The Improvement Plans for the tract shall include a 12'-0" wide paved trail positioned on the south side of the Blackburn-Moon Drain and within the property dedicated to the City of Corning. The improvement plans shall include a cross-section of the trail showing a minimum 6-inch aggregate base and 2-inch asphalt surface. The improvement plans shall include an engineer's cost estimate for trail construction. (MM. 14.1).

38. Deposit Funds in lieu of Trail Construction. Prior to recording the final map, the developer shall deposit an amount equivalent to the Engineer's estimate for trail construction to the City of Corning. Construction of this segment of trail shall be postponed until the segment to the northwest is constructed. (MM. 14.2).

39. Traffic Signal Installation and Development Impact Fees. Development of the project residences will require payment of City Development Impact Fees in effect at the time of issuance of the individual building permits in order to lessen development impact on City transportation systems. These fees shall be paid prior to issuance of Certificates of Occupancy for each residence. (modified MM. 15.1).

40. Carona Avenue Right-of-Way Dedication. The Final Map shall offer additional right-of-way dedication to provide a 30' half-width (60' full width) for Carona Avenue along the project site frontage. (MM. 15.2).

41. Carona Avenue Improvements. Prior to recordation of the Final Map, the developer shall improve the frontage sections of Carona Avenue to provide full south half-width improvements as shown on Drawing S-18 (40' wide-2-lane

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

street), including one 12' wide travel lane an 8' wide parking lane, vertical curb, gutter and sidewalk on the southerly half-width, and complete an asphaltic concrete overlay for one lane width (12') on the northerly half-width. (MM. 15.3).

42. Street Names. Final street names are subject to City approval and shall appear on the Final Map. (MM. 15.4).

43. Street Lighting. The developer shall provide street lighting that meets City standards. (MM. 15.5).

44. Interior Street Improvements. Interior streets shall be within 60' right of ways and improved in accordance with City of Corning Standard S-18 (40' 2 lane street). (MM. 15.6).

45. Access Restrictions. A 1'-0" "Non-access" strip shall be dedicated to the City along the lot frontages of Carona Avenue. No driveways from these lots may be placed onto Carona Avenue. (MM. 15.7).

46. Barricade. Provide a street barricade at the temporary south end of Street "B" in accordance with City Standard Drawing S-8. The finished barricade shall be painted bright white. (MM. 15.8).

47. Water and Sewer Lines. The developer shall install sewer and water lines within street rights of ways per City Public Works Standard S-11. (MM. 16.1).

48. Looped Water System. The developer shall provide a "looped water system" connecting to existing City water facilities at the two street intersection locations. (MM. 16.2).

49. Water Service. The developer shall install water services and meters for each lot in accordance with Public Works Standard S-20. (MM. 16.3).

50. Sewer Service. The developer shall install sewer services for each lot in accordance with Public Works Standard S-21. (MM. 16.4).

51. Postal Boxes. Provide one or more "Cluster Box Units (CBUs) for postal service at locations approved by the Corning Postmaster. CBU positions shall appear on the improvement plans for the subdivision. (MM. 16.5).

**TENTATIVE TRACT MAP 05-1021
CONDITIONS OF APPROVAL
TK RANCH SUBDIVISION**

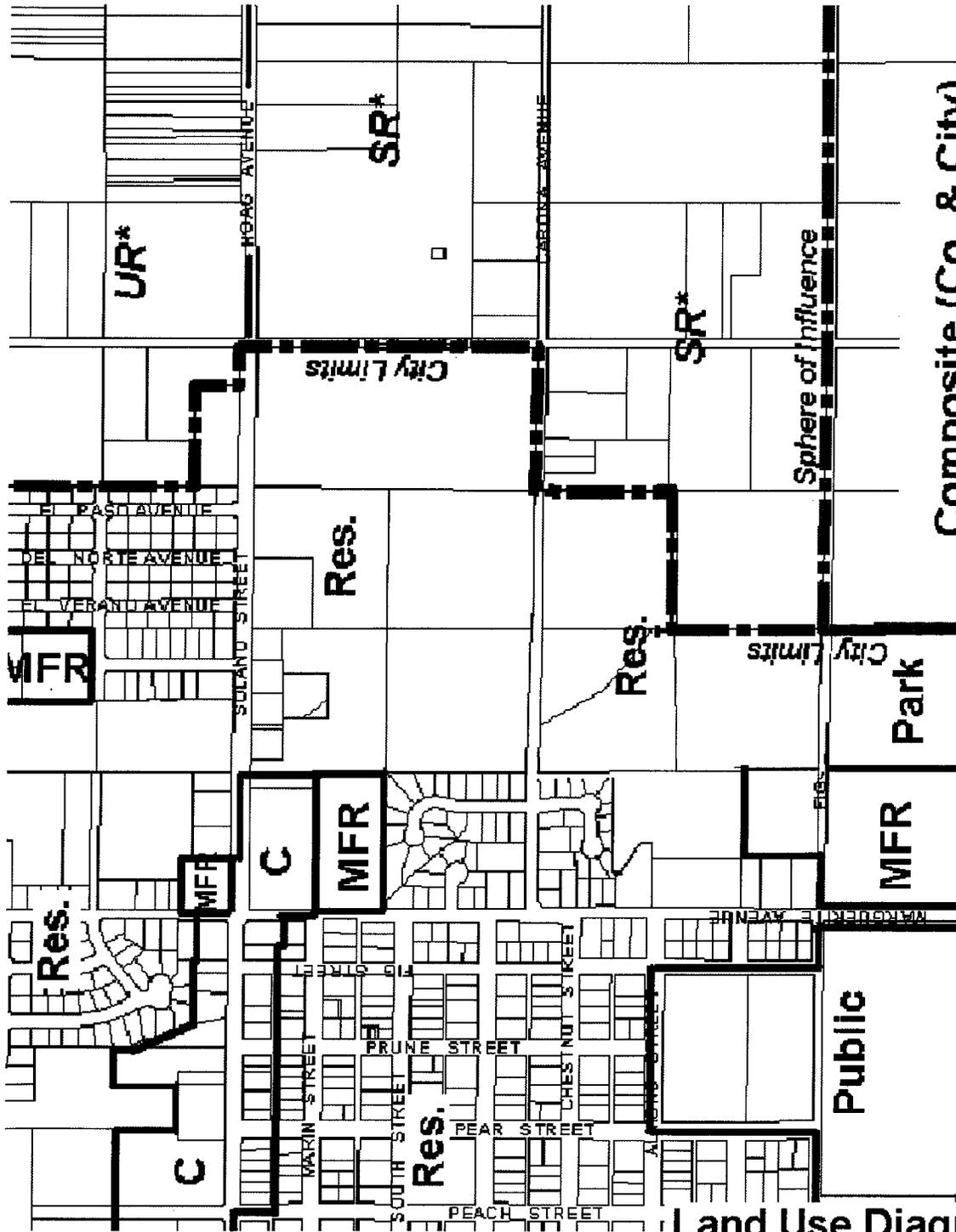
52. Minimum Front Yard Setbacks. The Minimum front yard setbacks for Lots 12, 15, 16 & 17 shall be as follows:

Lot 12-48 feet	Lot 15-29 feet
Lot 16-29 feet	Lot 17-71 feet

53. Common Driveway. A common driveway positioned within a Reciprocal Easement shall be provided between Lots 16 and 17. The driveway shall be paved with asphalt or concrete and shall be at least 20 feet in width where shared. The driveway may narrow to 10 feet commencing at the point where it serves only one residence/lot.

54. Regional Water Quality Control Board Approval. Prior to commencing grading, obtain Regional Water Quality Control Board approval or permit for detention basin and discharge into the Blackburn Moon Drain, if approval is required.

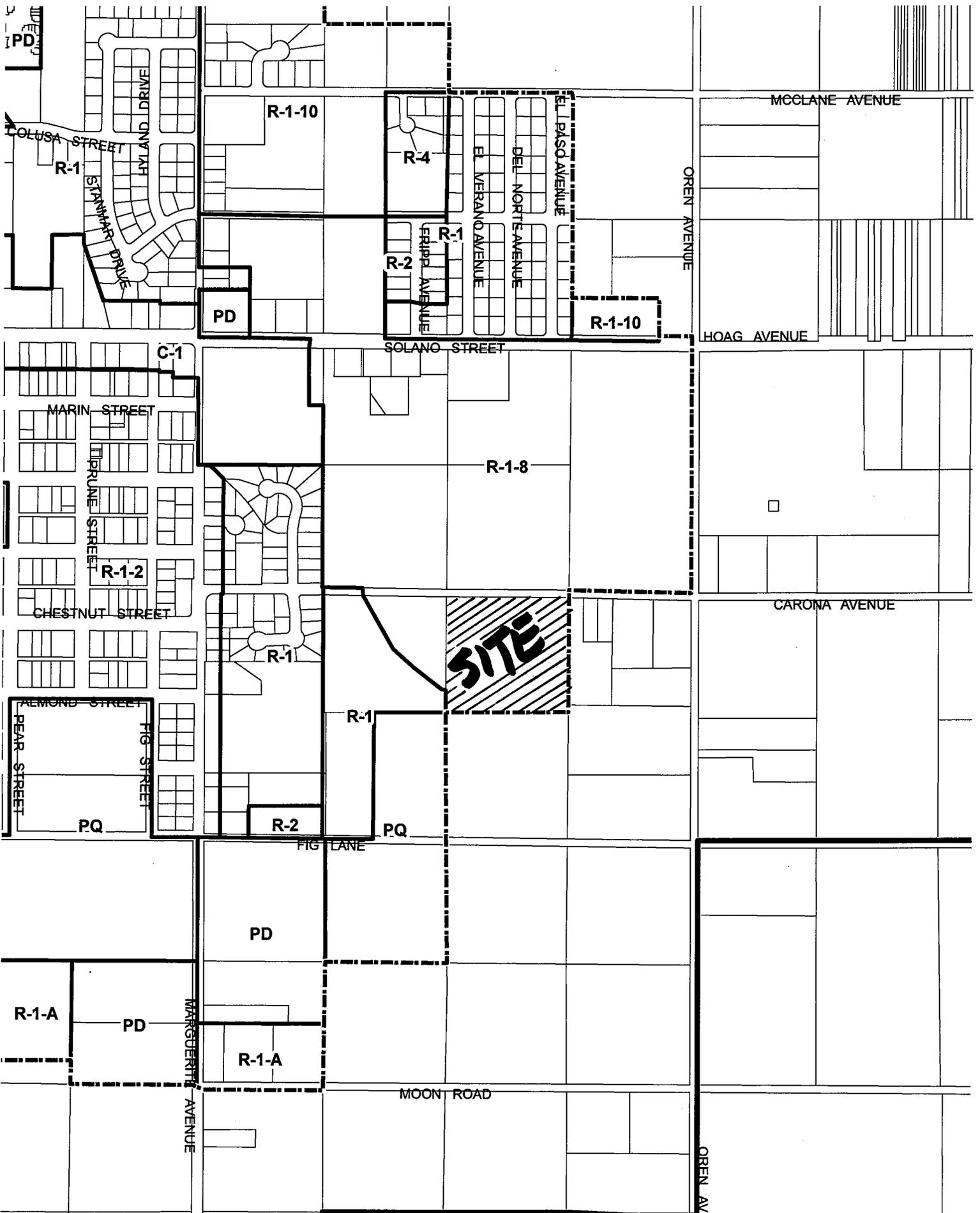
55. USEPA Approval for Subsurface Stormwater Retention. Prior to commencing grading, the applicant shall provide proof of USEPA approval of any subsurface stormwater retention/discharge facilities.



**Composite (Co. & City)
Land Use Diagram**

**Land Use Diagram
Exhibit C**

* Denotes County Land Use Designation



ZONING

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).