



**CITY OF CORNING  
PLANNING COMMISSION AGENDA**

**TUESDAY, JUNE 21, 2016  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

**C. MINUTES:**

**1. Waive the reading and approve the Minutes of the May 17, 2016 Planning Commission Meeting with any necessary corrections.**

**D. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.**

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

**F. REGULAR AGENDA:**

**2. Two-year Extension Request: Tentative Tract Map 05-1003 Phase II & III, Stonefox Ranch Subdivision, located on the south side of Solano Street at the Del Norte Avenue/Solano Street intersection.**

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

**H. ADJOURNMENT:**

**POSTED: FRIDAY, JUNE 17, 2016**



**CITY OF CORNING  
PLANNING COMMISSION MINUTES  
TUESDAY, MAY 17, 2016  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

All Commissioners were present except Commissioner Barron.

**C. MINUTES:**

**1. Waive the reading and approve the Minutes of the April 19, 2016 Planning Commission Meeting with any necessary corrections.**

Commissioner Mesker moved to approve the Minutes of the April 19, 2016 Planning Commission Meeting as written. Commissioner Poisson seconded the motion. **Ayes: Robertson, Poisson, Mesker and Hatley. Absent: Barron. Opposed/Abstain: None. Motion was approved by a 4-0 vote with Barron absent.**

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

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

Commissioner Baron entered the meeting at 6:40 p.m.

**F. REGULAR AGENDA:**

**2. Study Matter 2016-1: Multi-Family Residential Design Guidelines; discuss Residential Design Guidelines for Multi-Family Residential Units.**

Planning Consultant John Stoufer presented design guidelines he obtained from various jurisdictions that could be incorporated and utilized for the City's Multi-Family Residential Design Guidelines.

The Commissioners discussed possible guideline objectives to incorporate such as those used for the Salado Orchard Apartments. Chairperson Robertson stated she would like to incorporate some of the safety guidelines; Commissioner Poisson liked the lighting for walkways and the playground from the Antioch example. Commissioner Mesker stated that some of the specifications were beyond what the City could incorporate, explaining that some designs would be cost prohibitive; residents in some of the example areas have a higher income level than those in Corning.

By consensus of the Commission, consideration should be cost, but not at the expense of safety and appearance. We need to articulate it so that it is "family friendly" and it promotes a feeling of community. It should provide off-street parking with a maximum number of 8 units.

Mr. Stoufer stated that the next move in developing the General Plan is to discuss and set guidelines for the Multi-Family Residential Units (R-4).

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

**H. ADJOURNMENT: 7:10 p.m.**

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**Lisa M. Linnet, City Clerk**

**ITEM NO F-2  
TWO YEAR EXTENSION REQUEST;  
TENTATIVE TRACT MAP 05-1003 PHASE II &  
III; STONEFOX RANCH SUBDIVISION;  
LOCATED ON THE SOUTH SIDE OF  
SOLANO STREET, AT THE DEL NORTE  
AVE./SOLANO ST. INTERSECTION.**

JUNE 21, 2016

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER, PLANNING CONSULTANT

**PROJECT DESCRIPTION & BACKGROUND:**

Pursuant to Section 66452.6 of the Subdivision Map Act, and Section 16.18.010 (C) of the Corning Municipal Code (CMC), a request for a 2 year time extension for Tentative Tract Map 05-1003 Phase II & III, approved on June 14, 2005 by the Corning City Council has been submitted. The approved tentative map proposed 80 lots to be developed in three phases, Phase I creating 26 lots was recorded earlier this year and these lots may now be sold and/or have a single family residence constructed on them.

Tentative Subdivision Maps are approved for an initial two (2) year period with the ability to be extended for an additional six (6) years as explained by discussion below referencing the Corning Subdivision Ordinance. On May 15, 2007 the City Council approved a two year extension for Tract Map 05-1003. After this and starting with SB 1185 the California legislation approved seven (7) years of automatic extensions for tentative maps.

With these automatic extensions, and previous extension granted by the City Council, the map is still valid until June 14, 2016. The current owners and developers, Gary & Jeannie Bergen, submitted an extension request on May 26, 2016 which automatically extends the map for 60 days pending a hearing on the extension request. If the extension request is granted the tentative map would be active until June 14, 2018 with a possibility of receiving another two year extension until June 14, 2020. After this no extensions would be provided unless the California Legislation passes more automatic extensions.

**CORNING SUBDIVISION ORDINANCE:**

The Corning Subdivision Ordinance (CMC Title 16) is the local ordinance that implements the provisions of the state Subdivision Map Act. The ordinance describes the process for consideration and approval or denial of subdivision applications. On April 14, 2009 the Corning City Council adopted Ordinance 634 that amended Section 16.18.010 (C) of the CMC to read as follows:

Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the legislative body or by an advisory agency authorized to approve or

conditionally approve tentative maps for an initial period of two years. Additional extensions, upon application of the subdivider, are available for a period or periods not to exceed the limits established by Section 66452.6 (e), or any amendments thereto, of the California Government Code. If the advisory agency denies a subdivider's application for extension, the subdivider may appeal to the legislative body within fifteen days after the advisory agency denied the extension.

**DENIAL CRITERIA:**

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

In this case there have been no Land Use Element revisions. The site remains designated for residential use and zoned R-1; Single-Family Residential. The approved tentative map complies with the General Plan and Zoning Code, therefore, staff recommends approval of a two-year extension.

**ACTION:**

**Move to recommend that the City Council approve a two-year time extension for Tentative Tract Map 05-1003 subject to the original 53 conditions as approved by the Corning City Council on June 14, 2005.**

**OR;**

**Direct staff to prepare findings for denial and recommend that the City Council deny a two-year time extension for Tentative Tract Map 05-1003**

**ATTACHMENTS**

EXHIBIT "A" - Original conditions of approval

EXHIBIT "B" - Reduced copy of tentative map

EXHIBIT "C" - Extension Request Letter

## EXHIBIT "A"

### Conditions of Approval adopted June 14, 2005:

1. SOLANO STREET PLANTER. A 4'-6" wide planter strip shall be provided between the sidewalk and the masonry wall along the Solano Street frontage of Lots 1 & 2. A combination of trees, shrubs and groundcover shall be installed, irrigated and maintained within the planter. Plant species, groundcover and irrigation method shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association or other such organization approved by the City of Corning. *(M.M.I.a.)*
2. CARONA AVENUE PLANTER. Prior to approving occupancy of Lots 49, 63 or 64, the developer shall install a combination of trees, shrubs and groundcover shall be installed, irrigated and maintained within that 4'-6" portion of the Carona Avenue right of way lying between the sidewalk and the fences along the south side of the lots. Plant species, groundcover and irrigation method shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association or other such organization approved by the City of Corning. *(M.M.I.b.)*
3. UNDERGROUND UTILITIES. All utilities, including electricity, telephone, gas, and cable television shall be provided to each lot and undergrounded. *(M.M.I.c.)*
4. FENCING. Solid 6'-0" tall fencing shall be installed at side and rear property lines prior to "final" on building permits. *(M.M.I.d.)*
5. LOT LANDSCAPING. Front yards and street side yards, including that portion of the Street R/W behind the sidewalk, shall be landscaped prior to final building permit sign-off. Landscaping may include any combination of grass, groundcover, shrubs and/or trees and is subject to Planning Department approval. Each lot shall be provided with a permanent method of irrigation for this landscaping. *(M.M.I.e.)*
6. RESIDENTIAL FAÇADE STANDARDS. The City of Corning has a policy to prohibiting the construction of identical homes within sight of each other. The developer shall vary building floor plans, facades, trim, siding material, building colors, roof types, etc., to comply with this standard. *(M.M.I.f.)*
7. ROOF-MOUNTED HVAC EQUIPMENT PROHIBITION. No Heating, Ventilation, Air Conditioning equipment shall be installed on the roof of any structure. *(M.M.I.g.)*
8. DISCLOSURE OF NEARBY AGRICULTURAL OPERATIONS. A Note shall be affixed to the front sheet of all recorded maps filed for this project. The note shall clearly state that the property adjoins operating agricultural properties and that residents of the development may be adversely affected by dust, noise, odors and overspray of chemical fertilizers and pesticides, and that the City of Corning does not regard such operations as nuisances when conducted with proper and accepted standards. *(M.M.II.a.)*

9. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District. *(M.M.III.a.)*
10. SPRINKLE EXPOSED SOILS. During construction, unprotected soils shall be sprinkled to minimize wind erosion. *(M.M.III.b.)*
11. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion. *(M.M.III.c.)*
12. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer. *(M.M.III.d.)*
13. FINISHED SURFACES. Upon completion of development, no substantial area shall remain where soils are completely uncovered. *(M.M.III.e.)*
14. DEDICATION OF BLACKBURN-MOON DRAIN. The final map shall offer a 40' wide strip to the City of Corning for the Blackburn Moon Drain. *(M.M.IV.a.)*
15. CULTURAL RESOURCES. Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery. *(M.M.V.a.)*
16. SOIL REPORT & COMPACTION TESTS. Prior to issuing any building permit for filled lots, the developer shall provide: 1) a report confirming that the fill has been sufficiently compacted in accordance with the Uniform Building Code or, 2) engineered foundation plans with a statement that the foundation design complies with building code requirement based on soil conditions on the site. *(MM.VI.a.)*
17. REDISTRIBUTE TOPSOIL. Topsoil shall be stockpiled and redistributed over graded surfaces. *(M.M.VI.b.)*
18. SWPPP & CONSTRUCTION STORMWATER PERMIT. Prior to any site disturbance or earthmoving activities on or adjacent to the site, a Construction Period and Post Construction Period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and presented and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the Post Construction Period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner. *(M.M.VI.c.)*
19. RIGHT TURN AND ACCELERATION LANE. The Solano Street frontage of Lots 1 & 2 shall be striped as a right turn lane and acceleration lane as directed by the City Engineer.
20. WATER & SEWER LINES. Install water and sewer pipes per public Works Standard S-11. *(M.M.VI.d.)*
21. WATER SERVICE. Developer shall install water services and meters for each lot in accordance with Public Works Standard S-20. *(M.M.VI.e.)*

22. SEWER SERVICE. Developer shall install sewer services for each lot in accordance with Public Works Standard S-21. *(M.M.VI.f.)*
23. EMERGENCY ACCESS. Prior to issuing Occupancy approvals for any residence south or west of Lots 11 and 12, a through road shall be provided connecting to Carona Avenue and along the alignment shown as Street "A". Outside of Phase I the temporary road may have a gravel surface, provided that the roadway shall be at least 20 feet in width and sufficiently compacted to support emergency service vehicle loads of 40,000 lbs. *(M.M.VII.a.)*
24. FIRE HYDRANTS. Fire Hydrants shall be installed in accordance with City standards. The developer shall provide the City of Corning with one hydrant repair kit. *(M.M.VII.b.)*
25. STORMWATER RETENTION. Prior to recording a final map of any phase of the project the developer shall present improvement plans for retention of the net increase in runoff resulting from the development project during a 25-year storm for a duration of four hours. *(M.M.VIII.a.)*
26. STORMWATER FACILITIES. Stormwater retention and conveyance facilities shall be constructed in accordance with City of Corning Public Works standards. *(M.M.VIII.b.)*
27. MINIMUM FLOOR ELEVATIONS. The final map shall indicate the lowest floor elevation for Lots 65, 66, 67, 68 & 69. The minimum floor elevation for those Lots shall be not less than 0.5' above the base flood elevation determined in accordance with FEMA standards. *(M.M.VIII.c.)*
28. LAND USE BARRIER. Developer shall install a six-foot high masonry wall along the boundary with the commercially zoned property to the west. *(M.M.IX.a.)*
29. SOLANO STREET NOISE ATTENUATION. Provide a sound barrier along the Solano Street frontage of Lots 1 and 2. That barrier shall be a masonry wall not less than six feet in height and appropriately positioned to avoid limiting sight distance at the intersection. *(M.M.XI.a.)*
30. CONSTRUCTION DAYS & HOURS. Construction work shall occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. to 6:00 p.m. on weekends and federally observed holidays. *(M.M.XI.b.)*
31. LOOPED WATER SYSTEM. Prior to recording Phase II final map, the developer shall provide a "looped water system" connecting to City water facilities at both Solano Street and Carona Avenue. *(M.M.XIII.a.)*
32. RETENTION BASIN MAINTENANCE. If an above-ground retention basin is provided to retain the net increase in runoff, ongoing maintenance, including clearing, dredging, mowing, lighting, and irrigation shall be funded by annual payments of the lot owners collected through a Landscape and Lighting District. *(M.M.XIII.b.)*
33. LANDSCAPE AND LIGHTING DISTRICT. Prior to recording the first Phase map for the project, the developer shall establish a Landscape and Lighting District to fund the continued maintenance of all common facilities, including the retention pond and

appurtenant facilities, landscaped areas at Solano Street and Carona Avenue and the masonry walls at Solano Street and the Landuse Barrier between the Healthcare District and the project. The project engineer shall prepare an estimate of the annual maintenance costs for the facilities that shall be made part of the district formation procedure. (M.M.XIII.c.)

34. TRAIL DEDICATION AND CONSTRUCTION. The final map shall dedicate sufficient right of way for a 12'-0" wide trail to the City of Corning. Developer shall construct a 12'-0" wide paved trail within the area dedicated for that purpose prior to recording Phase III of the map. (M.M.XIV.a.)
35. DEVELOPMENT IMPACT FEES. Subsequent residential development will be subject to Development Impact Fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of the individual lot building permits. (M.M.XV.a.)
36. SOLANO STREET IMPROVEMENTS. Prior to recording Phase I of the tract, developer shall improve Solano Street along the property frontage to provide full south half-width improvements as shown on Drawing S-18 (64' 4 Lane Street) including two 12' wide travel lanes, an 8' wide parking lane, curb, gutter and sidewalk, and complete an asphaltic concrete overlay for one lane width (12') on the northerly half-width. (M.M.XV.b.)
37. CARONA AVENUE IMPROVEMENTS. Prior to recording Phase II and Phase III of the tract, developer shall improve the frontage sections of Carona Avenue to provide full north half-width improvements as shown on Drawing S-18 (40' 2 Lane Street) including one 12' wide travel lanes, an 8' wide parking lane, curb, gutter and sidewalk, and complete an asphaltic concrete overlay for one lane width (12') on the southerly half-width. (M.M.XV.c.)
38. CARONA AVENUE RIGHT OF WAY DEDICATION. Final Map shall offer additional right of way dedication to provide a 30' half width (60' full-width) for Carona Avenue. (M.M.XV.d.)
39. STREET NAMES. Final street names are subject to approval of City staff and shall appear on the final map. (M.M.XV.e.)
40. STREET LIGHTING. The developer shall provide street lighting that meets the City Standards per City Code Section 16.21.050.H.. (M.M.XV.f.)
41. INTERIOR STREET IMPROVEMENTS. Interior streets shall be improved in accordance with City of Corning standard S-18 (40' 2 Lane Street). (M.M.XV.g.)
42. ACCESS RESTRICTIONS. No driveways shall be permitted on certain dual frontage lots. The Final Map or maps shall offer "1'-0" wide Non-Access" strips along the Solano Street frontage of Lots 1 & 2 and the Carona Avenue frontage of Lots 49, 63 and 64. (M.M.XV.h.)
43. SHARED DRIVEWAY. Lots 65 and 66 shall utilize one common driveway that shall be centered on the common property line and shown on the final map with reciprocal access rights for the two lots. (M.M.XV.i.)

44. STREET STUB. Final Map shall include a street stub completed to City standards within a 60' wide right of way from Street "A" to the property to the South (APN 73-120-11). The street stub shall be centered not less than 130 feet east of the Southwest corner of Lot 25, nor less than 130 feet west of the Southeast corner of Lot 15. Final Map Lot configuration may vary from the tentative map to accommodate this street requirement. *(M.M.XV.j.)*
45. STREET BARRICADES. Developer shall install temporary barricades (City of Corning Standard S-8) at the southern terminus of the street stub extension and at each temporary street "Phase end". Barricades shall be painted bright white. *(M.M.XV.k.)*
46. PEDESTRIAN WALKWAY. Developer shall install a pedestrian walkway on the north side of the Carona Avenue bridge over the Blackburn-Moon Drain. Walkway shall provide a 4'-0" wide path, designed by a registered civil engineer and be part of the improvement plans for Phase II of the project. Final design is subject to approval by the City Engineer. *(M.M.XV.l.)*
47. GRADING PLAN. The developer shall provide a grading plan for the project for City approval. The Grading Plan shall include improvement plans for the retention pond. The plans shall include measures to limit excavation near the stream bank and a groundcover plan to reduce erosion impacts. *(M.M.XVI.a.)*
48. STREAMBED ALTERATION AGREEMENT. Prior to commencing excavation for the retention pond or grading for Lots 65 through 69, obtain a Streambed Alteration Agreement with the California Department of Fish and Game if one is required. *(M.M.XVI.b.)*
49. CONSTRUCTION DEBRIS. Prior to approving occupancy for any residence all construction debris shall be removed for the affected Lot. *(M.M.XVI.c.)*
50. SECTION 404 PERMIT. Prior to discharging any fill material into waters of the United States, the applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers if one is necessary.
51. SECTION 401 PERMIT. If a Section 404 permit is required, or if the project will deposit fill into isolated wetlands, water quality certification pursuant to Section 401 of the Clean Water Act is also required. (Contact Scott Zaitz at the Regional Water Quality Control Board for details of this certification process).
52. DEWATERING PERMIT. Obtain the appropriate Dewatering Permit from the Regional Water Quality Control Board or verify that the general waiver is applicable to the project.
53. SIGNAGE. Prior to recording the final map for Phase 2 of the project, install a sign near the east side of the project advising westbound motorists to reduce speed for pedestrians. Specific sign and placement to be approved by Corning Public Works Director.



Exhibit "C"

City of Corning  
Attn: John Stoufer  
794 Third Street  
Corning, CA 96021

**RECEIVED**

**MAY 26 2016**

CITY OF CORNING

RE: Stonefox Ranch Subdivision Phase II & III

We are requesting two year extension for phase's II & III.

If you have any questions please contact me at 707-696-2605

Sincerely,



Jeannie M. Bergen  
Stonefox Ranch Subdivision  
gwbergen.construction@yahoo.com