CITY OF CORNING
PLANNING COMMISSION AGENDA

TUESDAY, JUNE 17, 2014
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**

C. MINUTES:

1. **Waive the reading and approve the Minutes of the May 20, 2014 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. **Use Permit No. 2014-271 - Verizon Wireless; proposal to establish an approximately 30' x 30' area at Estil Clark Park for an unmanned telecommunications facility and a 120 ft. high monopole that will replace an existing light pole at the Park. APN: 73-260-30, address: 103 E. Fig Lane.**

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 Agenda order changed, please come to the podium and explain the reason you are asking for the change.

3. **2014-2034 General Plan Update:**
   a) **Continued discussion on existing General Plan Elements Issues and Findings Evaluations with potential revisions and additions;**
   b) **Review of Natural Resources Group Goals, Policies and Objectives.**

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

H. ADJOURNMENT:

POSTED: FRIDAY, JUNE 13, 2014

The City of Corning is an Equal Opportunity Provider and Employer

Item No.: C-1

CITY OF CORNING
PLANNING COMMISSION MINUTES

TUESDAY, MAY 20, 2014
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 Planning Commission were present.

C. MINUTES:

1. **Waive the reading and approve the Minutes with any necessary corrections of the following Planning Council meetings:**
   a) **January 21, 2014; and**
   b) **March 18, 2014.**

Commissioner Poisson moved to approve the January 21, 2014 Planning Commission Meeting Minutes with the stated correction (spelling of word massage on second page). Commissioner Barron seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

Commissioner Reilly moved to approve the March 18, 2014 Planning Commission Meeting Minutes as written. Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: 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 Update: Discussion on existing General Plan Elements, Issues and Findings Evaluations with potential revisions and additions.**

Planning Consultant John Stoufer announced that General Plan Consultant Enihard Diaz was unable to attend tonight's meeting due to a family emergency. He then stated that the document he emailed to each Commission member yesterday and presented to each of them tonight will be discussed later; explaining that they are looking at a format mostly.

Previously Reviewed Issues and Findings within the General Plan: Mr. Stoufer and Commissioner Members discussed revisions to information presented tonight which reflects the language previously proposed by the Commission. He noted that he and Mr. Diaz had made some additions, deletions and changes based upon Commission suggestions from previous meetings and consolidated and simplified the document where possible.

Following review and discussion of the below listed topics, the Commissioners stated that they approved of the format and provided Mr. Stoufer with direction on any necessary language to these General Plan Sections:

Conservation Element: 4 Issues and 7 Findings.
Open Space Element: 7 Issues and 4 Findings.
Safety Element: 9 Issues and 5 Findings.

Noise Element: 11 Issues and 5 Findings.
Land Use Element: 8 Issues and 12 Findings.
Circulation Element: 6 Issues and 4 Findings.
Recreation Element: 9 Issues and 6 Findings.
Public Facilities Element: 8 Issues and 4 Findings.

Upon conclusion, Mr. Stoufer asked the Commissioners to review the format used on the document presented tonight, specifically pages 5-7 (combining groups) and get back to him with any changes.

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

H. ADJOURNMENT: 8:05 p.m.

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Lisa M. Linnet, City Clerk

ITEM NO: F-3
GENERAL PLAN UPDATE; FINAL REVIEW OF GENERAL PLAN ISSUES AND FINDINGS AND REVIEW OF NATURAL RESOURCES GOALS, POLICIES, & OBJECTIVES.

JUNE 17, 2014

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR CONSULTANT

DISCUSSION:
At the May 2014 Planning Commission we did a review of potential deletions and revised language to the existing Issues and Findings in the General Plan. The Commission made recommended changes to some language and asked for clarification regarding Density Bonuses, Whole Livable Neighborhoods, and Single-Room Occupancy.

Attached with revisions to the issues and findings document from the may review is a memorandum providing the Commission with detailed information on these three issues. Also included in this packet is material that was quickly reviewed at the May meeting regarding the grouping of General Plan Elements and the Natural Resources Group draft, Goals, Policies, and Objectives.

At the June 17th meeting we would like to complete the review of the Issues and Findings and began review of the groupings and draft goals, policies, and objectives for the Natural Resources group.

If you have any questions or would like additional information prior to the meeting please contact me at City Hall.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
CONSERVATION ELEMENT				
Issues				
1. The City of Coming is bisected by a number of creeks (Jewett, Burch, etc.). The need to preserve existing riparian habit is reinforced by the habitat's inherent association with the 100 year floodplain. The preservation of riparian corridors can provide multiple benefits for the City. (LU, S)		N		The City is bisected by a number of creeks (Jewett, Burch, etc.). The conservation and proper maintenance of riparian corridors provides benefits to existing wildlife and fish.
2. Soil is an important resource that influences, both directly and indirectly, other natural resources. The condition of the soil directly affects the health of associated vegetation and wildlife species. The degradation of soil resources adversely affects agricultural practices. Accelerated soil erosion poses many environmental hazards, including; degradation of water quality, soil sterility, desertification, increased sedimentation of streams, and safety hazards.		N		Soil erosion poses environmental hazards, including degradation of water quality, soil sterility, desertification, increased sedimentation of streams, plant and wildlife habitat degradation.
3. Several possible threats which could impact groundwater quality and they include the introduction of contaminants (bacteriological, chemical, etc.), irresponsible disposal of household hazardous wastes, destruction of the natural drainage ways and significant reduction in recharge areas. (OS)		N		Groundwater quality and quantity can be adversely impacted through contaminants (gasoline, oils, chemical, untreated waste), disposal of household hazardous wastes, and significant reduction in recharge areas.
4. New			There is an issue associated with wetlands and Army Corps jurisdictional waters.	Evaluate a policy for development to avoid delineated wetlands and/or Waters of the U.S.
Findings				
1. It is imperative that the City of Corning maintain the naturally occurring riparian areas, and provide the potential for future regeneration.		N		The City should promote the conservation, restoration and maintenance of riparian habitat, where applicable.
2. The continued use of Agricultural lands are important to the social, economic, and environmental benefits of residents of Corning.		N		The continued use of the limited agricultural lands within the City could provide economic and environmental benefits to the underlying land owner(s) and resident(s).
3. The City of Coming has excellent groundwater resources. It is the responsibility of the city to ensure that activities within its jurisdictional		N		The City has excellent groundwater resources whose quantity and quality should be protected for existing and future residents and businesses.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
boundaries do not adversely affect this resource. The protection of groundwater quantity and quality will be beneficial for both the current and future residents of Coming.				
4. Water conservation, especially when incorporated into the design of a project, is a very efficient and simple method of conserving an important natural resource.		N		Water conservation should be encouraged for existing and future development and uses.
5. City is required by law (AB 325) to implement a "Model Water-Efficient landscape Ordinance."	Y		The City adopted a "Model Water-Efficient landscape Ordinance" in 2009.	Delete
6. The potential for future problems with storm water runoff is an important issue in the Coming area Review of all proposed developments should have drainage plans and other materials to describe the current and future storm water runoffs once proposed projects are completed.		N		The potential exists for problems due to associated storm water runoff as a result of existing and potential future development.
7. It is imperative that the City of Corning maintain the naturally occurring riparian areas, and provide the potential for future regeneration.	Y		Addressed Conservation Issue #1	Delete
OPEN SPACE ELEMENT				
Issues				
1. The City of Coming's current Open Space zoning classifications, as designated by Title 17, provide the tools for the preservation of all four types of open space: Preservation of Natural Resources, Managed Production of Resources, Outdoor Recreation, and Open Space for Public Health and Safety.	Y		Not an issue.	Delete.
2. The City currently has only one four acre parcel of land dedicated under open space zoning. This agricultural parcel is not representative of the acres of agricultural land located in the sphere of influence. As the population continues to grow, so will the pressure for urban development. It is important that provisions for the preservation of prime agricultural soils be made before soil degradation or loss occurs. The Important		N	The implications of this issue needs to be addressed.	Review of the Important Farmland Mapping Series does not identify limited Farmland Areas within the City limits. Within the proposed Annexation Area and Sphere of Influence, there are Prime Farmlands, Farmland of Statewide Importance and Unique Farmland.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
Farmland Mapping Series by the California Department of Conservation should be consulted for the Coming area and the discussion in the Conservation Element. (CON)				
3. Title 17 also designates two agricultural zoning districts. As previously discussed, A (Agricultural Combining District) does not qualify for the purposes of open space. Based on the as-of- right uses only, A-2 (Agricultural District- Exclusive) does qualify.	Y		There are no A-2 zoned parcels. There is no issue.	Delete
4. The preservation of agricultural land is essential to the economic and social viability of Corning. In order to preserve this valuable resource, additional techniques for preservation should be considered. One method may be the implementation of a Greenbelt Ordinance. Another would be strict development standards for areas of prime agricultural land.		N	It is recommended that reference to agricultural land be moved to the Land Use Element.	The limited agricultural land that exists in the City is not essential to the economic and social viability of the City. There are Prime Farmlands, Farmland of Statewide Importance and Unique Farmland within the Annexation Area and Sphere of Influence The fact that the majority of this land is designated for residential development by the County General Plan complicates the issue with respect to private property rights.
5. The first problem with A-2 zoning is lack of implementation. Currently, none of the land within city limits has been zoned A-2. If the zoning district is not applied, it cannot be considered a method of preservation. The second obstacle is the uses requiring use permits". This section of the ordinance allows the inclusion of churches, schools, public and quasi-public buildings, residential uses in connection with a church, school or public utility, country clubs, golf courses, etc. These types of uses would hinder this zoning district as an open-space area	Y		There have not been any requests by property owners to apply A-2 zoning to their land. There is no issue.	Delete
6. The demand for existing and future recreational facilities will continue to increase. It is important that existing areas be maintained and forward planning considered. It would be advantageous for the city to utilize a plan in order to guide the current maintenance and future purchase and development of these recreational facilities.		N	It is recommended that reference to recreational facilities be moved to the Recreation Element.	As the City population grows the demand for recreational facilities will increase. Areas within the City limits and Sphere of Influence where potential recreational facilities are appropriate need to be identified.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
7. The implementation of the Quimby Act is one way to secure future allocations of open space. This Act gives a city the power to require either dedication of an open-space area or an in-lieu of fee for all new developments. The specifics of the act and the requirements for adopting an ordinance are provided in the General Plan Guidelines (published by the Governor's Office of Planning and Research).		N		There is a need to identify mechanisms to acquire lands for future open space and recreational needs.
Findings				
1. The City has no open space set aside for the preservation of natural resources.		N	It is recommended that Open Space lands be public, or a component of a Planned Development, and not designated on private land.	The City has no policies or programs for acquiring open space for the conservation of natural resources.
2. Currently, the City does not have a program to implement open space for recreational uses.	Y		Addressed in Open Space Issue #6 and #7.	Delete
3. The City does not have an open space program for the public health and safety of City residents.	Y		Addressed in Open Space Finding #1.	Delete
4. The need to development a Floodplain Overlay Zone will help provide for the requirements of open space for outdoor recreation, preservation of natural resources and public health and safety. (LU,CON,S)		N		There may be a need to develop a Floodplain Overlay Zone in the FEMA 100-year floodplain for open space.
SAFETY ELEMENT				
Issues				
1. The possibility of flooding in the City of Coming is of concern. While flood inundation within the City is estimated at 1 percent per year, the four waterways in the City all have flood plains. The Blackburn Moon Drain, Central Drain, Jewett Creek, and Burch Creek all have estimated floodplain widths.		N		The possibility of flooding originating at the Blackburn Moon Drain, Central Drain, Jewett Creek, and Burch Creek exists even though flood inundation within the City is estimated at one percent per year.
2. The City's lack of standby power generators on ground water well pumps for adequate fire protection in the case of power failure.	Y		Not a general plan issue.	Delete
3. The need for an adequate firefighting staff to coincide with future population increases.		N		There is a need to ensure that firefighting and police staff and equipment be maintained at adequate levels to accommodate future growth.
4. The need to maintain adequate staffing of the	Y		Addressed in Safety Issue #3.	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
police department for public safety with an increasing City population.				
5. The review of Emergency Disaster Plan by City staff to include coordinated agency response to current potential emergencies and possible future emergencies.	Y		The City has an "All Hazard Mitigation Plan and is a partner in the Multi-jurisdictional Hazard Plan developed by Tehama County.	Delete
6. Encourage the development of an Educational Emergency Disaster Plan to educate citizens of typical fire and natural hazards.		N		Encourage the development of an Educational Emergency Disaster Plan to educate residents and businesses of typical fire and natural hazards.
7. Future development should include storm water drainage and detention plans.	Y		Addressed in Conservation Finding #6.	Delete
8. The possibility of flooding in the City of Corning is of concern. While flood inundation within the City is estimated at 1 percent per year, the four waterways in the City all have flood plains. The Blackburn Moon Drain, Central Drain, Jewett Creek, and Burch Creek all have estimated floodplain widths (Figure 5).	Y		Addressed in Conservation Finding #6 and Safety Issue #1.	Delete
9. The City's lack of standby power generators on ground water well pumps for adequate fire protection in the case of power failure.	Y		Not a general plan issue.	Delete
Findings				
1. Future development along or near the 100-year floodplain of any waterway in Corning could cause significant flooding problems during peak events (property damage, risk of personal safety). (LU, CON, OS)		N		Existing and future development within the FEMA 100-year designated floodplain of any waterway in the City could result in flooding problems during peak events.
2. The need to improve and maintain infrastructure needs for power generation during power failures on ground well pumps.	Y		Not a general plan issue.	Delete
3. Provide adequate levels of staffing to fire and police department to ensure sufficient safety for the residents of Corning is essential to the public welfare.	Y		Addressed under Safety Issue # 3.	Delete
4. The need for enforcement of the grading requirements in the City's Development Standards to lessen the potential problems of erosion or flooding. (LU)				There is a need to ensure that grading standards are enforced.
5. The inventory of City buildings susceptible to fire or other natural hazard.	Y		This is not a finding.	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
NOISE ELEMENT				
Issues				
1. Current and predicted noise level contours in Corning are presented in Figures 6, 7, 8, and 9. Figure 10 is the current Noise Contour Map for Figures 6, 8, and 9. The 60 dB contour lines on the map included in this element indicate where there may be conditions exceeding of the City noise standards. When compared with the land use map and field observation, it may be seen that the following locations are now experiencing or will experience noise problems in the future. (CIA)		N		There is a need to address developed and undeveloped parcels that are affected by existing and future day and night time noise levels that exceed acceptable decibel thresholds. Noise sources include traffic from I-5 and existing arterial and collector streets, railroad and airport operations, and to a limited degree, business and agricultural processing operations.
2. The only developed area in Corning that is affected by freeway traffic and within the 60 dBA contour is the apartment complex at the corner of Blackburn Avenue and Edith Avenue. The only vacant lot that may be developed in the future that is within the 60 dBA freeway contour is the lot with one residence at the corner of Corona Avenue and Highway 99W.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses freeway and street noise.	Delete
3. Developed areas throughout the City affected by railroad operations are: • The senior center at 4th Street and South Street. • Homes between the east side of 1st Street and the railroad from Fig Lane to North Street. • Homes east of Palm Avenue and Meadowbrook Lane to the Railroad.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses railroad operation noise.	Delete
4. Undeveloped areas within the 60 dBA railroad noise contour are: • 'Lot at the corner of Blackburn and 99W • Lot between Colusa Street and Butte Street adjacent to the railroad • Lots at the corner of 4th Street and Marin Street • Lots at the corner of Chicago Avenue and 4th Street	Y		A potential existing condition and not an issue. Noise Issue #1 addresses railroad operation noise.	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
• Lot on Palm Avenue • Lot on the corner of Solano Street and 2nd Street • Lot on the corner of 1st Street and 2nd Street • Lot on Tehama Street west of 1st Street.				
5. There are no residentially developed areas or other sensitive receptors within the 60 dBA airport noise contour. There is a vacant lot east of Marguerite Avenue and south of Aitken Avenue that lies within the 60 dBA airport contour. The Corning Airport Land Use Plan states: "The 2005 60 CNEL (Ldn) contour is as shown on the Airport Master Plan and affects little territory outside the airport boundary."	Y		A potential existing condition and not an issue. Noise Issue #1 addresses airport operation noise.	Delete
6. Noise from local truck traffic is particularly noticeable on South Avenue, Highway 99W, and Solano Street. Again, this is generally within the City standards for nonresidential land uses but noise from diesel engines and reefer box motors left on for extended periods of time could cause complaints.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses traffic noise.	Delete
7. It is expected that some periodic peak noises from agricultural operations in the area may exceed desired ambient levels. There is no accepted standard for these levels and they are not considered a significant problem in Corning.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses agricultural noise.	Delete
8. The major point source of noise in Corning is the Bell Carter plant on Second Street. Noises are from fork lifts, the speaker phone system, processing machinery and on-site cars and trucks. The truck traffic involves the pick-up and delivery of items processed in the plant. During daylight operations, at 2nd and Chestnut Streets, the average Leq was 65 dBA at 25 feet from the plant. The highest recorded noise level was 84 decibels from a truck within 25 feet. At 2nd and South Avenue the noise level was 66 dBA at 25 feet. At Second and Kirkwood, the recorded levels were 64 dBA at	Y		A potential existing condition and not an issue. Noise Issue #1 addresses agricultural processing noise.	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
25 feet and 63 dBA at 50 feet from the plant. Night-time readings were between 57 and 65 dBA at 25 feet and between 57 and 63 dBA at 50 feet. These levels are generally within City standards but infrequent noises from the speaker phone and truck air breaks exceed optimal standards for non-residential land uses. Noise from plant expansion construction was also noted in the June 1993 noise inventory. With expanded plant operations in the future it may be expected that ambient noise levels in the area will be increased by 1 to 3 dBA.				
9. The most frequent noise complaints to City staff are from barking dogs and the phone ringer system at the Ford dealership. Both of these situations are more in the form of annoyances best addressed with by a noise ordinance rather than with land use regulations.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses business noise.	Delete
10. It is expected that some periodic peak noises from agricultural operations in the area may exceed desired ambient levels. There is no accepted standard for these levels and they are not considered a significant problem in Corning.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses agricultural operation noise.	Delete
11. The only developed area in Corning that is affected by freeway traffic and within the 60 dBA contour is the apartment complex at the corner of Blackburn Avenue and Edith Avenue. The only vacant lot that may be developed in the future that is within the 60 dBA freeway contour is the lot with one residence at the corner of Corona Avenue and Highway 99W.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses I-5 traffic noise.	Delete
Findings				
1. Objectionable noise from transportation facilities and stationary sources can have, and in some areas do have, a significant potential for impact on public health and welfare.		N		Existing and future noise levels exceeding acceptable thresholds from I-5, existing arterial and collector streets, railroad and airport operations, and to a limited degree, agricultural processing operations have a potential significant impact on public health and welfare.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
2. Future development along railroad lines and highways, if allowed, could cause significant noise problems.	Y		Addressed in Noise Finding #1.	Delete
3. Residential development near the airport, if allowed, could cause significant noise problems.	Y		Addressed in Noise Finding #1.	Delete
4. Some land uses in Coming are not currently compatible with existing noise levels and activities.	Y		Addressed in Noise Finding #1.	Delete
5. The Land Use Element of the Coming General Plan states: "The expected growth and development in Corning will increase noise levels along principal arterials and collector roadways and will expose people to elevated noise levels along those and the railroad corridors through the community." (LU, CIR)	Y		Addressed in Noise Finding #1.	Delete
LAND USE ELEMENT				
Issues				
1. Zone approximately 451 acres of land that is currently R-1-2, R-1-A, and C-1 down to R-1.	Y		Not an issue.	Delete
2. Agricultural land uses and possible conflicts with agricultural practices and residential uses need to be considered before urban uses are allowed on adjacent parcels.		N		There is the potential for operational conflicts between agricultural operations and ~~residential~~, all other land use classifications.
3. Discourage development in areas prone to flooding.		N		There is a need to evaluate development within the FEMA 100-year floodplain and in areas prone to flooding.
4. Increase local control of land adjacent to the City.		N		There is a need to increase City control of land development in the County adjacent to the City and within the Sphere of Influence.
5. Plan a more efficient use of commercial and industrial land.	Y		Not an issue.	Delete
6. All future annexations will need to be contiguous to the City limits and meet all standards and policies of the City of Corning.	Y		Addressed in Land Use Issue #4.	Delete
7. New			Concerns have been raised regarding light pollution.	Evaluate a policy to address light and glare impacts on sensitive land uses.
8. New			The 2009-2014 Housing Element identifies as series of land use actions that need to occur.	The 2009-2014 Housing Element identifies the following measures that need to be implemented: • Establish a "Mixed-Use" land use

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
				classification and identify sites in the City and Sphere of Influence. • Amend the General Plan Land Use Map to increase densities in the City and Sphere of Influence. • Establish density bonus policies. • Establish second residential unit policies. • Establish neighborhood improvement beautification policies. • Establish emergency and transitional housing policies. • Establish energy conservation policies. • Establish "whole livable neighborhoods: policies. • Establish Historic and Architectural Preservation policies. • Establish a Mobile Home Park Preservation and Improvement Policy. • Establish a Condominium Conversion Policy. • Establish a Single Room Occupancy Policy.
Findings				
1. The rezoning from R-1-2 to R-1 designation of the following: • The area bounded by Colusa Street between Toomes and 4th Street and Dolla Court between Toomes and Edith Avenue on the south, 4th Street on the east, Blackburn on the north, and Edith Avenue on the west. • The area bounded by Elizabeth and Herbert Avenue on the north, Toomes Avenue on the west, West Street on the east and the continuation of Fig Lane on the south. • The area bounded by East Street on the west, Colusa Street (and proposed ROW extension) on the north, Marguerite on the east, and one parcel north of Solano Street on the south. • The properties parallel to the eastern side of Marguerite (approximately 120 feet to			To be addressed.	Certain areas are currently zoned R-1-2 and need to be rezoned to R-1. These include but are not limited to the following: • The area bounded by Colusa Street between Toomes and 4th Street and Della Court between Toomes and Edith Avenue on the south, 4th Street on the east, Blackburn on the north, and Edith Avenue on the west. • The area bounded by Elizabeth and Herbert Avenue on the north, Toomes Avenue on the west, West Street on the east and the continuation of Fig Lane on the south. • The area bounded by East Street on the west, Colusa Street (and proposed ROW extension) on the north, Marguerite on the east, and one parcel north of Solano Street on the south. • The properties parallel to the eastern side of Marguerite (approximately 120 feet to the east of Marguerite) from Solano Street to Mooney Court.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
the east of Marguerite) from Solano Street to Mooney Court.				
2. In addition, the area of Jennings Heights Subdivision (area of Divisidero to Solano and El Verano, Del Norte, and El Paso Avenues) rezoned from R-1-A to R-1.			To be addressed.	The following area is currently zoned R-1-A and need to be rezoned to R-1. • The area of Jennings Heights Subdivision bounded by Divisidero to Solano and El Verano, Del Norte, and El Paso Avenues.
3. Change the area zoned C-1, R-1-A, and R-4 to R-1 bounded by Solano Street on the north, Peach Street on the West, South Street on the south, and Marguerite Avenue on the east.			To be addressed.	There are mixed commercial and residential uses along Solano Street that may require further review if conflicts arise. ~~The following area is currently zoned C-1-A and R-1-A and need to be rezoned to R-4 and R-1 respectively.~~ • ~~The area bounded by Solano Street on the north, Peach Street on the West, South Street on the south, and Marguerite Avenue on the east.~~
4. The City needs to adopt a right to farm ordinance to protect prior uses from complaints by urban users. Areas with prime agricultural soils should be protected from scattered urban development that would increase conversion from an agricultural use to an urban one.	Y		This has already been established by the City.	Delete
5. The City needs to adopt a Floodplain Overlay Zone to restrict development of 100 year flood plains. This would become an addition to the zoning ordinance. Areas in question should be verified by a hydrological study with a qualified engineer	Y		Addressed in Open Space Finding #4 and Land Use Issue #3	Delete.
6. The City needs to carefully review and plan all additions to the current sphere of influence and planning area.	Y		Sphere of Influence has already been adopted and no additional expansion is foreseen.	Delete
7. Annexation of the 10 acre parcel into the City at the northwest comer of Blackburn and Toomes Avenue for future school site.	Y		Completed.	Delete
8. The need for efficient planning and use of currently vacant commercial land along the I-5/99W corridor by developing a specific plan for this area. The City could encourage the development of industrial lands adjacent to the airport and north of Blackburn Avenue by better access across the S.P. right of way.	Y		Completed	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
(CIA)				
9. City should continue to maintain adequate vacant land zoned for commercial and industrial uses in relation to residential uses to provide for a Jobs/Housing Balance.		N		Maintain an adequate amount of vacant land for commercial and industrial uses in relation to residential uses to provide a "Jobs/Housing Balance."
10. When annexation occurs, all land must first be prezoned, annexation boundaries should be drawn to exclude county peninsulas (i.e. area around Centennial School etc.). Will the annexation benefit.	Y		Required by law.	Delete
11. Apply to LAFCO for Annexation and Sphere of Influence changes.	Y		Required by law.	Delete
12. Mitigation of potential environmental impact of new development will depend upon e adoption and enforcement of City's Land Development Standards.	Y		Implementation mechanism.	Delete
CIRCULATION ELEMENT				
Issues				
1. The need to protect future east west and north south right-of-ways for an efficient circulation system,		N		There is a need to maintain and/or establish east-west and north-south right-of-ways for an efficient circulation system.
2. Residential driveway access to arterial roadways,		N		There is a need to reduce residential driveway access to arterial roadways.
3. The lack of access to land east of Southern Pacific Railroad and west of the airport,		N		There is a need to extend Blackburn Avenue to the east of 99W and tie into Blackburn Avenue as it exists at Corning Union High School.
4. The high accident rate at Toomes and Solano Street.	Y		This is an existing condition.	Delete
5. City should start traffic count program.	Y		The City periodically undertakes traffic counts.	Delete
6. The need for a contiguous bicycle path system.		N		There is a need for a pedestrian and bicycle path system within the City and Sphere of Influence.
Findings				
1. Future circulation right-of-ways need to be defined and protected. Once right-of-ways are lost, the effectiveness of a circulation network can be greatly reduced.		N		Existing and future circulation right-of-ways need to be identified and/or maintained that meet acceptable standards to ensure a safe and efficient circulation system.
2. Future residential development along arterial roadways (numerous individual driveways) can greatly reduce the safety and capacity of a roadway.		N		There is a need to reduce existing and limit future residential development access to arterial streets to ensure existing and future safety and capacity of the circulation system.

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
3. Transportation is a regional issue. Important transportation corridors (99W, South Avenue, and Finnell Avenue etc.) need county and city cooperation in the planning of important arterials.		N		Existing and future arterial streets linking with County roadways need County and City coordination for maintenance and future expansion, as necessary.
4. The planning of future roadways need to meet all accepted standards to ensure a safe and efficient circulation network.	Y		Addressed into Circulation Finding #1.	Delete.
RECREATION ELEMENT				
Issues				
1. A majority of people in the Corning Union High School District spend at least most, or some of their leisure time recreating in the City of Corning.	Y		Not an issue but a statement.	Delete
2. The City could use more indoor recreation facilities and the need for a community center exists.	Y		Rodgers Theater is proposed to be used as a multi-purpose recreational facility. (This issue needs to be discussed further).	
3. It is apparent that existing Corning recreation facilities should be the focus of priority focusing on use, maintenance, management, and funding.		N		There is a need for <u>indoor and outdoor</u> recreational programs and facilities, their use, management, maintenance and funding.
4. In addition to facility management, there is a need for more recreation programs, and the need to direct, manage, and coordinate recreation services for the community of Corning.	Y		Addressed in Recreation Issue #3.	Delete
5. There is more than a majority of support within the public to charge fees to both developers and users in order to support recreation facilities and services. The majority of people feel there is a responsibility for local governments to provide this service to the general public. Currently, the City of Corning does not receive compensation or assistance from Tehama County for County residents that live within the boundaries of the Corning Union High School District.	Y		The City has established a development impact fee for park land acquisition and development.	Delete
6. Currently there is not a majority vote for supporting a recreation district, although, the "undecided" (24.8%) and the "no opinion" (5.4%) groups and the "yes" group combined		N		Due to the lack of current and foreseeable funding sources, there is a need to establish a Recreation District, or other suitable mechanism, to fund the operation and maintenance of programs and

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
would amount to 50.2%. With public education, increased awareness of the benefits of having a quality recreation aspect to a community, and the ability of the public to realize a benefit, a recreation district would be feasible.				facilities.
7. Joint-use agreements are supported by the public and would recommend pursuing these arrangements with all those viable resources.	Y		This is a comment.	Delete
8. The City should use the information of the Corning Community Recreation and Park Needs Assessment to pursue grants and other sources of aid to assist in the financial aspect of the provision of needed recreation services.		N		The City should pursue grants and other funding sources to assist in the provision of recreation programs and facilities.
9. Recreation programs are needed, along with adequate support to initiate and sustain the process of the delivery of the recreation service.	Y		Addressed in Recreation Issues #3 and #6.	Delete
Findings				
1. The City can use a variety of land uses for recreational uses. The adoption of a flood plain overlay zone will not only provide open space but provide for possible recreational trail uses. (OS)		N		The City could utilize the FEMA 100-year designated floodplain for open space and recreational trails.
2. The need of a park and recreation supervisor is needed. The citizens of Corning currently network for recreation programs.	Y			Delete
3. Not only will the need for future parks increase, but a way to fund maintenance will also be required. The possibility of a regional benefit assessment district in order to maintain parks should be considered.	Y		Addressed in Recreation Issues #3 and #6.	
4. The use of community volunteers should be encouraged to protect against vandalism in parks.		N		There is a need for community volunteer groups to assist in the maintenance of parks and discourage vandalism.
5. The combined use of future school facilities as recreational areas should be encouraged between the City and school district.		N		The combined use of existing and future school facilities for recreational activities should be continued between the City and school districts.
6. The need of a Citizens Community Center for gatherings and club meetings.	Y		Not applicable, it is a statement.	

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE? Y	DELETE? N	COMMENTS	POTENTIAL REVISED LANGUAGE
PUBLIC FACILITIES ELEMENT				
Issues				
1. The purpose of the police department is to maintain law and order within the community. The condition of the Police Department Facility and adequate staffing directly affects the safety of Corning residents. It is important that existing organizational, personnel, and facility deficiencies are addressed with emphasis on sufficient work space and equipment. Particular emphasis should be place on facility structural changes and commitment to the use of state-of-the-art equipment to ensure safety and security within the City of Corning.		N		As City growth continues to increase, demand on Police Department operations will increase including upgrades in the facilities, equipment, and staffing necessary to accommodate the growth.
2. The Fire Department Facilities are adequate to meet the needs of existing residents. As population begins to increase demand on these facilities will increase as well upgrades in the facilities, equipment, and staffing of public services need to coincide with growth.		N		As City growth continues to increase, demand on Fire Department operations will increase including upgrades in the facilities, equipment, and staffing necessary to accommodate the growth.
3. The capacity of the wastewater facility is limited. Upgrade and expansion of the facility needs to be addressed in order to accommodate future growth in the City of Corning as well as an increase in olive processing waste. Expansion possibilities should also address treatment and disposal alternatives in order to provide an adequate sanitary sewerage collection and treatment system.		N		As City growth continues to increase, demand on wastewater operations will increase including the need to upgrade and expand the treatment facility and collection system. Ensure accommodation of existing and future olive processing waste. Expansion evaluations should also address treatment and disposal alternatives.
4. The City needs to encourage an efficient program for the management and reduction of solid waste materials to extend the life expectancy of the landfill.		N		Continue coordination with the Tehama Red Bluff Landfill and solid waste collectors to extend the life expectancy of the landfill.
5. It is important for the City to monitor the enrollment projections for Coming Union Elementary and Coming Union High School		N		Continue coordination with the Corning Union Elementary and Corning Union High School Districts to address future expansion and suitable

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
Districts. Future expansion of school facilities need suitable locations to help ensure the safety of students.				locations for educational facilities.
6. The City should monitor the status of the library system in Tehama County to enhance the quality of life for local residents.		N		Monitor the Tehama County Library Corning Branch to enhance the quality of life for local residents.
7. New			Water supply extraction, treatment and distribution facilities also need to be addressed.	As City growth continues to increase, demand on water operations will increase including the need to construct additional wells, upgrade and expand the treatment facility and supply system. Expansion evaluations should also address treatment and water recycling alternatives.
8. New			Storm drainage collection and outfall facilities also need to be addressed.	As City growth continues to increase, demand on storm drainage operations will increase including the need to upgrade and expand the collection system and detention/retention facilities. Expansion evaluations should also address multipurpose uses for detention/retention facilities and recycling alternatives.
Findings				
1. The continued protection of the health, safety, and welfare for City residents can be maintained through the adequate staffing and the maintenance and upgrading of existing equipment of the police and fire departments.		N		The continued protection of the health, safety, and welfare for City residents and businesses by the Police and Fire Departments can be maintained through the adequate staffing and the maintenance and upgrading of existing equipment.
2. The City need for additional wastewater capacity of the plant through fees and or requirements from new development.	Y		Deferred improvement agreements and development impact fees are established for existing and future improvements and expansion. This also is applicable to water and storm drain facilities.	Delete
3. The continued need of City residents to reduce solid waste by the recycling of glass, aluminum, plastic, and newspaper.		N		There is a continued need for residents and businesses to reduce solid waste by the recycling of glass, aluminum, plastic, and newspaper.
4. The need for a Capital Improvement Plan to address all infrastructure needs of future development. (LU)	Y		A Capital Improvement Plan is prepared annually.	Delete

DIAZ ASSOCIATES &
JOHN STOUFER PLANNING CONSULTANT

MEMORANDUM

Date: June 12, 2014
To: **City of Corning General Plan Task Force**
From: Eihnard Diaz, AICP and John Stoufer
Subject: **June 17, 2014 Public Workshop**

On May 20, 2014 the City of Corning General Plan Task Force (Task Force) held a scheduled General Plan Update Public Workshop. At the Workshop Task Force Members reviewed and commented on the April 10, 2014 "*Existing General Plan Elements Issue & Findings Evaluation and Potential Revisions and Additions*" table. The proposed changes are identified in the attached revised June 11, 2014 table. Proposed changes are underlined or struck out.

In addition the Task Force requested an explanation of 2009-2014 Housing Element measures. These are identified and discussed in this Memorandum.

Density Bonus

The bulk of the following discussion is derived from an article by the Puget Sound Regional Council regarding tools to promote housing affordability.[1]

Density bonuses are a zoning tool that that permits developers to build more housing units than normally allowed under existing standard residential zoning, in exchange for provision of a defined public benefit, such as a specified number or percentage of affordable units included in the development. An affordable housing density bonus program can also be designed to allow developers to contribute to a housing fund in lieu of building the affordable units.

Density bonuses provide incentives for specific development types that achieve an agreed upon community vision. This tool can help encourage lower cost market-rate housing in areas with one or all of the following; high land, construction, infrastructure, and/or impact fee costs. Density bonus programs encourage developers to create affordable dwelling units in areas where the local government has identified a shortage of housing affordable to low-and moderate-income households. Density bonuses can also be used to entice development to specific neighborhoods or zones, such as transit-oriented development in station areas or housing in urban centers, or provide amenities, including open space or transit and non-motorized transportation features.

The result is development that provides public benefits without direct public funding. The added density is intended to compensate the developer with additional revenue from constructing additional dwellings, recognizing the added costs of development or differences in profit margins between market rate and below market rate units.

[1] http://www.psrc.org/growth/hip/alltools/density-bonus/

Whole Livable Neighborhoods

The following discussion was obtained form an article titled "Creating Livable Communities" by Vera Prosper, PhD.[2]

All across the country there is a growing call among residents, organizations, professional disciplines, and governments to improve the "livability" of our cities, towns, villages, and neighborhoods. But, what exactly is a livable community?

There is not a general consensus on one definition. However, a scan of this national movement reveals that numerous tangible and intangible elements contribute to a community's level of livability. Residents and other community members find tangible elements easy to see, identify, and measure. Some examples include:

Tangible Elements—visible, easily measured

- Choices in housing options
- Universally designed and accessible homes, buildings, public spaces, and communication venues
- Walkable communities and complete streets
- Accessible, affordable transportation
- Choices in mobility options
- Sustainable homes and communities—using green building, energy-efficiency, and smart growth strategies
- Healthy living environments—home, workplace, public spaces
- Flexible zoning and land-use policies—to allow the benefits of multiple and innovative solutions to community issues
- Access to appropriate and affordable basic necessities—such as healthy food, socialization opportunities, amenities, supportive services, preventative health services, medical care
- Safe neighborhoods
- Opportunities for active engagement in community life and civic activities by residents of all ages, all cultures, and all abilities
- Good educational opportunities
- Meaningful volunteer and paid work opportunities for all residents

Intangible elements are more difficult to define; nevertheless, community evaluations show that residents definitely know when they are missing. These are aspects that have a remarkable influence on the quality of our living environments and on our daily lives—and are the subject of increasing desire by residents in communities across the country. Some examples include:

- Sense of Community: If a sense of community exists, members feel a shared feeling of belonging, a feeling of interconnectedness among community members; there is a belief that members matter to one another and to the larger group; there is a shared faith that members' needs will be met through a commitment to act together as a community.

- Community Empowerment: Community members (all age groups, ability groups, household types, and cultural and ethnic groups) feel empowered when they have avenues for actively engaging in civic opportunities and community activities; when their ability to participate in community planning and decision-making is sought and promoted; and when they feel a sense of personal control over decisions about their daily lives.

[2] http://www.aging.ny.gov/livableny/documents/whatisalivablecommunity_creatinglivablecommunities.pdf

- Social Capital: A community's social capital is all its people, the network of social relationships that tie them together, and the value of these relationships for achieving mutual goals. Economic, social, and community-building benefits are maximized when a community fully capitalizes upon the creativity, skills, knowledge, and resources inherent in its social capital when defining and resolving crucial community issues.

- Community Character: Community character has been described as a combination of traits and values, such as aesthetic and visual resources; existing patterns of land use, population settlement, and recreation and open spaces; historic, heritage, or archeological resources; and level of health and safety. A community that is favorably recognized for its character is one in which the combination of these traits and values reflects a good quality of life.

While livability features are many and varied, a definitional characteristic that is common to all these elements is their significant impact on individual residents' quality of life and on the overall community's well-being.

Single-Room Occupancy (SRO) Units

The following discussion was obtained from the California Department of Housing and Community Development web site identifying zoning for a variety of housing types.[3]

An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for formerly homeless people.

Many older SROs have been lost due to deterioration, hotel conversions, and demolition. Therefore, in addition to identifying zoning and development standards that will allow and encourage the construction of new SROs, local governments should consider including program actions in their housing elements that commit to preserving and rehabilitating existing residential hotels and other buildings suitable for SROs. Other implementation actions that would encourage both the development of new SROs and the preservation of existing opportunities include:

- Zoning and permit procedures. The housing element could include a program action that commits the local government to amending their zoning and building codes, and permitting procedures to facilitate and encourage new SRO construction. A more streamlined entitlement process helps in providing greater predictability in the approval and development of new SROs. In terms of preservation, local governments could include programs to promote the rehabilitation of older (structurally sound) buildings located in appropriate areas, rather than demolition.

- Provide regulatory and fiscal assistance. The housing element could include a program action that commits the local government to providing funding sources and regulatory relief to assist non-profit developers in constructing and preserving SRO facilities.

- Implement educational programs. Include a program to outreach to neighborhood groups, stakeholders, advocates, and local businesses regarding the advantages of providing opportunities for new construction and preservation of SROs.

[3] http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php

John Stoufer

From: Eihnard F. Diaz [ediaz@shasta.com]
Sent: Monday, May 19, 2014 10:26 AM
To: John Stoufer
Subject: General Plan
Attachments: 051914 Draft General Plan Goals, Objectives, Policies Natural Resources.docx

Hi John:

Attached is the General Plan Goals, Objectives and Policies for the Planning Commission to review for the Natural Resources Group. Eventually this Chapter will be "Chapter II. General Plan Goals, Objectives, Policies, & Implementation Measures." This is why there an "introductory" section named "General Plan Groups and Associated Elements." Please note that I took out references to the City and Planning Area since it would be redundant to do so since the General Plan is for the City and the Planning Area and/or Sphere where applicable. By not specifically naming the Planning Area or Sphere it provides more flexibility. When we do the Community Development Group we may want to apply Planning Area and SOI.

Also I made sure we differentiated between open space that is applicable to "Open Space and Scenic Resources" and open space that is applicable to "Park and Recreation Facilities and Resources." Also note that I explained that the Natural Resources Group is synonymous for the "Conservation and Open Space". It is basically a "substitute" name which is why there are no separate goals, objectives and policies for "Conservation and Open Space." The various Resources under the Natural Resources Group in the past comprise the Conservation and Open Space Elements.

Please note that the Energy is not included in this Group. It will be under the "Community Development Group." Also do you want to call it Community Organization or Community Development? I did some research and came up with the following two discussions. I think my choice would be Community Development – what do you think? I think Community Organization is too "radical" of a change and may confuse people. Let me know so that I can change the text to Community Organization if you think that is more appropriate.

1. Community Development is a broad term that refers to the strategy and processes leading to improving the quality of life in a community in all areas: jobs, housing, physical environment, business, education, health, safety, social capital, etc.

   A critical element to successful Community Development within an asset based community development approach (ABCD) is Community Organizing. ABCD stands for the proposition that it is people/relationships (aka "social capital") that are the answer to sustained community improvement. Community Organizing provides a mechanism for building social capital and community connections that are more powerful and effective at improving and sustaining communities than the more traditional needs approach.

2. It is apparently clear that Community Organizing refers to managing resources within a community be it Human Capital, Financial Capital, Physical Capital, etc, or collectively resources needed for that society to survive and experience a total transformation in their lives resulting in improved quality of life. Community Development is a multifaceted concept which covers technical, cultural, language, political, social, economic and legal systems among others that would create a sound community.

Also don't forget to email me the updated General Plan Issues Table.

Eihnard

Eihnard F. Diaz, AICP
Diaz Associates

II. GENERAL PLAN GOALS, OBJECTIVES, & POLICIES

The City of Corning combined general plan elements so that the General Plan is adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Development Group. Several Community Goals and Objectives are advanced to reflect commonly held community values and intent.

A. COMMUNITY GOALS

There are four existing major ideas, or concepts that provide a summary or overview of what the General Plan is attempting to accomplish and why. These are reflected as four major goals that the General Plan advances.

Goal 1 Preserve and enhance the quality of life by providing a variety of living environments and accommodating growth.

Goal 2 Geographic distribution and the timing of growth shall be directly related to the conservation of natural resources and the provision and/or improvement of public facilities, services and utilities.

Goal 3 Recognition that the general plan is a decision-making tool which will be reviewed and revised periodically.

Goal 4 Application of an inter-jurisdictional approach to planning issues.

B. COMMUNITY OBJECTIVES

The function of the following objectives is to provide guidelines for the overall implementation of the General Plan and the operation of the planning process. These objectives are advanced as part of the General Plan.

1-1 To insure that planning is a comprehensive process that is derived from public policies clearly stated in the General Plan and includes the application of these policies to lands within the City, Planning Area and Sphere of Influence, as applicable through rehabilitation, zoning, subdivision, and other mechanisms and regulations.

1-2 To develop a General Plan which is both internally consistent among all its elements and which provides the policy basis for the rehabilitiation, zoning, subdivision, and other implementing mechanisms and ordinances.

1-3 To develop public trust and confidence that the objectives, polices, and implementation measures shall be faithfully adhered to and equitably applied to all land use matters.

1-4 To provide public assurance that the General Plan shall be applied in a manner that responds to local conditions and local concerns through the interpretation of its policies, but only within well-defined and understood limits intended to preserve the overall integrity of the plan.

I-5 To develop a planning process that resists short-term pressures exerted by narrow interests to modify the General Plan, but is capable of thoughtfully responding to significantly changing conditions or community needs.

1-6 To insure that administration of the planning process is characterized by:

- The efficient and expeditious handling of planning matters through the coordination and communication of the various departments and divisions of the City and other government agencies

- Timely and decisive action on all planning matters.

1-7 To promote a planning process that is accessible to all citizens.

1-8 To fashion a planning process that recognizes the continuing need for citizen review of the objectives, policies, and implementation measures contained in the General Plan.

1-9 To convert the General Plan land use boundaries to precise zoning boundaries through the use of natural and man-made physical boundaries such as creeks, topographic changes, roads, etc., and non-physical boundaries such as property lines, section lines, etc.

C. GENERAL PLAN GROUPS AND ASSOCIATED ELEMENTS

As previously noted, the City combined general plan elements so that the General Plan is adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Development Group.

A brief overview for each Group is provided after the listing of topics within each Group. Those topics which are mandatory elements required by state law are identified with an asterisk.

NATURAL RESOURCES GROUP – CONSERVATION* & OPEN SPACE*

- Biological Resources
- Water Resources
- Cultural Resources
- Mineral Resources
- Open Space and Scenic Resources
- Park and Recreation Facilities & Resources

The Natural Resources Group is essentially synonymous for the Conservation and Open Space Elements, where goals, policies, and implementation measures or programs will be established that value and protect natural resources to ensure they are available in the future. The primary goal of the Natural Resources Group is to preserve the range of visual, natural, and cultural resources that exemplify the City. This Group will strive to minimize the impact of future development in areas with significant visual, natural, and cultural resources and supports the creation and enhancement of important habitat and open space areas that are well managed and maintained. This Group will also promote efficient use of water and other natural resources and

strive to ensure the long-term sustainability of non-renewable resources. This Group also supports the conservation and creation of parks, recreational facilities, and open space.

The Natural Resources Group also sets forth goals and polices that minimize agricultural land use conflicts and support the long-term presence and viability of the City's agricultural industry, as applicable.

HEALTH AND SAFETY GROUP

Safety*

- Seismic & Geologic Hazards
- Flood Protection
- Dam Failure Inundation
- Fire Safety & Sheriff Protection
- Hazardous Materials

Noise*

Planning for growth and development requires the consideration of a wide range of public health and safety issues. Safety hazards are naturally induced, such as seismic and geologic hazards, flooding, and wildland fire hazards. Some hazards are the result of natural hazards that are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fires, and development in sensitive areas such as floodplains or areas subject to erosion and landslides. Finally, some hazards are manmade, including airport crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, such as medical services, fire and police protection, and noise exposure.

On June 12, 2012, the Tehama County Board of Supervisors approved Resolution No. 31-2012 to adopt the Tehama County Hazard Mitigation Plan. The Hazard Mitigation Plan was developed as a multi-jurisdictional plan with participation by the three cities in the county, the Capay Fire Protection District and the Red Bluff Joint Union High School District with oversight from the Tehama County Department of Public Works. On November 27, 2012, the Corning City Council adopted Resolution No. 11-13-2012-04 adopting the Tehama County Hazard Mitigation Plan. However, the City of Corning completed a Hazard Mitigation Plan for submission to FEMA that identifies hazards and mitigations on a more specific level to the City and surrounding area.

The Hazard Mitigation Plans were prepared pursuant to the requirements of the Disaster Mitigation Act of 2000. A Federally approved hazard mitigation plan enables the County and City to apply for Federal pre-disaster hazard mitigation grant funds to support mitigation projects. Those portions of the Tehama County Hazard Mitigation Plan, approved by FEMA in the latter part of 2012 and the one being prepared for the City will be incorporated by reference into the Health and Safety Group.

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use entitlement process. The Health and Safety Group, in conjunction with the Tehama County and the City of Corning Hazard Mitigation Plans identify goals and policies defining the strategy for ensuring the maintenance of a healthy and safe physical environment in the City.

COMMUNITY DEVELOPMENT GROUP

- Land Use*
- Circulation*
- Public Services
- Housing*
- Air Quality, Climate Change, and Energy

The Community Development Group is comprised of General Plan Elements that address the use of the City of Corning's physical resources in order to define a community in which its residents live, work, shop and play. The Elements are grouped together because they collectively address the development and maintenance of the City.

While often included in the Conservation and Open Space Elements of a general plan, the City of Corning addressed air quality, climate change and energy in the Community Development Group. There is a strong correlation between land use planning, transportation and circulation, and the emission of air quality pollutants, and greenhouse gases (GHG) that contribute to global climate change (GCC) and criteria pollutants that degrade air quality within the region. The primary opportunities to reduce air quality pollutants and GHG emissions are in urbanized areas, such as the City, within the region where land use patterns can best support the increased use of transit and pedestrian activities since most GHGs and air pollutants result from mobile source emissions. The development of a City with sustainable components also contributes to both the reduction in overall air pollutants as well as solving the larger challenges associated with global climate change. A balanced approach to achieving sustainable communities requires the integration of a region-wide multi-modal transportation system with a reduction in the reliance on single-occupant motor vehicles, along with buildings that consume less through design and efficient building materials.

Energy production, transportation, and consumption are key contributors to greenhouse gases affecting climate change, poor local air quality, and a variety of other sustainability challenges. The Community Development Group encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, this Group encourages renewable energy production, along with efficient energy use in buildings and infrastructure and minimizes the impacts of projects that can generate air pollutants.

The policy options available in this Group are closely influenced and in some areas constrained by elements in the Natural Resources and Health and Safety Groups. A major goal of the General Plan is to balance and coordinate the sometimes competing objectives contained in the three General Plan Groups. Achieving this goal requires some understanding of their interrelationships. Elements contained in the Health and Safety Group place limits on the use of the City's physical resources in order to reduce the risks of loss or damage to life and property. Elements contained in the Natural Resources Group describe the opportunities presented by the City's resource base and define the limits within which these resources may be used on a long-term, sustainable basis. Elements in the Community Development Group must respond to risks posed by natural and man-made hazards and to the opportunities presented by the natural resource base. Responding to these risks and opportunities in a responsible manner will ensure that both present and future generations of City residents, employers and employees will be able to enjoy the quality of life that the City offers.

D. NATURAL RESOURCES GROUP – CONSERVATION AND OPEN SPACE

BIOLOGICAL RESOURCES

Goal

Protect wildlife, fish and native vegetation associations, particularly rare, endangered and threatened species.

Objectives

BR-1 Conserve and manage significant wildlife, fish, wetland and vegetation resources including riparian habitat.

Policies

FW-a Projects that may impact rare, endangered, or threatened wildlife, fish and plant species, as officially designated by federal and state resource agencies, shall be designed or conditioned to avoid significant adverse impacts on those species.

FW-b The significant creekside corridors in the City shall be designated on General Plan Maps.

WATER RESOURCES

Goal

Maintain, conserve and improve existing and future surface and groundwater quantity and quality.

Objectives

W-1 Conserve and manage all surface and groundwater resources so that all existing and future residents have reasonable assurances that an adequate quantity and quality of water exists.

W-2 Develop and establish regional relationships to insure flexible and adequate water supply sources.

Policies

W-a Promote water conservation in existing and future development.

W-b Support the use of reclaimed water from all sources including, but to limited to the wastewater treatment plant, detention facilities and industrial and commercial waste and water treatment facilities.

W-c The City shall maintain standards for erosion and sediment control plans for development potentially impacting surface water reservoirs.

W-d Industrial and commercial by-product discharges, waste disposal sites, and other sources of hazardous or polluting materials shall be designed to prevent contamination to rivers, creeks, streams, reservoirs, or the groundwater basin in accordance with standards accepted by or imposed by the City and the State Regional Water Quality Control Board.

W-e Minimize household hazardous waste disposal that could potentially contaminate soils and groundwater.

CULTURAL RESOURCES

Goal

Conserve and manage significant prehistoric and historic cultural resources.

Objectives

HER-1 Identify potential significant historic and/or cultural resources.

Policies

HER-a Development projects in areas with identified potential significant cultural resources shall be designed to minimize degradation of these resources. Where conflicts are unavoidable, mitigation measures, which reduce such impacts, shall be implemented.

MINERAL RESOURCES

Goal

Promote the management of mineral resources.

Objectives

M-1 Protect known and potential mineral resources from land uses both onsite and offsite, which would be incompatible with mining operations.

Policies

M-a Development and uses within and abutting potential mineral extraction lands shall be regulated so that existing and future land uses avoid or mitigate incompatible land uses.

M-b All approved mineral extraction operations shall have a reclamation plan for the rehabilitation, reuse, erosion control, and water quality protection of the site and surrounding land uses.

M-e Ensure that mineral extraction operations are conducted in a manner which protect the public health, safety, and welfare by minimizing impacts on adjacent land uses and mitigating potential adverse cumulative impacts.

OPEN SPACE & SCENIC RESOURCES

Goal

Conserve, maintain and protect natural waterways, riparian habitat and natural open space.

Objectives

OSR-1 Conserve and manage the existing natural open space and scenic resources of the City for the use and enjoyment by existing and future residents and visitors.

OSR-2 Provide public access to open space and scenic resources consistent with the need to protect these resources and consideration of the rights of private property owners.

Policies

OSR-a Development projects, both private and public, which advance the conservation of open space and scenic resources, shall be encouraged.

PARK & RECREATION FACILITIES & RESOURCES

Goal

Conserve and manage existing and future recreation resources for the use and enjoyment by existing and future residents and visitors.

Objectives

PR-1 Provide public access to recreation resources consistent with the need to protect these resources and consideration of the rights of private property owners.

PR-2 Establish, integrate, and maintain "natural" and "man-made" recreation opportunities along existing creeks, floodplains, natural open space areas. Where applicable, include parks, roadways, bike and trail systems in these areas.

PR-3 Link existing and future development in a manner that provides open space and recreational opportunities.

PR-4 Provide and maintain sufficient park and recreation facilities to serve the City's existing and future population in a cost efficient manner.

Policies

PR-a Parks and recreation systems, planning, acquisition, development, and operation should be coordinated among City, County, state and federal governments, as well as schools and special districts.

PR-b The locations of existing and proposed park and recreation facilities shall be identified on General Plan Maps as **Park** or **Public Municipal** Land Use Designations

PR-c The City may require the dedication of land and/or improvement of open space, parks, or the payment of impact fees as part of the entitlement and/or building permit process.

PR-d Provide off-road pedestrian and non-motorized bike facilities, where feasible.

PR-e Users of parks and recreation facilities shall contribute toward the cost of providing, operating and maintaining those facilities.

ITEM NO: E-2
USE PERMIT APPLICATION 2014-271; VERIZON WIRELESS, ESTABLISH A 120 FT. HIGH MONOPOLE AND ACCESSORY EQUIPMENT FACILITY IN A 30' X 30' LEASE AREA AT ESTIL CLARK PARK.
APN: 73-260-30 ADDRESS 103 E. FIG LANE

JUNE 17, 2014

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR CONSULTANT

PROJECT DESCRIPTION:
Sacramento-Valley Limited Partnership DBA Verizon Wireless has submitted an application to establish an unmanned telecommunications facility on city owned property at Estil Clark Park. The facility will include a 120 ft. high monopole that will replace an existing 50 ft. high light pole. The existing light standard will be remounted on the monopole at the same height as the existing light standard.

The pole along with an 11' 6" x 16' 10.5" equipment shelter will be placed within a 30' x 30' lease area along the right field side of the ball field adjacent to the tennis courts in the southwest corner of the parking lot and surrounded by a 6 ft. high chain link fence. On May 27, 2014 the Corning City Council authorized the City Manager to sign the Use Permit application and the Mayor to sign a land lease agreement contingent on the approval of a Use Permit.

DISCUSSION:
On May 27, 2014 Melodie and Richard Poisson submitted a letter to the Corning City Council (Exhibit "A") expressing concerns over the establishment of a cell tower at this location and the impact it may have on their internet business DM Tech. On Friday, June 6, 2014 Brendan Leonard representing the applicant, City Staff, and the Poisson's met to discuss the project and possible microwave interference issues.

One solution was to add a condition to the Use Permit that would prohibit Verizon from using an unregulated microwave licensed band. The proposed condition would read as follows: "*If a microwave frequency is used at this location it must be a licensed band only.*" This condition was sent to Mr. Leonard with other draft conditions for Verizon staff to review. On Tuesday, June 10, 2014 staff received an email form Mr. Leonard (Exhibit "B") stating that Verizon objected to the condition as it could possibly eliminate critical infrastructure to emergency services they provide to Cal Fire.

In discussing the issue with City Attorney, Mike Fitzpatrick we both felt that it was not legal to add a condition that would prohibit Verizon from using an unlicensed microwave

band, that is basically free to all other businesses, unless they agreed to it, therefore, the condition has been removed.

Another solution to the interference issues was for Verizon to use fiber optics at the site and this would prevent having to use a microwave signal. Staff has confirmed that AT&T does have fiber optic lines running along Fig Lane at this location. In Mr. Leonard's email he does state that Verizon has awarded a contract to AT&T to be the fiber service provider for this site. The contract requires AT&T to provide fiber service within 60 days from when Verizon commences construction of the facility.

GENERAL PLAN LAND USE DESIGNATION:

P – Park – All of the parcels owned by the City and that are established park sites have this general plan designation. In the Recreation Element of the Corning General Plan one of the goals is *"Provide high quality recreation facilities and programs for the Corning area residents."*

If this Use Permit is granted the City Council has authorized the Mayor to sign a multi year lease agreement with Verizon that will provide the city with monthly payments for the use of city property. This monthly payment will be used for park improvements and maintenance that will assist in providing high quality recreation facilities which is a goal set forth in the General Plan.

ZONING:

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 communication facilities such as cell towers and auxiliary facilities. 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.*

In 1997 the City Council adopted Ordinance Number 566 that allowed the establishment of commercial communication towers and associated facilities in a C-3 zoning district subject to the securing of a use permit. To save time in making a determination, and provide surrounding properties the opportunity to review the project at a public hearing, staff felt that it would be appropriate to process a Use Permit application for establishment of a cell tower and auxiliary facilities at this site.

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 15303, New Construction or Conversion of Small Structures, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

CEQA Guidelines provides examples of exemptions one of which reads as follows;

> *"A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive."*

The City has agreed to lease a 30' x 30' area to Verizon for the establishment of an 11' 6" x 16' 10.5" equipment shelter (approximately 200 sq. ft.) and the replacement of an existing 50 ft. high light pole with a 120 high monopole where the existing light standards will be remounted at the same height. The equipment shelter is much smaller in square footage then the example given in the guidelines and although the monopole will be higher then the existing light pole the light standard will be placed at the same elevation which will not be a substantial modification to what currently exists.

RECOMMENDATION:
Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2014-271:

Factual Subfinding #1
CEQA, Section 15303, New Construction or Conversion of Small Structures, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

Legal Finding #1
The establishment of an 11' 6" x 16' 10.5" equipment shelter (approximately 200 sq. ft.) and the replacement of an existing 50 ft. high light pole with a 120 high monopole where the existing light standards will be remounted at the same height will take place in an existing city park that is not an environmentally sensitive area and is only a minor modification to the existing facilities and is therefore exempt from CEQA pursuant to Section 15303, Class 3.

Factual Subfinding #2
The existing 10 acre parcel is owned by the City of Corning and established as a city park known as Estil Clark Park that has lighted ball fields and an arena used for a variety of recreational activities by community members.

Legal Finding #2
The site is adequate in size, shape and topography for the establishment of an equipment shelter and replacement monopole with a light standard and will not be incompatible with the existing uses and permitted uses at the park.

Factual Subfinding #3
Estil Clark Park where the unmanned telecommunications facility will be located has frontage and direct access to Fig Lane.

Legal Finding #3
The site has existing access Fig Lane that is constructed with adequate width, pavement and capacity for the proposed and existing use. Replacing an existing light pole with a mono pole used by Verizon to broadcast cellular phone signals will not be detrimental to the continued use of the park.

Factual Subfinding #4
The unmanned telecommunications facility will be located at a 10 acre city park pursuant to a lease agreement between the City of Corning and Verizon. The mono pole used to transmit cellular phone signals will replace and existing light pole in the same location within the park.

Legal Finding #4
The establishment of an unmanned telecommunications facility in Estil Clark Park will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare and is consistent with existing uses established in the park and permitted by the P-Q Zoning District.

ACTION

1. **MOVE TO ADOPT THE 4 FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT FOR USE PERMIT 2014-271.**
   (PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED SUBFINDINGS & FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE SUBFINDINGS AND FINDINGS IF DEEMED APPROPRIATE BY A MAJORITY OF THE COMMISSION)

VOTE OF THE COMMISSION

2. **MOVE TO APPROVE USE PERMIT 2014-271 SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS AS RECOMMENDED BY STAFF.**
   (PLEASE NOTE: THE COMMISSION HAS THE ABILITY TO MODIFY, DELETE OR ADD CONDITIONS PRIOR TO APPROVAL OF THE PROJECT.)

VOTE OF THE COMMISSION

OR:

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

Adopt findings in denial of the project and deny Use Permit 2014-271.

STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL FOR USE PERMIT 2014-271

CONDITION #1 – AGENCY COMPLIANCE / ENCROACHMENT PERMIT:
The applicant must comply with all local, state and federal agencies regulations especially those imposed by the City of Corning Building & Fire Departments. The applicant must also obtain an encroachment permit from the Director of Public Works prior to commencement of construction within the park property.

CONDITION #2 – SITE PLAN COMPLIANCE AND NET COVER:
The site must be developed in conformance with the overall site plan submitted with the application. Additionally, the fenced area around the equipment shelter must be covered with netting approved by the Director of Public Works to prevent balls from entering the area.

CONDITION #3 – MONO POLE PAINTING
The 120 ft. high mono pole must be painted to match the existing light poles at the ball field or an alternative color approved by the Director of Public Works.

CONDITION #4 – USE PERMIT MODIFICATION
If any additional carriers propose establishing equipment at this location the Use Permit must be amended prior to placing equipment on the pole or ground.

CONDITION #5 – LEASE AGREEMENT MODIFICATION
If any additional carriers propose establishing equipment at this location the Lease Agreement must be amended prior to placing equipment on the pole or ground.

ATTACHMENTS

Exhibit "A"	LETTER FROM MELODIE & RICHARD POISSON
Exhibit "B"	EMAIL FROM BRENDAN LEONARD
Exhibit "C"	APPLICATION AND EXHIBITS

Exhibit "A"

May 27, 2014

To the Corning City Council,

Richard Poisson, and I respectfully request that you consider this letter before making a decision on the Verizon tower Use Permit Application this evening.

Richard started DM-Tech in 1994, here in Corning, after serving the community for 20 years in auto repair. He sold and repaired computers, and provided dial-up internet to the local people. In 2000, he became the first company in Northern California to provide high-speed internet. He slowly expanded his service to the local area by investing all his earnings into building towers and relays to bring internet to the rural areas around Corning. It has been his mission to provide low cost internet to remote homes in the community that could not otherwise get internet.

Throughout the years, DM-Tech has faced competition in broadcasting bandwidth, as the bandwidth that is open to small businesses is not licensed, and available to anyone who sets up towers. The FCC , or Federal Communication Commission, does not regulate radio/internet frequencies in the 2.4Ghz , 3.65Ghz, 5Ghz and 900Ghz that DM-Tech currently uses to reach our customers.

Verizon has submitted a request for a Use Permit to build a tower at Clark Park, in exchange for lease money that will bring revenue to Corning. The planned tower will be positioned near the middle of the frequency pathway of our main relay signal; from DM-Tech tower on Solano to the highest most strategic tower in our network, on Corona Ave. They plan to build a cell-phone tower that uses 700Mhz frequency. This is a licensed frequency, regulated by the FCC. This license costs millions of dollars, and interference is protected by the FCC. There is an FCC ruling that also prevents companies from building radio/internet towers that interfere with existing providers.

DM-Tech, Richard and I agree that free market competition is healthy for the community. However, this Verizon tower can potentially create several problems for our business and the community:

1. Our current equipment, made by Ubiquiti (UBNT), has been known to create interference for the 700Mhz bandwidth. The FCC protects the licensed frequency, and we will have to shut down our broadcast. 1,000 internet customers on our network will instantly lose service. Their options will then be severely limited. Instead of having affordable internet ($29.95-$49.95/month) with no data limits, they will have to purchase high priced Verizon or satellite packages that have a monthly data limit.
2. Verizon may choose to use our frequency (5Ghz) to bring internet to their tower, before broadcasting in their 700Mhz to their customers. We have been hearing "stories" from other small internet providers on our "Forums. In a phone conversation with Doug Ticard, who is a Senior Frequency Engineer for Verizon on this project, he told us that Verizon sometimes uses 5Ghz band to transport internet to their towers on a temporary basis, if the fiber is delayed in being installed at the tower. We would instantly be blocked from serving our customers in this scenario.
3. There are other potential problems that we need to have time to research.

We would like to have time to research the details of the issues listed above. We have started a dialogue with both Doug Ticard and Brendan Leonard at Verizon about ways to work together. We are in favor of Corning benefiting from additional revenues that this new tower can provide. We have been speaking with John Brewer about these issues. We just want to be vocal in helping the City Council be aware of the potential problems for the local consumers and for our local business.

We request a delay (or tabling) in approving this Use Permit Application this evening, to allow for further research and consideration.

Respectfully, Melodie and Richard Poisson

DM-Tech –Wireless Internet Service Providers - 530-824-3522

Exhibit "B"

John Stoufer

From: Brendan Leonard [BLeonard@completewireless.net]
Sent: Tuesday, June 10, 2014 3:53 PM
To: John Stoufer; John Brewer; Patrick Walker
Subject: RE: Draft Conditions cell tower

Gentlemen,
I just left a voicemail for John S. I have confirmation that Verizon cannot agree to the microwave condition. The most compelling reason is in cases of emergency. For example, in a big fire (as with San Diego of late), Verizon provides critical infrastructure to emergency services, most notably Cal Fire. Verizon may put up a temporary "cell on wheels" facility out in a deployment region/basecamp and shoot the signal back to a macro site somewhere. In those cases, it would do so using whatever spectrum met the needs of the distance and volume of traffic, with the unlicensed spectrum being fair game.

That being said, you guys did some background work on fiber in the area. Thank you for that. On our side, I have confirmed that AT&T has already been awarded the contract to be the fiber service provider for this site. When we are building the facility and it is ready to go, AT&T has a 60-day window in which to bring fiber to the site before we switch on the antennas. Since we will have a binding contract in place, as of now we do not anticipate using microwave at all.

Finally, I am looking to some other jurisdictions for blanket planning language on interference issues to see if we can't find some language that would make DM Tech happy. We are not in competition with them. We are not going to play games with flooding signal or whatever else that other provider did to them. Verizon has no time or attention span for those games. It appears that the only reasonable way to navigate this issue now is to simply leave it at: "We'll work with you if there's ever a problem".

We'll probably have to chat more this week, and I'm happy to do so.

Respectfully,
Brendan Leonard
bleonard@completewireless.net
(916) 747-0624

Complete Wireless Consulting
2009 V Street | Sacramento, CA 95818

From: John Stoufer [mailto:jstoufer@corning.org]
Sent: Monday, June 9, 2014 11:44 AM
To: John Brewer; Patrick Walker; Brendan Leonard
Subject: Draft Conditions cell tower

To all,

Attached are the draft conditions for the cell tower at Clark Park. Please let me know ASAP of any additional conditions or modifications to these conditions.

Thanks
John

Exhibit "C"

CITY OF CORNING
PLANNING APPLICATION
TYPE OR PRINT CLEARLY

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

PROJECT INFORMATION

PROJECT ADDRESS	ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
103 E. Fig Lane	073-260-30-1	P/QP

ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
P/QP	N/A	10 acres	N/A

PROJECT DESCRIPTION: (attach additional sheets if necessary)

Proposed Verizon Wireless unmanned telecommunications facility to include a 120' monopole w/ a relocated light standard attached all within a 30' x 30' lease area including a 11' 6" x 16' 10.5" equipment shelter and surrounded by a 6' secured chain link fence.

APPLICATION TYPE (Check All Applicable)

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

APPLICANT INFORMATION

APPLICANT Sacramento Valley Limited Partnership dba Verizon Wireless	ADDRESS 2009 V Street, Sacramento, CA 95818	DAY PHONE 916-747-0624
REPRESENTATIVE (IF ANY) Brendan Leonard , Complete Wireless Consulting	ADDRESS 2009 V Street, Sacramento, CA 95818	DAY PHONE 916-747-0624
PROPERTY OWNER	ADDRESS 794 3rd Street, Corning, CA 96021-2517	DAY PHONE

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

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

Signed: Brendan Leonard

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

Signed: [illegible]

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

SUBMITTAL INFO

FOR OFFICE USE ONLY

APPLICATION NO.	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
2014-271	JS	May 19, 2014	May 28, 2014

FEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION	DATE FILED
Received 5/19/14	(Exempt) ND MND EIR	

Dated:12/15/2006
The City of Corning is an Equal Opportunity Employer

CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title:
Verizon Wireless facility at Clark Park. (VZW name "Oren's Corona")

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:

City of Corning building permit. Verizon will not need any other discretionary permits, however, will register the facility with the California Public Utilities Commission and the Federal Aviation Administration once the facility becomes operational.

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 300 sq. ft. in 1 floor(s).

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

5. Proposed scheduling/development. Building permits will be submitted for processing a week or two after CUP approval & lease signing. Groundbreaking will happen about two weeks after building permit. Assuming mid June CUP approval & lease sign, groundbreaking can begin in September 2014.

6. Associated project(s). n/a

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

n/a

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.

This site is within the P/QP district and all development standards in this zoning district, such as height limits and design guidelines are established and set forth as conditions of approval of the required Conditional Use Permit.

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

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

CITY OF CORNING
PLANNING APPLICATION

Environmental setting

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

This project site is a flat terrain parcel owned by the City of Corning, multi - use park, zoned P/QP. On the park grounds, there is a well pump house, tennis courts, ball field, rodeo grounds, horse shoe pit, outdoor stadium seating, restrooms and a concession stand.

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.

Adjacent parcels are agricultural, mobile home planned development and public/quasi-public.

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 5/15/14 Signature Brendan Stroul

For: VERIZON

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

COMPLETE Wireless Consulting, Inc. — SIGNATURE: DATE:

SITE ACQUISITION:

PLANNING:

CONSTRUCTION:

MANAGEMENT:

verizon WIRELESS — SIGNATURE: DATE:

CONSTRUCTION:

REAL ESTATE:

RF ENGINEER:

EQUIPMENT ENGINEER:

MW ENG./TRANSPORT:

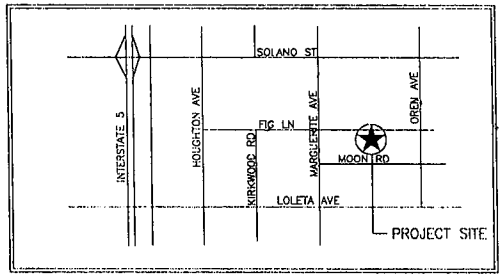
OTHER (IF APPLICABLE) — SIGNATURE: DATE:

verizon WIRELESS

255 Parkshore Drive, Folsom, CA 95630

OREN'S CORONA

103 E. FIG LANE
CORNING, CA 96021
APN: 073-260-30-1
LOCATION #: 278752



CORNING, CA

LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 255 PARKSHORE DRIVE, FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR.
2. MAKE A U-TURN AT COOLIDGE DR.
3. TURN LEFT ONTO FOLSOM BLVD.
4. MERGE ONTO US-50 W VIA THE RAMP TO SACRAMENTO
5. CONTINUE ONTO I-305 W/I-80BUS W/US-50 W.
6. TAKE THE INTERSTATE 5 N/INTERSTATE 5 S/STATE ROUTE 99 NORTH EXIT TOWARD REDDING/LOS ANGELES
7. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-5 N/REDDING AND MERGE ONTO I-5 N.
8. KEEP LEFT TO STAY ON I-5 N, FOLLOW SIGNS FOR INTERSTATE 5/WOODLAND/REDDING 9. TAKE THE SOUTH AVE EXIT.
10. TURN RIGHT ONTO SOUTH AVE.
11. TURN LEFT ONTO MARGUERITE AVE.
12. TURN RIGHT ONTO E FIG LN.

SITE WILL BE LOCATED ON THE RIGHT

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C1	CIVIL SURVEY SHEET
3.	A1.1	OVERALL SITE PLAN
4.	A2.1	ENLARGED EQUIPMENT LAYOUT PLAN
4.	A2.2	ANTENNA LAYOUT PLAN
5.	A3.1	PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROPERTY OWNER:
CITY OF CORNING
794 3RD STREET
CORNING, CA 96021
PATRICK WALKER
530-624-9305

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95816
916-341-0405
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
BOB SCHROEDER
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-7512
bschroeder@completewireless.net

PROJECT SUMMARY

PROPERTY INFORMATION

LATITUDE:	N39° 55' 11.14" NAD 83
LONGITUDE:	W122° 09' 59.14" NAD 83
LATITUDE:	N39° 55' 11.57" NAD 27
LONGITUDE:	W122° 09' 55.21" NAD 27

ASSESSOR'S PARCEL NUMBER: 073-260-30-1

JURISDICTION:	TEHAMA COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	P/OP (PUBLIC / QUASI-PUBLIC)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA ENERGY CODE (CENC)
8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
9. 2013 CALIFORNIA FIRE CODE (CFC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
13. LOCAL COUNTY OR CITY ORDINANCES
14. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 30'-0"x30'-0" LEASE AREA.
- A 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER.
- AN 11'-6"x16'-10 1/2" PRE-FABRICATED EQUIPMENT SHELTER TO MATCH EXISTING PUMP BUILDING "E".
- UNDERGROUND POWER & TELCO UTILITIES.
- A UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR W/UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0"X13'-0" CONCRETE SLAB.
- (9) 6" DIAMETER UNDERGROUND CONDUIT W/(18) 7/8" COAXIAL CABLES, (1) 1-5/8" HYBRID CABLE & (1) RET CABLE.
- REMOVE (1) EXISTING STADIUM LIGHT STANDARD & REPLACE WITH A NEW 120'-0" TALL VERIZON WIRELESS MONOPOLE WITH RELOCATED LIGHT STANDARD.
- (4) ANTENNA SECTORS W/(2) ANTENNAS PER SECTOR MOUNTED ON A PROPOSED 120'-0" TALL MONOPOLE.
- (6) RRH UNITS (2 PER SECTOR) MOUNTED BEHIND NEW ANTENNAS.
- (2) RAYCAP SURGE PROTECTORS (1 @ EQUIPMENT SHELTER & 1 @ ANTENNAS)

PROJECT MILESTONES

02/04/2014	90% ZONING DOCUMENTS
03/17/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

MST ARCHITECTS

COMPLETE Wireless Consulting, Inc.

OREN'S CORONA
103 E. FIG LANE
CORNING, CA 96021

verizon WIRELESS

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
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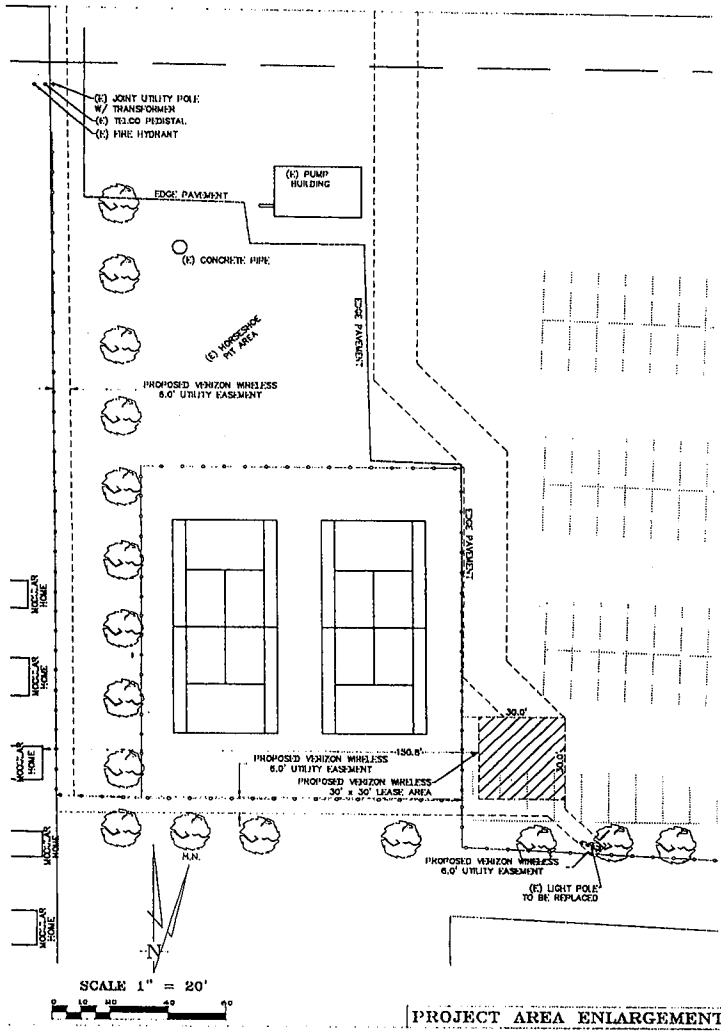
File: 162.933_T1.1.dwg
Drawn By: XXX
Checked By: MST
Scale: AS NOTED
Date: 03/17/14

Job No. 162.933

T1.1



PROJECT AREA ENLARGEMENT

DATE OF SURVEY: 01-29-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.C.E. 14803

LOCATED IN THE COUNTY OF TEHAMA, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.xx' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: n.a.

ASSESSOR'S PARCEL NUMBER: 073-260-30-1

LANDLORD(S): PATRICK WALKER
CITY OF CORNING
794 3RD STREET
CORNING, CA 96021
530-824-9305

SITE CONTACT: BOB SCHROEDER
916-217-7512

Project Name: Oren's Corona

Project Site Location: 103 E. Fig Lane
Corning, CA 96021
Tehama County

Date of Observation: 01-29-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: *Proposed Steel Monopole*

Coordinates (Centerline Tower)
Latitude: N 39°55'11.14" (NAD83) N 39°55'11.57" (NAD27)

Longitude: W 122°09'59.14" (NAD83) W 122°09'55.21" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 287' AMSL.

VERIZON WIRELESS
OREN'S CORONA LEASE AREA

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF LOT 3 BLOCK 31 AS DELINEATED ON THE PLAT OF MAYWOOD COLONY NO. 1 AS RECORDED IN BOOK B OF RECORD MAPS, PAGE 1, TEHAMA COUNTY, CALIFORNIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

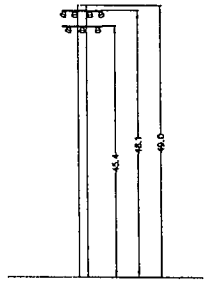
COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 3; THENCE SOUTH 00°08'24" WEST 287.79 FEET ALONG THE WEST BOUNDARY THEREOF; THENCE LEAVING SAID WEST BOUNDARY SOUTH 89°51'36" EAST 146.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 00°08'50" EAST 30.00 FEET; THENCE SOUTH 89°51'10" EAST 30.00 FEET; THENCE SOUTH 00°08'50" WEST 30.00 FEET; THENCE NORTH 89°51'10" WEST 30.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, FIFTEEN FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA WHICH BEARS NORTH 89°51'10" WEST 10.5 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING NORTH 44°28'05" WEST 24.54 FEET; THENCE NORTH 00°31'55" EAST 78.60 FEET; THENCE NORTH 44°28'05" WEST 44.28 FEET; THENCE NORTH 00°31'55" EAST 130.67 FEET MORE OR LESS TO THE PUBLIC RIGHT OF WAY.

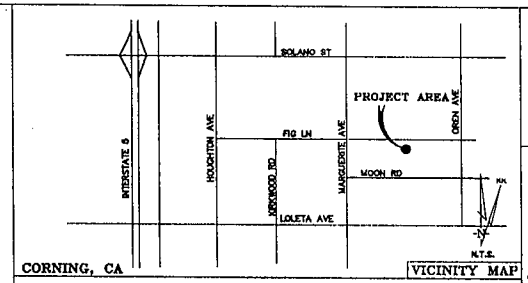
ALSO TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES, SIX FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS SOUTH 00°08'50" WEST 3.00 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LEASE AREA; THENCE FROM SAID POINT OF BEGINNING NORTH 89°51'10" WEST 173.16 FEET; THENCE NORTH 00°08'24" EAST 290.04 FEET TO THE PUBLIC RIGHT OF WAY.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES, SIX FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS NORTH 89°51'10" WEST 3.00 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LEASE AREA; THENCE FROM SAID POINT OF BEGINNING SOUTH 00°08'50" WEST 30.00 FEET.

ALSO TOGETHER WITH AN EASEMENT FOR THE PLACEMENT OF CELLULAR TOWER, FOOTING, COAXIAL CABLE AND APPURTENANCES, SIX FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS NORTH 89°51'10" WEST 8.23 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LEASE AREA; THENCE FROM SAID POINT OF BEGINNING SOUTH 47°15'04" WEST 28.00 FEET.



SCALE 1" = 10'



CORNING, CA

VICINITY MAP

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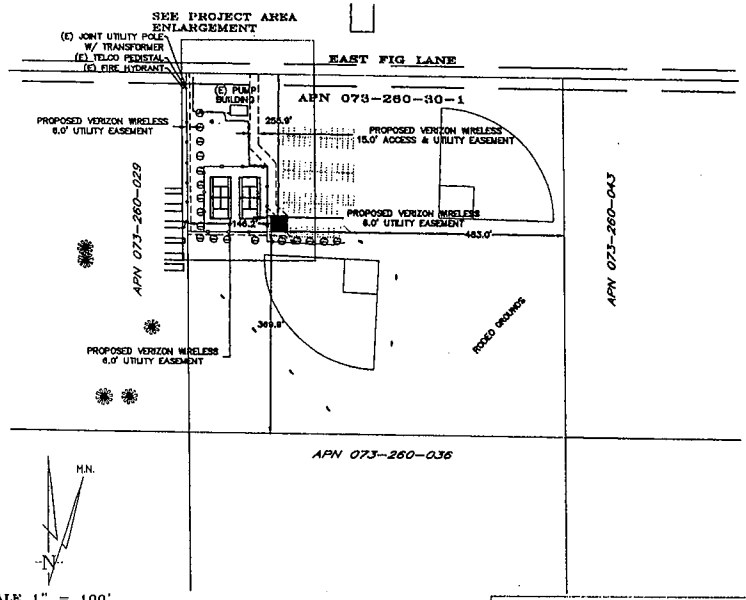
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



SCALE 1" = 100'

OVERALL PROJECT AREA

REV	DATE	APPROVED	DATE
		ABC	
		NE	
		RF	
		INT	
		EE/IN	
		OPS	
		EE/OUT	

GEIL ENGINEERING
Surveyor

verizon wireless

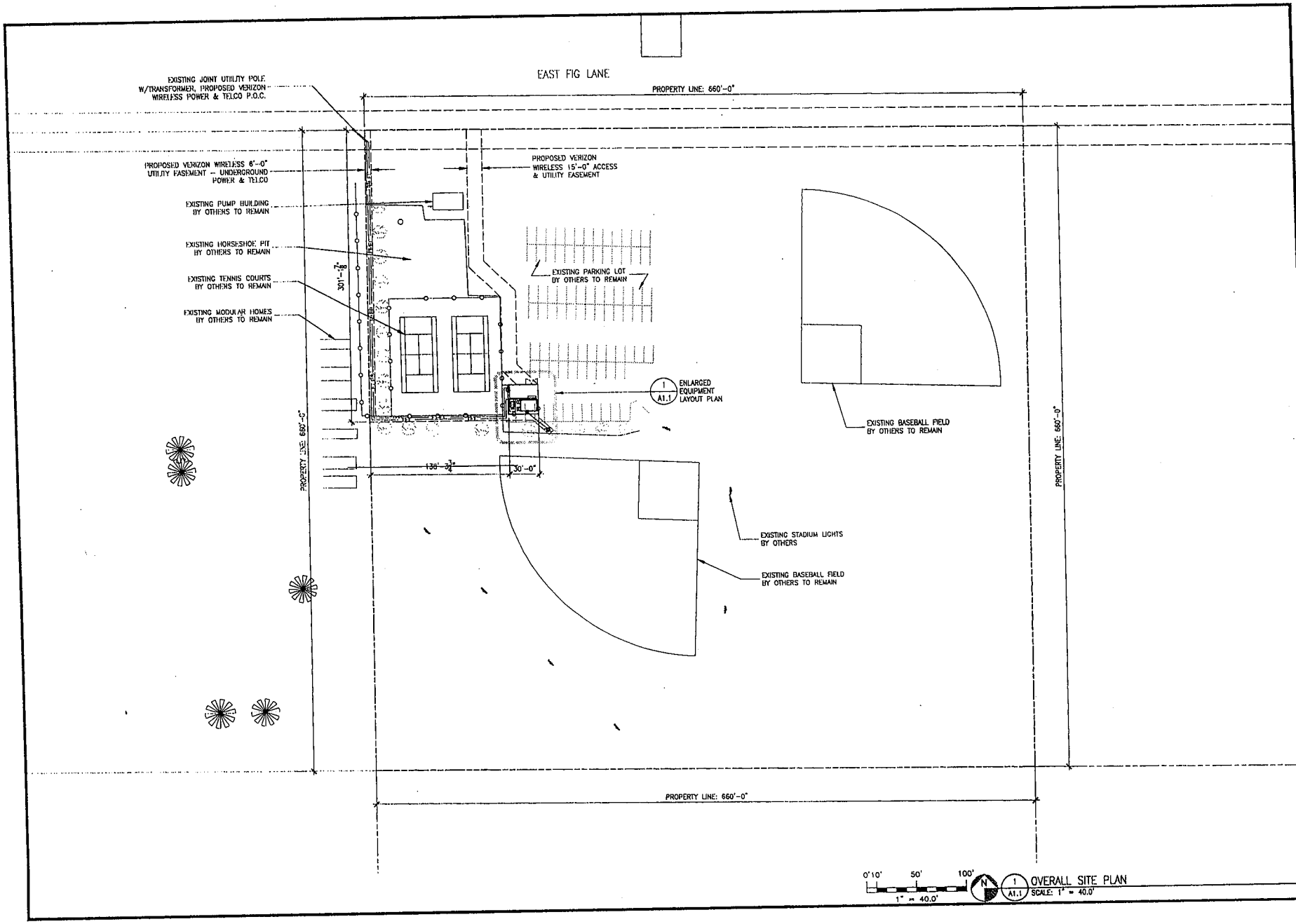
Orens Corona
103 E. Fig Lane
Corning, CA 96021

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
REV	01-30-14 DJG	Preliminary Drawing
REV	02-05-14 DJG	corr. site name
REV	02-06-14 DJG	rev. parcel boundary
REV		
REV		
REV		

Sheet

C-1



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SHEET TITLE: OVERALL SITE PLAN

Revisions:
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Checked By: MSH
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Date: 03/17/14

Job No. 162.833

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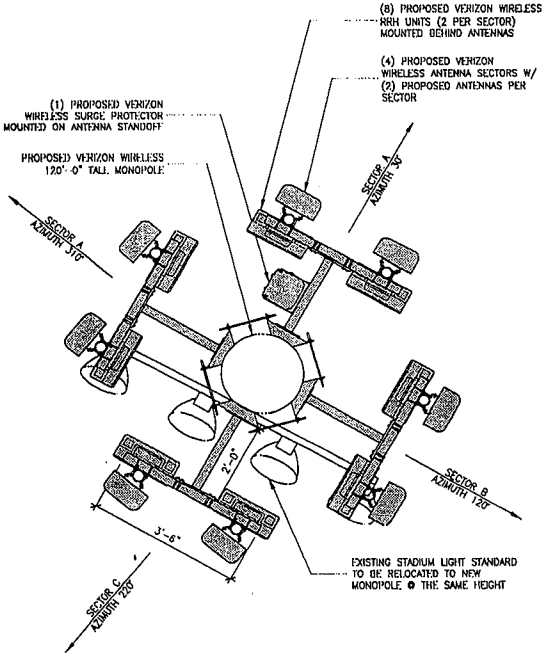
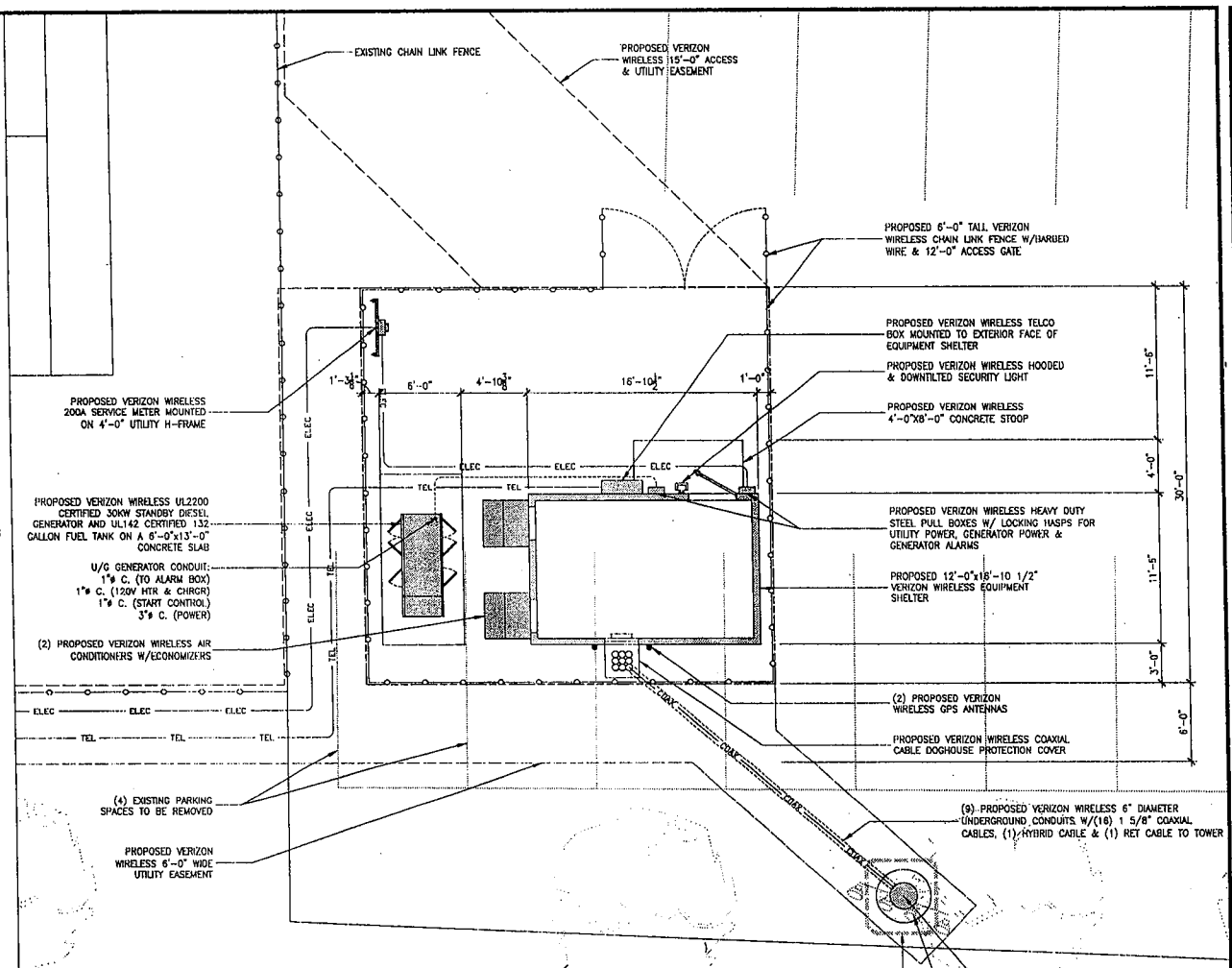


2 A2.1 ENLARGED ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1'-0"



2 A2.1 ENLARGED EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE: ENLARGED EQUIPMENT PLAN, ANTENNA PLAN

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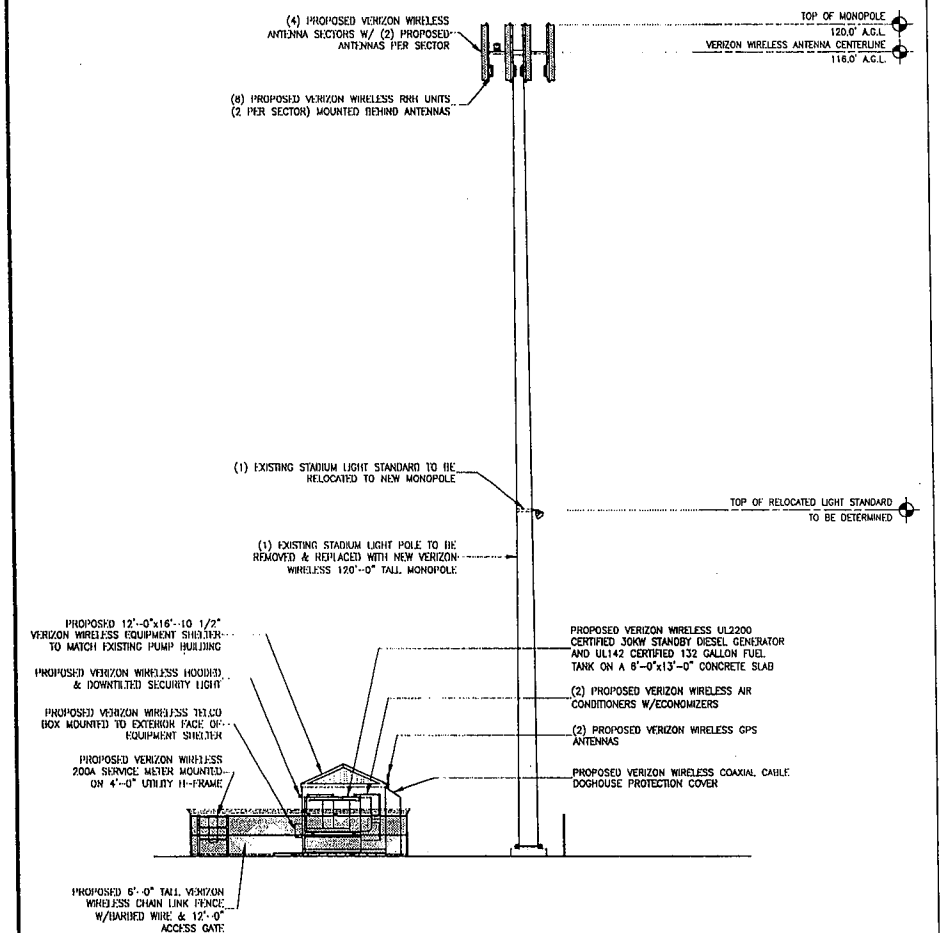
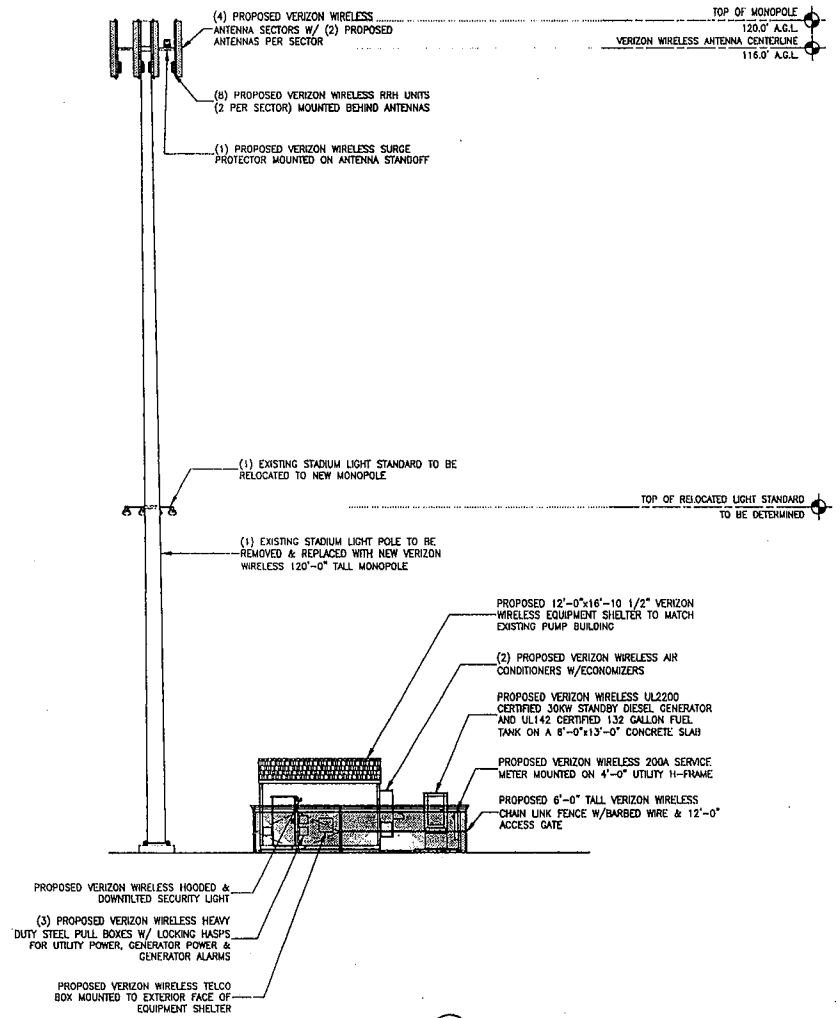
Checked By: MST
Scale: AS NOTED
Date: 03/17/14

Job No. 162.833

A2.1



2 A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MST ARCHITECTS
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SHEET TITLE: PROJECT ELEVATIONS

Not valid unless signed in ink by licensee.

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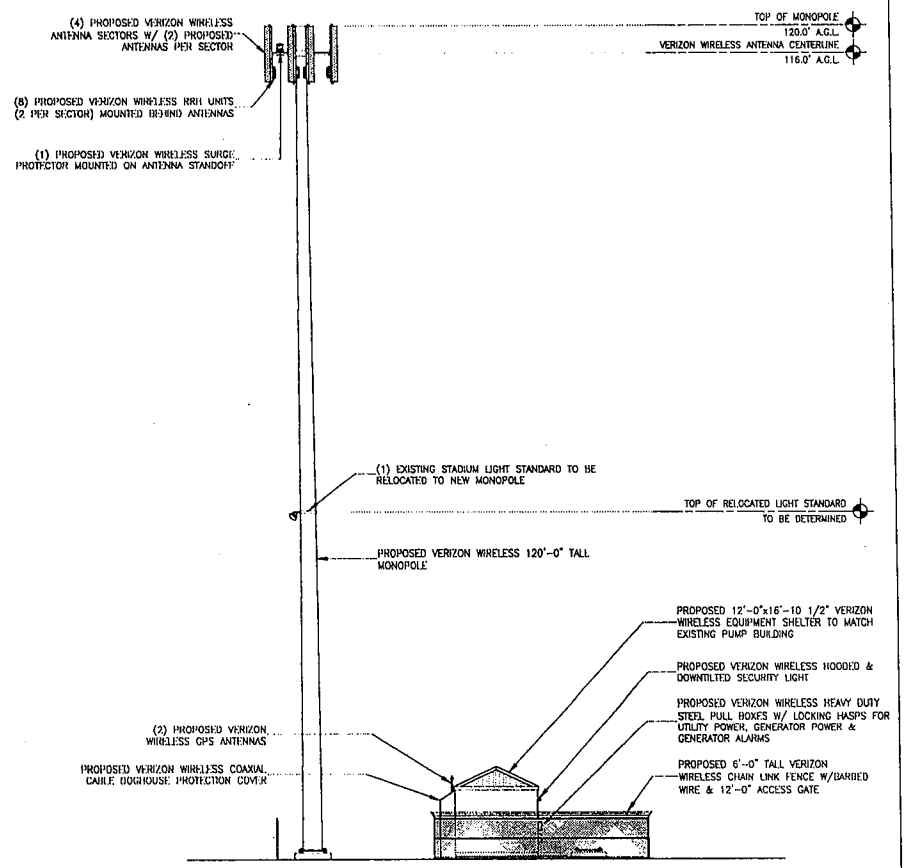
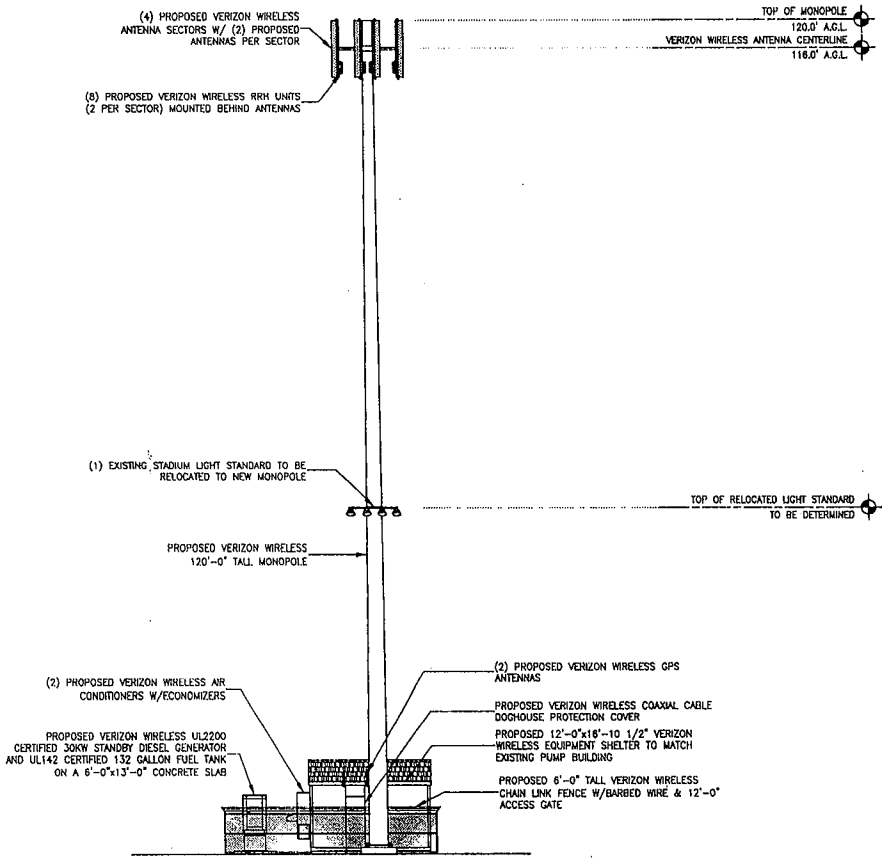
Job No. 162.833

A3.1



2 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MST ARCHITECTS

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CORNING, CA 96021

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SHEET TITLE: PROJECT ELEVATIONS

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Job No. 162.933

A3.2