



**CITY OF CORNING  
PLANNING COMMISSION AGENDA  
TUESDAY, JULY 21, 2015  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

**C. MINUTES:**

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

- a) May 19, 2015 Planning Commission Meeting; and**
- b) June 16, 2015 Planning Commission Meeting**

**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. Use Permit 2015-274; Kimberly Freeman:**

Establish a message therapy business within an existing salon known as the "Red Door Hair Salon" located along the north side of Solano Street at the Solano/5<sup>th</sup> Street Intersection. Address: 1302 Solano St.; APN: 71-131-05.

**3. 2014-2034 General Plan Update Draft Environmental Impact Report (DEIR):**

Take comments from agencies and the general public on the DEIR being circulated for the 2014-2034 City of Corning General Plan Update.

**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, and explain the reason you are asking for the order of the Agenda to be changed.**

**4. General Plan Conformity and Appropriate Use Determination:**

Determine if use of the previous court building located at the southwest corner of the Hoag St./Yolo St. Intersection as an Adult Day Support Center for adults with developmental disabilities is in conformity with the General Plan and an appropriate use in a P-Q, Public/Quasi Public Use Zoning District.

Address: 720 Hoag Street; APN: 71-121-08.

**G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

**H. ADJOURNMENT:**

**POSTED: FRIDAY, JULY 17, 2015**

**The City of Corning is an Equal Opportunity Provider and Employer**



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**TUESDAY, MAY 19, 2015  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

All members of the Commission were present.

**C. MINUTES:**

1. Waive the reading and approve the Minutes of the following meetings with any necessary corrections:
  - a) March 17, 2015 Planning Commission Meeting
  - b) March 31, 2015 Planning Commission Special Workshop; and
  - c) April 21, 2015 Planning Commission Meetings

Commissioner Barron provided some corrections. Commissioner Reilly moved to approve the minutes with the stated corrections. Commissioner Barron seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Absent/Abstain/Oppose: None. Motion was approved by a 5-0 vote.**

**D. BUSINESS FROM THE FLOOR: None.**

**E. PUBLIC HEARINGS AND MEETINGS: None.**

**F. REGULAR AGENDA:**

2. **2014-2034 General Plan Environmental Impact Report (EIR): Public Scoping Meeting to accept public comments regarding the scope of the draft EIR being prepared for the 2014-2034 General Plan Update.**

This item was introduced by Planning Consultant John Stoufer. He stated that the responsible agencies had been notified of tonight's meeting and tonight is for members of the public or agencies to attend and provide their comments. We will also be receiving comments by mail. No action is necessary from the Commission other than to accept comments. Commissioner Poisson confirmed the timeframe of the agency review process. Having 0 comments received, the Commission will move on to the next item.

3. **2014-2034 General Plan Update: Discuss potential land use amendments to property in the City located north of Blackburn Avenue between the Corning Airport and Highway 99-W.**

Planning Consultant John Stoufer stated that the City did receive a letter from property owner Tula Talvi. He also presented the Commissioners with a map showing the Talvi property as well as adjacent property owned by Mr. Vanella and Tula Talvi. Commissioner Reilly confirmed the property discussed tonight are limited to just the two Talvi properties. Mr. Stoufer also stated that the Airport Commission did not approve this item.

At the request of the Planning Commission, Mr. Brewer briefed them on the concerns of the Airport Commission that resulted in their no action relating to this item. Their concerns related to industrial traffic and the inability to obtain answers to their questions. Mr. Brewer stated he recommends that the Planning Commission continue working with the applicant regarding the two mitigation measures, i.e. water buffer zone, etc. Mr. Diaz interjected with some recommendations.

**The City of Corning is an Equal Opportunity Provider and Employer**

**Reilly:** Stated his concerns relating to possible chemical drift from orchard use due to the close proximity to the High School. He asked Mr. Diaz about the items he previously stated; Mr. Diaz responded stating they would relate to circulation, well, and Airport.

Is the house located on this property utilizing the agricultural well; response was no. He then asked the depth of this well; Mr. Brewer stated he doesn't have that information at this time.

**Poisson:** Stated her concern that the Airport Commission was not on board. Has the Airport had problems with neighboring properties; Mr. Brewer stated that the City has acquired a lot of the property adjacent to the Airport as a buffer zone, so to his knowledge he doesn't believe there have been any problems recently. He did explain the past conflict with the High School regarding location of a building on the School's property...the High School built their building and the City moved the Airport runway to the north to mitigate the issue and create a buffer zone.

The Commission then discussed the Airport Commissions concerns, specifically those regarding the peripheral of the Airport such as conditions that could cause a need for the shut down of the Airport.

Mr. Stoufer stated that what Staff is requesting tonight is whether the Commission believes the property is appropriate for reclassifying to an LLR zoning, or should it remain Light Industrial? Keep in mind that no action will be taken tonight; final decision will go to the City Council.

**Barron:** Asked if the City knows the names of the properties located in the County and are they interested in participating in this. He was informed that we don't know. He also confirmed that they are 10 acre blocks and are currently zoned Planned Development.

**Reilly:** Stated he has no problem with the LLR designation however he would like more information regarding the well proposal.

By consensus of the Commission they are in favor of the LLR Land Use designation for the properties.

**Schedule:**

June 16th: Present and highlight main issues on draft.

July 21<sup>st</sup>: Public Hearing – receive comments

August: Make recommendation to Council

September 8<sup>th</sup> to Council

**G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

**H. ADJOURNMENT: 7:23 p.m.**

---

**Lisa M. Linnet, City Clerk**



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**TUESDAY, JUNE 16, 2015  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

All members were present except Commissioner Reilly.

**C. BUSINESS FROM THE FLOOR: None**

**D. PUBLIC HEARINGS AND MEETINGS: None.**

**E. 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, and explain the reason you are asking for the order of the Agenda to be changed.**

**2. Review and discussion of the Administrative Draft EIR. Consider a recommendation that the Administrative Draft and Draft General Plan be considered for adoption by the Planning Commission.**

Eihnard Diaz presented the 2014-2034 General Plan Update Administrative Draft Environmental Impact Report. Mr. Diaz then went over the proposed schedule:

June 23: DEIR to State & Planning Commission

June 24: 45 Day Comment Period Begins

July 21: DEIR Comments at Planning Commission Mtg.

Aug. 7: Review Period Ends.

Aug. 10: Planning Commission receives revised DEIR

Aug. 18: Planning Commission considers DEIR & General Plan and possible recommendation to the City Council for Adoption.

Sept. 8: Council considers adoption of Final EIR and General Plan.

Mr. Diaz discussed the proposed DEIR presented tonight with the Commissioners specifying specific numbers for housing growth and the projected housing growth presented by the Department of Finance. Planning Consultant John Stoufer announced that the Commissioners would be provided with the draft General Plan by July 21<sup>st</sup>. At that time if any of the Commissioners have questions prior to the next meeting on August 18<sup>th</sup>, please contact John or City Staff.

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

**H. ADJOURNMENT: 7:00 p.m.**

---

**Lisa M. Linnet, City Clerk**

ITEM NO: E-2  
USE PERMIT 2015-274; KIMBERLY  
FREEMAN, ESTABLISH A BUSINESS THAT  
PROVIDES CERTIFIED MASSAGE THERAPY  
IN AN EXISTING SALON KNOWN AS "RED  
DOOR HAIR SALON" LOCATED ALONG THE  
NORTH SIDE OF SOLANO ST. AT THE  
SOLANO ST. / 5<sup>TH</sup> ST. INTERSECTION.  
ADDRESS: 1302 SOLANO ST. APN: 71-131-05

JULY 21, 2015

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING CONSULTANT

**PROJECT DESCRIPTION:**

Kimberly Freeman, a Certified Massage Practitioner has applied for a Use Permit to establish a business that provides Certified Massage Therapy in an existing hair salon known as "Red Door Hair Salon". Pursuant to Section 17.54.020 (A) (8) a "massage parlor" is only permitted upon the issuance of a Use Permit. The existing hair salon is located along the north side of Solano St. at the northwest corner of the Solano St./5<sup>th</sup> Street intersection. Address: 1302 Solano St. APN: 71-131-05

**GENERAL PLAN LAND USE DESIGNATION**

C – Commercial

**ZONING**

C-2 – Central Business District. This district classification is intended to be applied in areas suitable for complete retail business and service use to serve a residential community. The C-2, Central Business District, allows professional offices, studios, and clinics. A certified massage therapy business or "massage parlor" would be classified as a clinic and therefore permitted within the C- zoning designation. As previously discussed pursuant to Section 17.54.020 (A) (8) a "massage parlor" is only permitted upon the issuance of a Use Permit.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21084 of the Public Resources Code requires a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Secretary of Resources has classified projects that do not have a significant effect on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

CEQA, Section 15301, Existing Facilities, Class 1 provides exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical

features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

This project will permit a business that would provide massage therapy within an existing hair salon business a commercial use permitted in a C-2, Central Business District. The leasing of an area to conduct message therapy in an established salon is a negligible expansion of the existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

## **CONSISTENCY WITH GENERAL PLAN**

### **LAND USE ELEMENT:**

The site is currently designated Commercial as shown on the Land Use Element Maps for the City of Corning. The building where the massage therapy business will be established is in the downtown area of the City and along Solano Street a designated arterial street in the Circulation Element of the General Plan and consistent with the following policies of the Land Use Element:

*Policy #6 – Encourage the location and development of businesses which generate high property and sales taxes, local employment and are environmentally compatible.*

*Policy #7 – Commercial development should be clustered on arterial streets and at major intersections in the downtown or near Interstate 5 interchanges*

### **RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-274;**

#### **Factual Subfinding #1**

Use Permit 2015-274 will permit a business that would provide massage therapy within an existing hair salon known as "Red Door Hair Salon" which is a permitted use in a C-2, Central Business District.

#### **Legal Finding #1**

The granting of Use Permit 2015-274 would permit a message therapy business as an additional use of an existing hair salon which is a negligible expansion of the existing use and permitted in the C-2 Zoning District, therefore exempt from CEQA pursuant to Section 15301, Class 1.

**Factual Subfinding #2**

Kimberly Freeman, a Certified Massage Practitioner will be conducting a message therapy business in a building located on a parcel that is zoned C-2, Central Business District.

**Legal Finding #2**

Professional offices, studios, and clinics are an allowed use in a C-2 Zoning District. Massage therapy would be classified as a professional clinic.

**Factual Subfinding #3**

Kimberly Freeman will establish a message therapy business in an existing commercial building currently established with a hair salon and that has historically been used for commercial uses within the downtown area of the City of Corning.

**Legal Finding #3**

The building is adequate in size, shape, and topography to allow for the establishment of a massage therapy business within the existing hair salon.

**Factual Subfinding #4**

The commercial building where massage therapy business will be located has direct access to Solano Street and 5<sup>th</sup> Street with adequate off street parking for customers.

**Legal Finding #4**

Solano Street is a major arterial road in the vicinity where the message therapy business will be located and is adequate in width and pavement to carry the amount of traffic that the business will generate.

**Factual Subfinding #5**

The message therapy business will be located in a building that is currently occupied by a business known as the "Red Door Hair Salon".

**Legal Finding #5**

Establishing a message therapy business within the commercial building located at 1302 Solano Street will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**ACTION**

**Move to adopt the five Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2015-274 subject to the three conditions as recommended by staff:**

(Please note that the Planning Commission has the ability to add, modify, or delete any factual subfindings, legal findings, and conditions of approval as recommended by staff if deemed appropriate by a majority of the Commission.)

**STAFF RECOMMENDED CONDITIONS OF APPROVAL**

**CONDITION #1 – ADULT-ORIENTED BUSINESS**

Issuance of Use Permit 2015-274 in **no way** implies that an adult-oriented business, as regulated by Chapter 8.09 and Chapter 17.60 of the Corning Municipal Code, is permitted.

**CONDITION #2 – AGENCY COMPLIANCE & CERTIFICATE OF OCCUPANCY**

The massage therapy business must comply with all local, state, and federal regulations, and obtain a Certificate of Occupancy from the City of Corning.

**CONDITION #3 SIGN REGULATIONS**

The business must comply with the City of Corning sign regulations established by Resolution 10-25-05-01.

Or;

**Failing to make findings in support of the project recommend findings in denial of the project for consideration by the Planning Commission.**

**Adopt findings in denial of the project and deny Use Permit 2015-274.**

**ATTACHMENTS**

Exhibit "A"	Vicinity Map – Aerial Photo
Exhibit "B"	Zoning Map
Exhibit "C"	General Plan Land Use Map
Exhibit "E"	Use Permit Application



# EXHIBIT "B"

YOLO STREET

5TH STREET

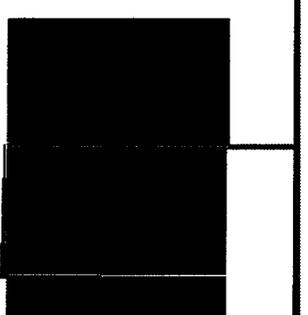
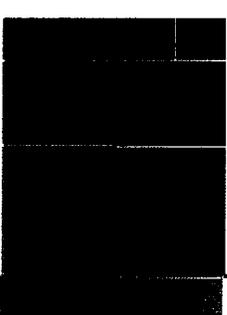
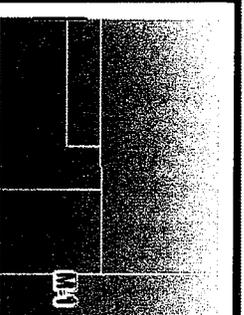
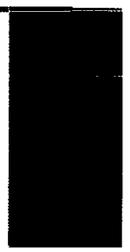
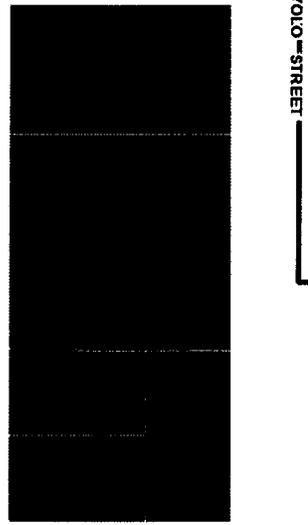
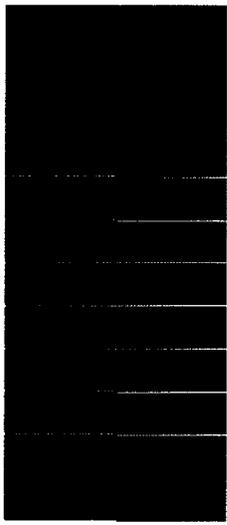
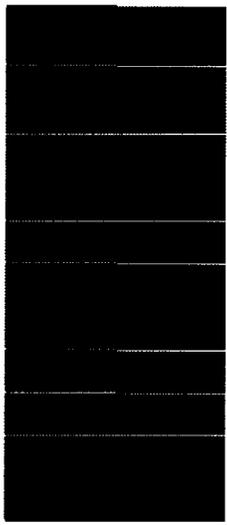
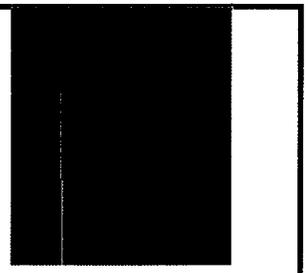
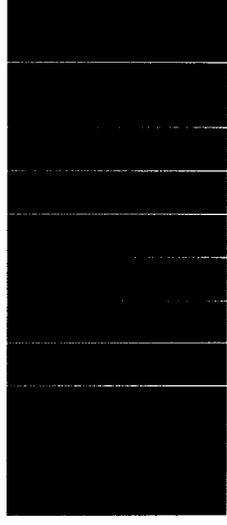
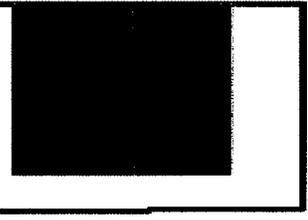
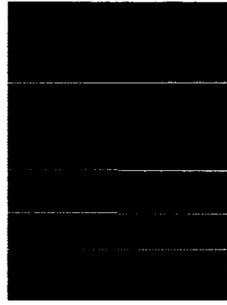
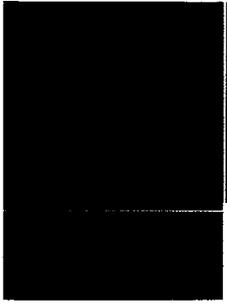
3RD STREET

SOLANO STREET

4TH STREET

G-2

WEST



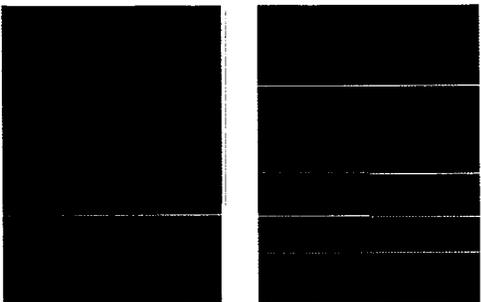
**EXHIBIT "C"**

YOLO STREET

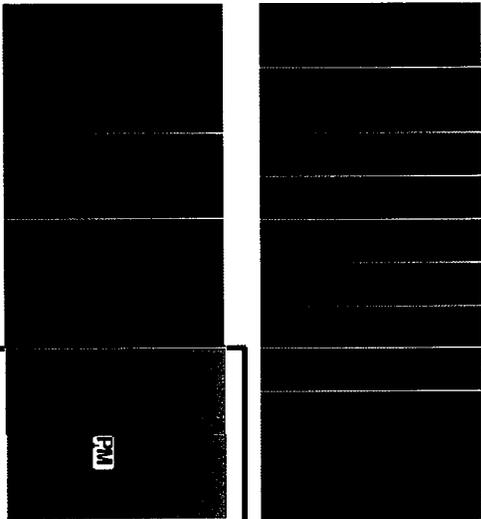
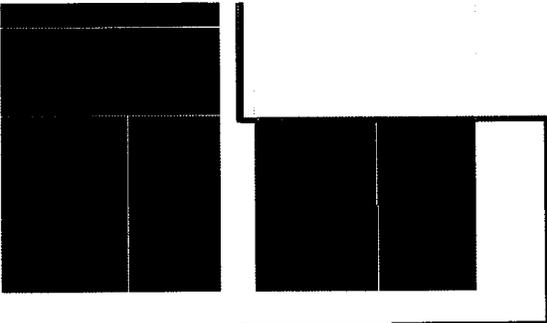
5TH STREET

SOLANO STREET

4TH STREET

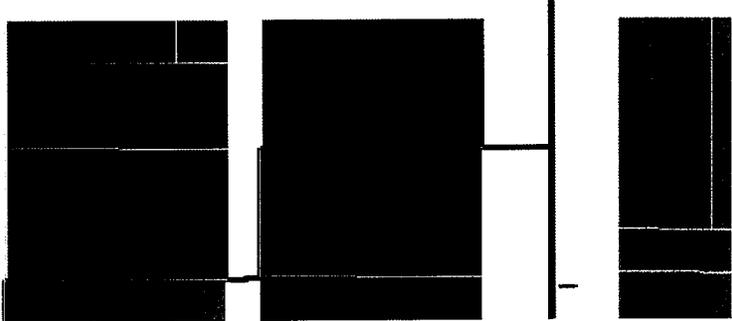
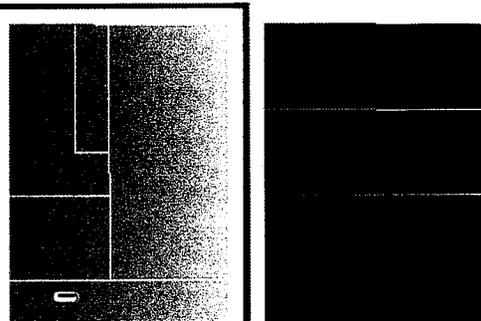
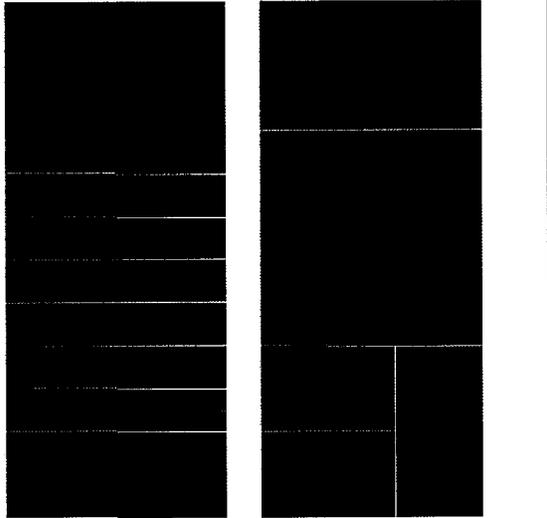
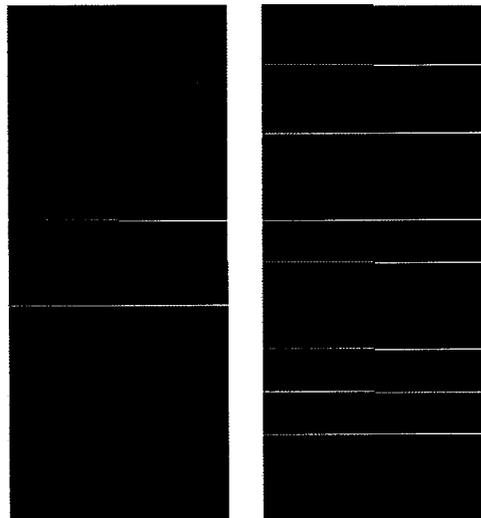


G



PLA

5TH STREET



**PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

*Exhibit "D"*

City of Corning  
Planning Dept.  
794 Third Street  
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS <b>1302 Solano St</b>		ASSESSOR'S PARCEL NUMBER <b>71-131-05</b>	G.P. LAND USE DESIGNATION <b>C</b>
	ZONING DISTRICT <b>C-2</b>	FLOOD HAZARD ZONE <b>N/A</b>	SITE ACREAGE	AIRPORT SAFETY ZONE? <b>N/A</b>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>Establish a Message Therapy business within existing salon known as the Red Door Hair Salon. DBA will be Message by Kim.</b>			
	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 <b>Kimberly Freeman</b>	ADDRESS <b>P.O. Box 463</b>	DAY PHONE	
	REPRESENTATIVE (IF ANY)	ADDRESS <b>1306 Butte Street</b>	DAY PHONE <b>530 680-3842</b>	
	PROPERTY OWNER	ADDRESS	DAY PHONE	
	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: <b>Kimberly Freeman</b>			PROPERTY OWNER: I have read this application and consent to its filing.  Signed: <b>X Mohammad H. Ahmad</b>	
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.				

FOR OFFICE USE ONLY			
APPLICATION NO. <b>2015-274</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>6/22/15</b>	DATE APPL. DEEMED COMPLETE
FEE RECEIVED/RECEIPT NO. <b>YES</b>	CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> NO MND EIR		DATE FILED



# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

DATE FILED \_\_\_\_\_

### General Information

1. Project Title: Use Permit 2015-214

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:

State Licensing + Insurance Coverage

### 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.

6. Associated project(s). Hair Salon + Bowen work conducted on site

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.)

N/A

# PLANNING APPLICATION

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

N/A

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

N/A

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

N/A

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

Use Permit per Cowing Municipal Code

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

# 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.

Message therapy will be conducted within existing building already being used for hair salon.

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.

Commercial development along Solway St.

### Certification

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

Date \_\_\_\_\_ Signature \_\_\_\_\_

For: \_\_\_\_\_



# CALIFORNIA MASSAGE THERAPY COUNCIL

One Capitol Mall, Suite 320 | Sacramento, CA 95814  
tel 916.669.5336 fax 916.669.5337  
www.camtc.org

January 21, 2015

Kimberly Jewel Freeman  
PO Box 463  
Corning, CA 96021

Dear Kimberly Jewel Freeman:

Congratulations on becoming a California Certified Massage Practitioner. You have taken an important step in being recognized as a leading professional in the healing arts. CAMTC certification gives you the freedom to practice in multiple cities without the burden of multiple permits.

Below you will find your official ID card that identifies you as a CAMTC Certificate holder. Please keep this with you any time you are at work. If you move to another city or your card is lost/stolen or if your name changes, you will need to pay \$15 to replace the ID card. (You may also order a replacement certificate for an additional fee of \$15.) Replacement ID and/or certificate may be ordered and paid for at: <http://www.camtc.org/FormDownload.aspx>. Please note: if you are requesting a replacement card/certificate because of a new name, you will need to send copies of the legal documentation (i.e. marriage license or divorce decree) to CAMTC in addition to completing the order form and paying online. You must send this material to the address listed at the top of this letter.

Thank you for choosing statewide certification. We look forward to assisting you with any future needs.

Sincerely,

Ahmos Netanel  
CEO



# CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code B&P Section 4600,  
the California Massage Therapy Council hereby awards to

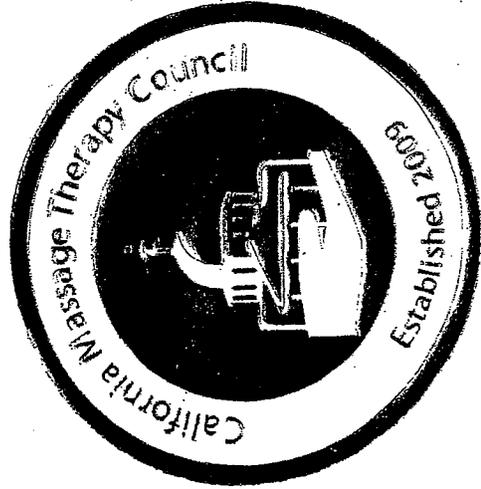
**Kimberly Jewel Freeman**

the designation of

## CERTIFIED MASSAGE PRACTITIONER

Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, Kimberly Jewel Freeman is recognized as a CMP in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.

Given at Sacramento, California, Wednesday, January 21, 2015.



Mark Dixon, Chairman of the Board  
California Massage Therapy Council  
CAMTC, One Capitol Mall, Suite 320, Sacramento, CA 95814

**CERTIFICATE # 63603**  
**EXPIRES: 1/21/2017**  
**CERTIFIED SINCE: 1/21/2015**

The validity and authenticity of this certificate may be verified online by entering the name and certificate number at: [www.camtc.org](http://www.camtc.org)



# Certificate of Insurance

## OCCURRENCE COVERAGE ABMP In-Dues Liability Program

**ABMP MAILING ADDRESS:**

Associated Bodywork & Massage Professionals  
25188 Genesee Trail Road  
Suite 200  
Golden, CO 80401

**MASTER POLICY HOLDER**

Allied Professionals Insurance RPG

**AGENT/BROKER**

Allied Professionals Insurance Services

**ISSUED BY:**

Allied Professionals Insurance Company, A  
Risk Retention Group, Inc.

**POLICY #:** API-ABMP-15**LIABILITY LIMITS***(per member)***COMMERCIAL GENERAL LIABILITY**

ANNUAL AGGREGATE .....	\$6,000,000
PER OCCURRENCE LIMIT .....	\$2,000,000
PRODUCTS-COMP/OP .....	Included
PROFESSIONAL LIABILITY .....	Included
GENERAL LIABILITY .....	Included
FIRE LIABILITY LIMIT .....	\$100,000

**To verify information, contact ABMP. Tel: 303-674-8478 Fax: 303-674-0859**

This Policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group. Coverage is afforded to person(s) named herein as Named Insureds according to the terms and conditions of the Policy to which this Certificate refers. No other rights or conditions, except as specifically stated herein, are granted or inferred.

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICY OF INSURANCE LISTED ABOVE HAS BEEN ISSUED TO THE INSURED NAMED BELOW. THE INSURED ACTIVE DATE LISTED BELOW APPLIES ONLY TO ELEMENTS OF COVERAGE CONTINUOUSLY IN PLACE SINCE THE INCEPTION OF THE NAMED INSURED'S POLICY. CHANGES TO COVERAGE ARE EFFECTIVE RETROACTIVELY ONLY TO THE DATE THE CHANGE WAS MADE. REPORT IN WRITING WITHIN 48 HOURS ANY & ALL CLAIMS, OR INCIDENTS THAT YOU BELIEVE MAY RESULT IN A CLAIM, EVEN IF GROUNDLESS.

This Certificate, along with the Policy to which it refers, is valid evidence of coverage extended to the Certificate Holder listed below.

**ADDITIONAL INSURED:***(with inception date)*

Coverage is extended subject to all terms and conditions of the Policy.

**CERTIFICATE HOLDER**

*(Active Registered Members are on file with the ABMP Membership Director.)*

Member/Named Insured: Kimberly Freeman  
 Membership I.D. #: 1081326  
 Member/Policy Term Active: May-28-2015  
 Member/Policy Term Expires: May-27-2016  
 Total Member Cost: \$ 199 (ABMP Membership, including Member Liability Coverage)

**Authorized Representative**

**CANCELLATION:** Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice for non-payment or 90 days written notice for any other reason to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

**ITEM NO. E-3  
TAKE COMMENTS FROM AGENCIES  
AND THE GENERAL PUBLIC ON THE  
DRAFT EIR CURRENTLY BEING  
CIRCULATED FOR THE 2014-2034  
GENERAL PLAN UPDATE**

**JULY 21, 2015**

**TO: CITY OF CORNING PLANNING COMMISSION**

**FROM: JOHN STOUFER, PLANNING CONSULTANT**

**SUMMARY:**

The California Environmental Quality Act (CEQA) provides guidelines for the implementation of the law. CEQA Guidelines, Sections 15080 to 15097, provides requirements for the EIR Process. Pursuant to these guidelines we are now circulating the Draft Environmental Impact Report (DEIR) for a 45 day review and comment period by Responsible and Trustee Government Agencies and the general public.

In regards to Section 15087 "Public Review of Draft EIR" CEQA Guidelines states; *"Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged, but not required as an element of the CEQA process"*.

Since the law encourages a public hearing on the DEIR staff has notified the Responsible and Trustee Government Agencies and the general public that a public hearing will be held at the July 21, 2015 Planning Commission meeting to receive comments on the DEIR. Attached as "Exhibit A" is a copy of Section 15088 "Evaluation of and Response to Comments" that must be followed once the 45 day review period is completed.

**ACTION:**

**Provide Agencies and the General Public the opportunity to provide comments regarding the Draft EIR currently being circulated for the 2014-2034 General Plan Update.**

**ATTACHMENTS:**

Exhibit "A" CEQA Guidelines Sections 15088

- (h) Public agencies should compile listings of other agencies, particularly local agencies, which have jurisdiction by law and/or special expertise with respect to various projects and project locations. Such listings should be a guide in determining which agencies should be consulted with regard to a particular project.
- (i) Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged, but not required as an element of the CEQA process.

**Note:** Authority cited: Section 21083, Public Resources Code. Reference: Sections 21091, 21092, 21092.2, 21092.3, 21092.6, 21098, 21104, 21152, 21153 and 21161, Public Resources Code.

### 15088. EVALUATION OF AND RESPONSE TO COMMENTS

- (a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The Lead Agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- (b) The lead agency shall provide a written proposed response to a public agency on comments made by that public agency at least 10 days prior to certifying an environmental impact report.
- (c) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the Lead Agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.
- (d) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the Lead Agency should either:
  - (1) Revise the text in the body of the EIR, or
  - (2) Include marginal notes showing that the information is revised in the response to comments.

**Note:** Authority cited: Section 21083, Public Resources Code. Reference: Sections 21092.5, 21104, and 21153, Public Resources Code; *People v. County of Kern* (1974) 39 Cal. App. 3d 830; *Cleary v. County of Stanislaus* (1981) 118 Cal. App. 3d 348.

### 15088.5. RECIRCULATION OF AN EIR PRIOR TO CERTIFICATION

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:
  - (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
  - (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

**ITEM NO. F-4**

**DETERMINE IF USE OF THE PREVIOUS COURT BUILDING, LOCATED AT THE SOUTHWEST CORNER OF THE HOAG ST./YOLO ST. INTERSECTION, AS AN ADULT DAY SUPPORT CENTER FOR ADULTS WITH DEVELOPMENTAL DISABILITIES IS IN CONFORMITY WITH THE GENERAL PLAN AND AN APPROPRIATE USE IN A P-Q, PUBLIC/QUASI PUBLIC USE ZONING DISTRICT.**

**ADDRESS: 720 HOAG ST. APN: 71-121-08**

**JULY 21, 2015**

**TO: PLANNING COMMISSION OF THE CITY OF CORNING**

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**BACKGROUND:**

The City has been notified that the County of Tehama has entered into a sublease agreement for the property and building that was formerly used by the County as the Corning Municipal Courts, to North Valley Services to establish an adult day support center for adults with developmental disabilities. The approximately 0.5 acre parcel is owned by the State of California and leased by the County.

North Valley Services is a non-profit corporation that is dedicated to promoting opportunities for persons with disabilities in Tehama, Glenn, and Lassen Counties. The centers provide day training and community integration to adults with developmental disabilities. Training and activities are in self-help skills, activities of daily living, vocational skills, community awareness, and social interaction. Their clients provide a variety of services to both the public and private sector.

**GENERAL PLAN:**

PM – Public/Municipal Services. This land use designation includes schools, public utilities, parks, hospitals, and government buildings established in the City.

## **ZONING:**

The parcel is currently zoned, P-Q, Public or Quasi-Public Use District. The P-Q district regulations are included to achieve the following purposes:

- A. *To accommodate the wide range of public, institutional and auxiliary uses which are established in response to the health, safety, welfare and cultural needs of the citizens of the city;*
- B. *To organize the assemblage of specific, nonprofit and profit public facilities into efficient, functionally compatible, and attractively planned administrative centers in conformance with the general plan;*
- C. *To establish site plan approval for uses thereby ensuring compatibility with adjacent more restrictive districts.*

Within this zoning designation permitted uses are "Reserved" and uses permitted by Use Permits does not list adult day support centers as a use requiring a Use Permit. Section 17.33.040 "Determination of appropriate use by Planning Commission" of the Corning Municipal Code reads as follows:

*"Whenever a use is not listed in this chapter as a use permitted as of right or a use subject to a use permit in the P-Q district, the planning commission shall determine whether the use is appropriate for the zoning district, either as of right or subject to a use permit. In making its determination, the planning commission shall find as follows:*

- A. *That the use would not be incompatible with other existing or allowed uses in the district.*
- B. *That the use would not be detrimental to the continuing development of the area in which the use would be located; and*
- C. *That the use would be in harmony and consonant with the purposes of the zoning district."*

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21084 of the Public Resources Code requires a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Secretary of Resources has classified projects that do not have a significant effect on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

CEQA, Section 15301, Existing Facilities, Class 1 provides exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical

features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

The establishment of an adult day support center for adults with developmental disabilities in an existing building that was previously used for the Corning Municipal Courts will not increase the intensity of use at the site. Staff feels that this is a negligible expansion of the previous existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for determining that establishing an adult day support center for adults with developmental disabilities in the building located at 720 Hoag Street is an appropriate use within the P-Q Zoning District;**

**Factual Subfinding #1:**

The location where North Valley Services proposes to establish an adult day support center for adults with developmental disabilities was previously used for the Corning Municipal Courts where daily court business was conducted.

**Legal Finding #1:**

Establishing an adult day support center for adults with developmental disabilities is a negligible expansion of the previous existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**Factual Subfinding #2**

The parcel and building at 720 Hoag Street has a General Plan Land Use Designation of PM, Public Municipal Services.

**Legal Finding #2**

The establishment of an adult day support center for adults with developmental disabilities is an administrative and educational type use that is similar to existing uses, such as schools and government offices, established in the PM General Plan Land Use Designations.

**Factual Subfinding #3:**

The establishment of an adult day support center for adults with developmental disabilities is an administrative and educational type use that is similar to existing uses, such as schools and government offices, established within the P-Q Zoning District.

**Legal Finding #3:**

The intended use of the site by North Valley Services as an adult day support center for adults with developmental disabilities would not be incompatible with other existing or allowed uses in the P-Q Zoning District.

**Factual Finding #4:**

The existing approximately 4,500 sq. ft. building and adjacent off-street parking are adequate in size and space to accommodate the proposed use as an adult day support center for adults with developmental disabilities. Professional staff from North Valley Services will be on site at all times to supervise activities.

**Legal Finding #4**

The intended use of the site by North Valley Services as an adult day support center for adults with developmental disabilities will not be detrimental to the continuing development of the area surrounding the building located at 720 Hoag Street.

**Factual Subfinding #5**

One of the purposes of the P-Q Zoning District is to accommodate a wide range of public, institutional and auxiliary uses which are established in response to the health, safety, welfare and cultural needs of the citizens of the city.

**Legal Finding #5**

Providing an adult day support center for adults with developmental disabilities will support the health, safety, and welfare of these individuals and the citizens of the City which is in harmony and consonant with the purposes as established within the P-Q Zoning District.

**ACTION**

**MOVE TO ADOPT THE FIVE (5) FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PROVIDED IN THE STAFF REPORT AND FIND THAT THE ESTABLISHMENT OF AN ADULT DAY SUPPORT CENTER FOR ADULTS WITH DEVELOPMENTAL DISABILITIES IN THE BUILDING LOCATED AT 720 HOAG STREET IS IN CONFORMITY WITH THE CORNING GENERAL PLAN AND AN APPROPRIATE USE BY RIGHT IN THE P-Q ZONING DISTRICT.**

**(PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED FACTUAL SUBFINDINGS & LEGAL FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE FACTUAL SUBFINDINGS AND LEGAL FINDINGS IF DEEMED APPROPRIATE BY A MAJORITY OF THE COMMISSION)**

**OR,**

**MOVE TO REQUIRE NORTH VALLEY SERVICES TO OBTAIN A USE PERMIT PRIOR TO THE ESTABLISHMENT OF AN ADULT DAY SUPPORT CENTER FOR ADULTS WITH DEVELOPMENTAL DISABILITIES IN THE BUILDING LOCATED AT 720 HOAG STREET.**

## **ATTACHMENTS**

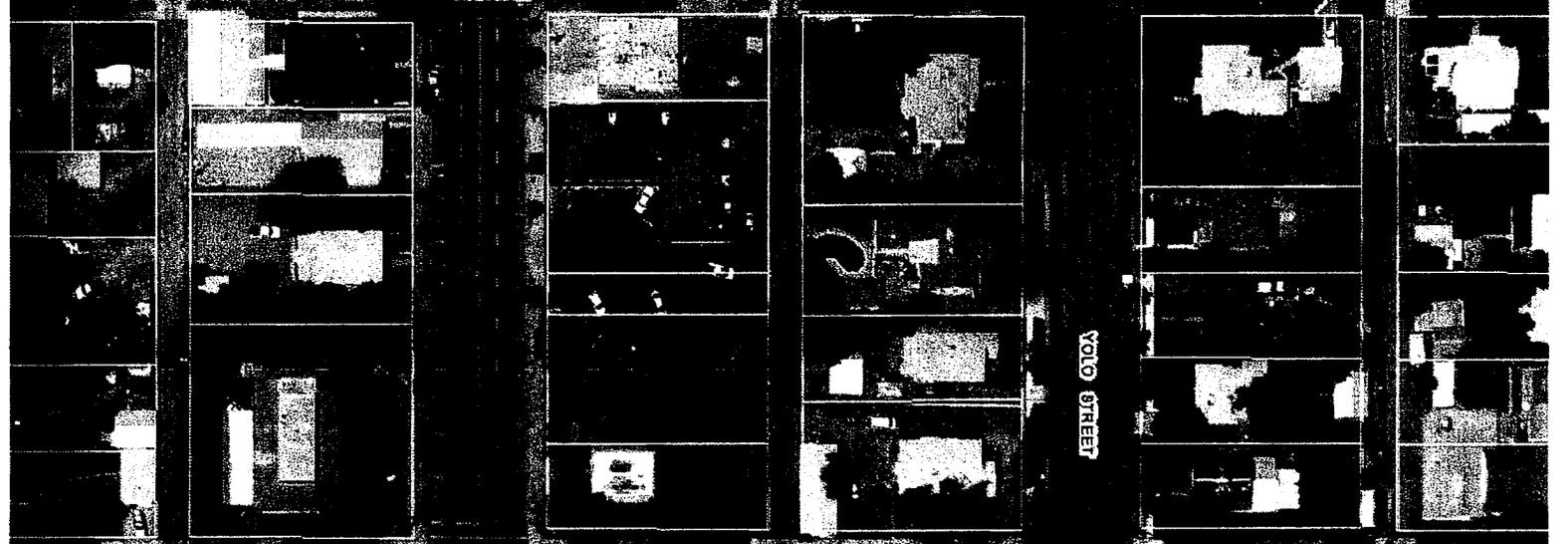
- |             |                             |
|-------------|-----------------------------|
| Exhibit "A" | Aerial Photo – Vicinity Map |
| Exhibit "B" | General Plan Map            |
| Exhibit "C" | Zoning Map                  |



HOUGHTON AVENUE



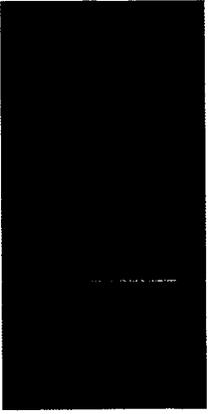
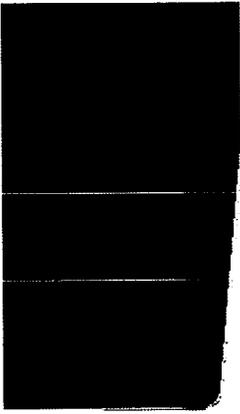
HOAG STREET



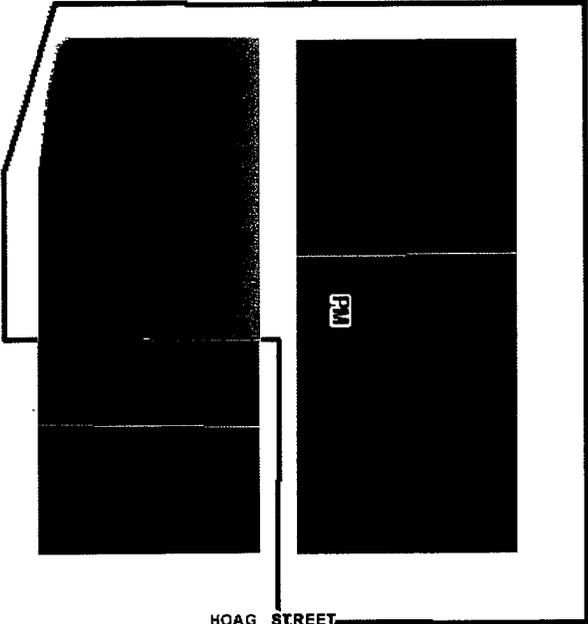
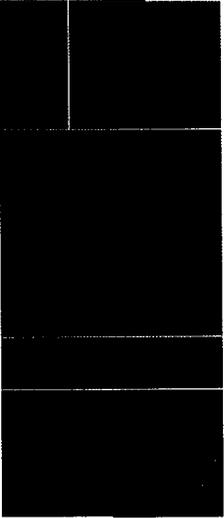
YOLG STREET

WEST STREET

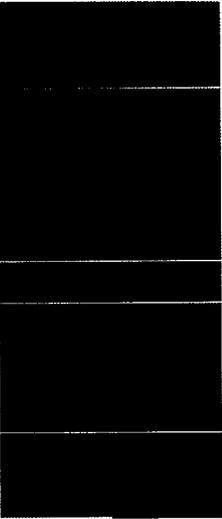
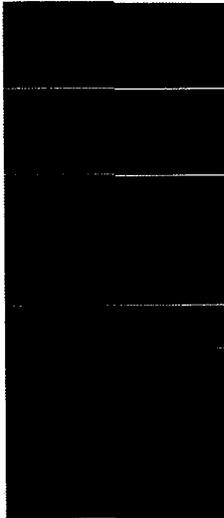




HOUGHTON AVENUE

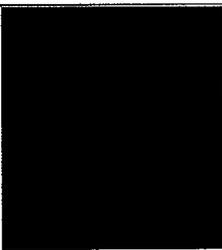
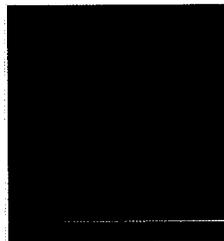


HOAG STREET

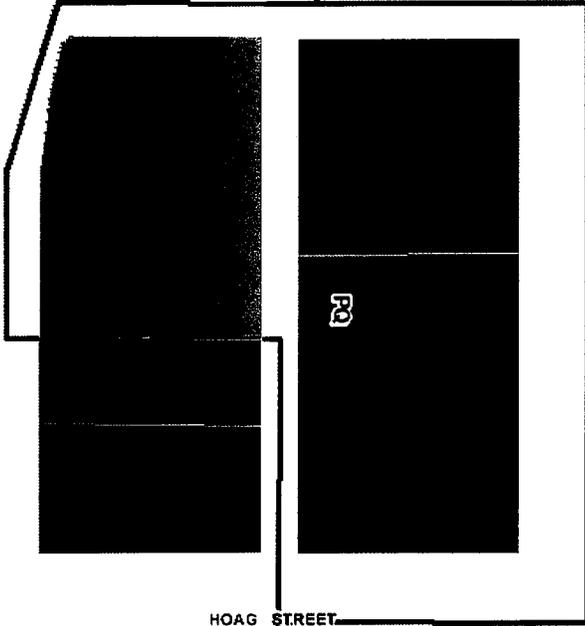
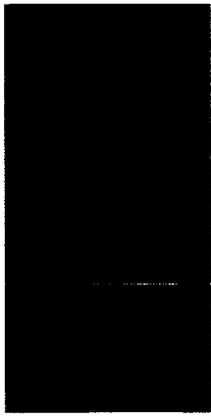
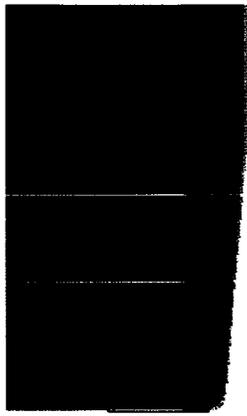


YOLO STREET

WEST STREET



**EXHIBIT "B"**



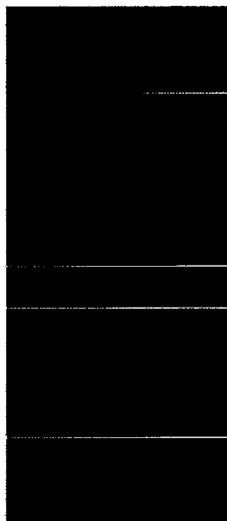
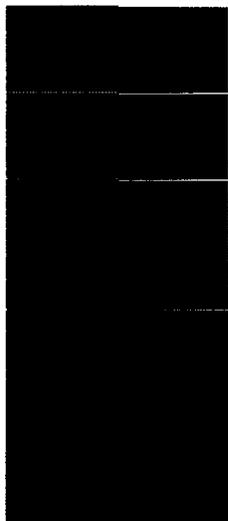
HOUGHTON AVENUE

C3

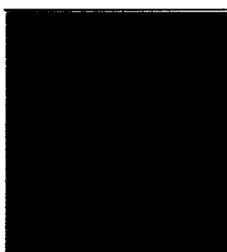
R2

HOAG STREET

YOLO STREET



WEST STREET



# EXHIBIT "C"

R-1