



**CITY OF CORNING
PLANNING COMMISSION AGENDA
TUESDAY, MAY 15, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. **ROLL CALL:**

Commissioners: Robertson
Reilly
Lopez
Barker
Chairman: Howell

C. **WAIVE THE READING AND APPROVE MINUTES OF THE APRIL 17, 2007 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, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however, unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

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

1. **Use Permit Application 2007-245; Luke Alexander; to construct a Duplex in an R-1-2 Zoning District, located on the east side of Fifth Avenue between Fig and Center Streets. APN 71-272-40.**
2. **Continued Public Hearing; Blossom Avenue Project Phase 3; Planned Development Use Permit 2007-239; to develop Residences on 22 "Lot Pairs" of the Shasta View Tract; Self Help Home Improvement Project (SHHIP); APN'S 71-202-22 & 71-203-02; approximately 3.81 acres.**
3. **Use Permit Application 2007-243; Kevin Wofford; to operate a retail truck parts and accessory store in an SPMU; Specific Plan Mixed Use Zone, located within the southern portion of the commercial building located at 2120 Loleta Avenue. APN 71-300-26.**
4. **Revision to Use Permit 2004-209; Dilbag Singh Bains – Corning Truck Wash; to expand the current Corning Truck Wash use to include a Truck Lubrication and Tire Shop in a C-3 Corning Business Development Zone (CDBZ). APN 87-040-62; approximately 1.82 acres.**
5. **General Plan Amendment 2007-1A; Amend Highway 99-W Specific Plan to Revise Highway 99-W Cross Section.**

F. **REGULAR AGENDA:** All items listed below are in the order, which we believe, are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

6. **Extension Request; Tentative Tract Map 05-1003; Stonefox Ranch Subdivision; located on the south side of Solano Street, and east of the Del Norte Avenue Intersection.**

7. **Use Permit No. 2004-211; Layne and Angel Mason; Minor Revision to Play Area Fencing Standard; Sunshine Schoolhouse; 918 Solano Street.**

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

H. **ADJOURNMENT:**

POSTED: MAY 11, 2007

The City of Corning is an Equal Opportunity Employer



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, APRIL 17, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. ROLL CALL:

Commissioners: Robertson
Reilly
Lopez
Poisson
Chairman: Howell

All the Commissioners were present.

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

Commissioner Reilly motioned to approve the minutes with these stated corrections:

- Page 2, 1st paragraph, third sentence to state Planning Director Brewer, not Planning Commissioner Brewer.
- Page 4, 3rd paragraph, to state following the 4th sentence: The Commission pointed out that there is currently no property available that is properly zoned for this including the property Mr. Carter mentioned. After some discussion, Mr. Carter conceded stating that the Commissioners were correct.

Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

D. BUSINESS FROM THE FLOOR: None.

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

- 1. Blossom Avenue Project Phase 3; Planned Development Use Permit 2007-239; to develop Residences on 22 "Lot Pairs" of the Shasta View Tract; Self Help Home Improvement Project (SHHIP); APN'S 71-202-22 & 71-203-02; approximately 3.81 acres.**

Chairman Howell introduced this item by title and stated that the proponents have submitted a request for postponement until the May 15th Planning Commission meeting. Planning Director Brewer stated that actually there were two items: The first is the encroachment of the existing Mobile Home Park fencing from the property owned by Greenville Rancheria; and the second is the City wants them to specifically address the continuation of runoff from the properties from the west through their project before going forward with this. Mr. Brewer stated that there is a Pet Store and dwelling to the northwest and a Mobile Home Park to the southwest and those properties, because of the importation of the fill and the eventual installation and completion of the retaining wall, could pond water on those properties if they don't provide some way, some outlet for it. He further stated that the City would like to have this resolved. Chairman Howell stated that he observed that they have installed a pipe on the north line across lots one through nine, stating that he had walked this area and it was only a 12" drainage system, they hadn't buried it yet. Mr. Brewer stated that one of the challenges this project is faced with is, correcting problems from the Donovan Avenue Project (remember a couple of years ago SHHIP (Self-Help Home Improvement Project) did the Donovan Avenue Project, and that also utilized existing lot pairs that were outside of the flood plain, they were north of the Jewett Creek floodplain, so they didn't import fill.) Well there are some advantages with that in that it doesn't cause ponding of water to non-fill properties, but the downfall to that was they did minimal

grading. So consequently a number of those lots on the south side of Donovan Avenue aren't graded to direct their runoff to the Street. So they get ponding of water in their backyards, so one of the things that we are having them do to address that is as the 12" line that is now being installed, the City has asked them to stub out some catch basins on those adjacent lots so that we don't end up with ponded water, which is something similar to what will need to happen to the west. Chairman Howell concurred with the drainage issue stating that it should have been thought of before the Donovan Project began. Planning Director Brewer stated that the Tentative Map was recorded many years ago, which has left very little discretion for City Staff. Mr. Brewer stated that the City did everything they could for everything we could get including requiring undergrounding the electrical utilities which cost them over \$100,000 to do. We just reached a point where they said no, they were not doing any more.

Chairman Howell opened the Public Hearing and Commissioner Robertson motioned to continue this item to the May 15, 2007 Planning Commission meeting for discussion and action. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

- F. **REGULAR AGENDA:** All items listed below are in the order, which we believe, are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

Two members of the audience asked Mr. Brewer about a letter they had received from him relating to a business license. They stated that they didn't understand what was needed. (Their questions had nothing to do with any items on the Agenda). Mr. Brewer stated that he would be happy to meet with them after the meeting to discuss.

2. Extension & Phasing Plan Request; Tentative Tract Map-Green Garden Subdivision, Jason Abel Construction located on the west side of Marguerite Avenue, and north of the Moon Road Intersection. APN 73-260-22 & 23; approximately 9.9 acres.

Chairman Howell introduced this item by title and stated that the Commission has already approved two extensions. Chairman Howell asked would they have to start on the Phase II before, would that qualify them for not obtaining another extension? In other words, if they do Phase I, which we have before us, on the Marguerite side and it comes next May 2008, would they have to have a it started or could they still work on this project after May of 2008? Planning Director Brewer explained that Phasing lets them record on multiple maps, so the map will, if the Commission approves this extension, it will take the life of the map until May 2008. No other extensions would be possible. Chairman Howell asked if they haven't done anything in the Phase II what will happen to that. Mr. Brewer stated that it will die and they will be required to resubmit the map. Commissioners Robertson and Reilly stated that they had similar questions. Commissioner Reilly asked if they go ahead and finish Phase I and don't touch Phase II, even at that point they will not be eligible of another extension? Mr. Brewer stated that their may be another extension possible via the Map Act, however he stated that he is not familiar with it; the local Ordinance states two one year extensions, and from time to time the State Legislature is pressured by the California Building Industry and they will actually legislatively approve subdivision map extensions on statewide basis. That has happened in the last ten years a couple of times.

Commissioner Reilly asked what the steps were to record the map, Mr. Brewer explained that to record any map two things are required; either you complete all of the infrastructures, (streets, underground utilities, water, sewer, etc. everything except building the homes); or to Bond the Project through a Bonding Company or Bank. Mr. Brewer then further explained the process and ramifications of not completing these items.

Mr. Brewer stated that Commissioner Robertson had been in to discuss with him the Condition requiring Conditions, Covenants & Restrictions on this Project. Commissioner Robertson stated

Item C

that Mr. Brewer has repeatedly requested the Conditions, Covenants & Restrictions (CC&R's) and as of yet has not received them. Commissioner Reilly asked if we needed to put something in writing; Mr. Brewer stated that would be a good idea. Mr. Brewer stated that we could do an advisory statement to Mr. Abel regarding the lack of CC&R's. Commissioner Lopez asked about the frontage improvements on Marguerite, would this need to be completed with Phase I; Mr. Brewer stated yes.

Commissioner Robertson motioned to approve a one-year extension to the Tentative Map initially approved on May 11, 2004 for Jason Abel Construction, Inc. as requested in the extension request submitted March 19, 2007, and approve the Phasing Plan presented on the drawing submitted March 26, 2007 thereby permitting the recording of two separate final maps, and requiring completion of all adjacent street frontage and utility improvements and the two temporary gravel "turn-arounds" as shown on the Phasing Plan prior to filing the Phase 1 Final Map, and advise Mr. Abel that viable CC&R's need to be approved by Mr. Brewer before prior to the recording of the final map. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Poisson, Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 5-0.**

Mr. Brooks was present to discuss the issue of Blossom Avenue and was informed that the public hearing was continued to the May 15, 2007 Planning Commission meeting and the City has shut down the project until certain City concerns are addressed.

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

H. ADJOURNMENT: 6:55 p.m.



Lisa M. Linnet, City Clerk

**ITEM NO: E-1
USE PERMIT APPLICATION 2007-245; LUKE
ALEXANDER; TO CONSTRUCT A DUPLEX IN
AN R-1-2 ZONING DISTRICT, LOCATED ON
THE EAST SIDE OF FIFTH AVENUE,
BETWEEN FIG AND CENTER STREETS.
APN 71-272-40.**

MAY 15, 2007

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR



PROJECT DESCRIPTION:

Luke Alexander owns the property described as Assessor's Parcel Number 71-272-40. He wishes to construct a duplex on the site.

This matter was previously presented as Use Permit No. 2005-228 and approved on October 18, 2005. At that time, the subject parcel had not be divided from Mr. Alexander's other property (now APN 71-272-41). Since that time, Mr. Alexander has recorded a parcel map (PM 06-03) that divided his property into two separate lots. Use Permit 2005-228 expired one year later since the building permit to construct the duplex was not obtained. Note that the recommended conditions are the same as previously adopted.

Please refer to the attached copy of the Assessor's Map. The property is currently un-improved. A copy of Mr. Alexander's proposed site plan is attached. It is essentially the same site plan as that submitted for Use Permit No. 2005-228, except that the proposed duplex site has been segmented from the larger Alexander ownership (also APN 71-272-41) through the recordation of Parcel Map 06-03. The subject property is zoned R-1-2; Single-Family Residential, and totals about 7,023 sq. ft. (0.16 acre). The R-1-2 zone can permit one duplex per 6,000 sq. ft. of lot area if a use permit is first approved.

RECOMMENDATION:

**PLANNING COMMISSIONERS APPROVE USE PERMIT NO. 2007-245,
SUBJECT TO THE FOLLOWING:**

- 1. ADOPT THE FINDINGS.**
- 2. ADOPT CONDITIONS OF APPROVAL ON USE PERMIT 2005-245.**

FINDINGS:

1. This Project is exempt from the California Environmental Quality Act requirements, under Section 15303 (attached), based upon the "Preliminary Review" mandated by the State CEQA Guidelines, because the Project consists of the construction of a single duplex.
2. The site for the proposed use is adequate in size, shape, topography and circumstances.
3. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.
4. The proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

RECOMMENDED CONDITIONS OF APPROVAL:

1. FLOOD HAZARD ZONE. Applicant is advised that the property is within FEMA Flood Hazard Zone "X", the area inundated during a 500-year flood event. Prior to construction, applicant should contact their lender regarding the need for flood hazard insurance.
2. FENCING. Prior to final building permit sign-off, install typical residential fencing along property boundaries in compliance with Corning Municipal Code Section 16.29.010.
3. DRIVEWAY SURFACING. Pave driveway and garage aprons.
4. SIDEWALK. Construct a sidewalk to City specifications along the Fifth Avenue frontage.
5. LANDSCAPE FRONT YARD. Prior to Occupancy approval, the applicant shall install landscaping within the front yard of the proposed duplex (approx. 90' of street frontage). Landscaping shall include a combination of groundcover, shrubs and not fewer than two street trees that shall be at least 15 gallon in size at time of planting, and a permanent irrigation system.

May 15, 2007

ENVIRONMENTAL:

The California Environmental Quality Act Guidelines provide for the exemption of certain minor projects. Those projects are specifically listed in Guidelines Section 15303 (attached). Subsection (b) exempts one duplex.

LAND USE:

The applicant plans to construct a duplex on his 7,023 sq. ft. property. Each unit will total about 1100 sq. ft. of living area, with either a single or two-car garage. Please refer to the site plan presented with the application and the aerial photograph showing development in the neighborhood.

The subject property is designated "Residential" on both the current and Future Land Use Maps. The application for expanded residential use is consistent with Land Use Designation and Element.

ZONING:

The site totals about 7,023 square feet and is within the R-1-2 zoning district. Please refer to the attached copy of Corning Municipal Code Section 17.10.050. The R-1-2 zoning district permits single family dwellings and, upon approval of a use permit, duplexes at the rate of one per 6,000 sq. ft. of lot area. The lot exceeds the minimum lot area necessary to support a duplex once a use permit is acquired. The application therefore meets the density requirements of Corning Municipal Code Section 17.10.050.

CIRCULATION:

The site fronts Fifth Avenue, a city street. There is currently no sidewalk along the street frontage. Proposed Condition No. 4 will require the sidewalk to be completed.

Fifth Avenue is about 40 feet in width within a 50' right of way. The street essentially meets the City's street width standard and is effectively functioning. However, the city standard for street right of way width is 60 feet. To satisfy this requirement an additional 5' of street right of way width would normally be required on either side of the street. But in this case, the site is amid a developed neighborhood, so acquisition of additional right of way from adjacent parcels to expand the right of way width is unlikely. Since acquiring right of way for only this short stretch of frontage would serve little purpose, staff does not recommend any additional right of way dedication.

The site plan indicates the duplex will provide two 200 sq. ft. garages. City standards require two parking spaces per multi-family unit. One of those must be an "enclosed parking space"; i.e. within a garage. The second space may be on a driveway. The 200 sq. ft. garages will each accommodate one car. Additional spaces will be available on the driveway portions between the garages and the street. The project will comply with the parking standards.

Upon implementation of the recommended sidewalk condition, the project will substantially conform to the Circulation Element.

May 15, 2007

NOISE:

There are no significant noise sources in the area. No conditions relating to noise mitigation are necessary.

SAFETY:

Compliance with the California Building Code will assure that the building addresses seismic (earthquake) standards.

Please refer to the copy of the Flood Insurance Rate Map (FIRM). The site is within Flood Hazard Zone "X"; the 500 year floodplain. Recommended Condition No.1 is advisory only and suggests the owner contact their insurance agent regarding the potential need for flood insurance.

With the condition requiring sidewalk installation the project will not conflict with the Safety Element.

HOUSING ELEMENT:

The project will provide additional housing opportunities for the citizens of Corning.

COMMENTS FROM SURROUNDING OWNERS:

To date, no comments have been received regarding this application.

May 15, 2007

Corning Municipal Code Chapter 17 (Zoning)

Section 17.10.050 Additional designation.

Wherever the numeral "-2" is added to the R-1 district designation on the zoning map to establish an R-1-2 district, the following provisions shall apply:

- A. One two-family dwelling (duplex) may be permitted for each six thousand square feet of land area upon the securing of a use permit.
- B. All other provisions and regulations as specified for R-1 districts shall apply in R-1-2 districts. (Ord. 469 §4, 1988; Ord. 366 §1, 1981; Ord. 184 §1, 1963; Ord. 153 §5.19, 1959).

CEQA Guidelines

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 in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 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.

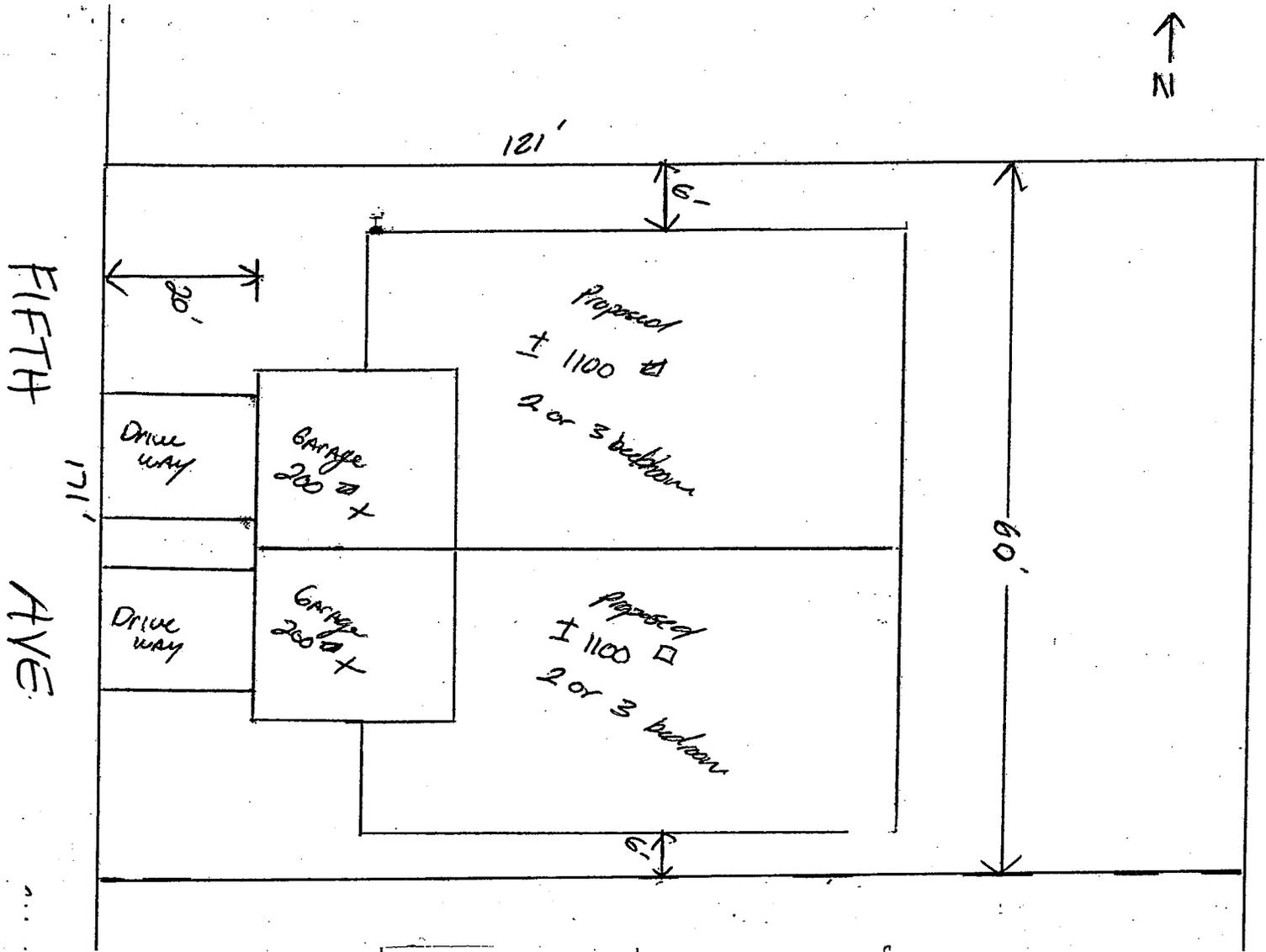
(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Sections 21084 and 21084.2, Public Resources Code.

Discussion: This section describes the class of small projects involving new construction or conversion of existing small structures. The 1998 revisions to the section clarify the types of projects to which it applies. In order to simplify and standardize application of this section to commercial structures, the reference to occupant load of 30 persons or less contained in the prior guideline was replaced by a limit on square footage. Subsection (c) further limits the use of this exemption to those commercial projects which have available all necessary public services and facilities, and which are not located in an environmentally sensitive area.



SITE PLAN

USE PERMIT 2007-245
LUKE ALEXANDER
APN 71-272-15

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 <i>1417 Fifth St.</i>		ASSESSOR'S PARCEL NUMBER <i>071-272-15T</i> ⁴⁰	G.P. LAND USE DESIGNATION <i>Single/multi Family</i>
	ZONING DISTRICT <i>R1-2</i>	FLOOD HAZARD ZONE <i>no</i>	SITE ACREAGE <i>171 x 111</i>	AIRPORT SAFETY ZONE? <i>no</i>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>Proposed new Duplex</i>			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT <i>Luke Alexander</i>		ADDRESS <i>1920 First St</i>	DAY PHONE <i>520-5309</i>
	REPRESENTATIVE (IF ANY)		ADDRESS <i>Corning</i>	DAY PHONE
	PROPERTY OWNER <i>Same</i>		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>[Signature]</i>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: _____	
	By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.			

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. <i>2007-245</i>	RECEIVED BY: <i>JTB</i>	DATE RECEIVED <i>4/23/07</i>	DATE APPL. DEEMED COMPLETE
	FEES RECEIVED/RECEIPT NO. <i>\$350 4/23/07</i>		CEQA DETERMINATION <i>Exempt</i> ND MND EIR	DATE FILED



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED 4-23-07

General Information

1. Project Title:

Alexander Aplex

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:

Building Dept Permit

Additional Project Information

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

4. Amount of off-street parking to be provided. 2 min. parking stalls. (Attach plans)

5. Proposed scheduling/development.

Begin ASAP, Complete By 2008

6. Associated project(s).

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.)

1 2bd 2ba 1000 ± units - sale price \$375,000
or Rent \$850⁰⁰ per side.

**CITY OF CORNING
PLANNING APPLICATION**

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

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

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

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

City zoning requires a use permit for duplexes in R1-2 zoning

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

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

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.

Site location was a 3/2 house that was torn down.

We created two new lot w/ a parcel map. I have

already had a use permit that expired last year

The lot consists of native grassed and is flat.

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.

The surrounding area is residential and consists of new home

and some older homes. There are multi family projects

surrounding the site. The lots meet the city standard

for duplexes and the population density is consistent with the
Area.

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

4-23-07

Signature



For: _____

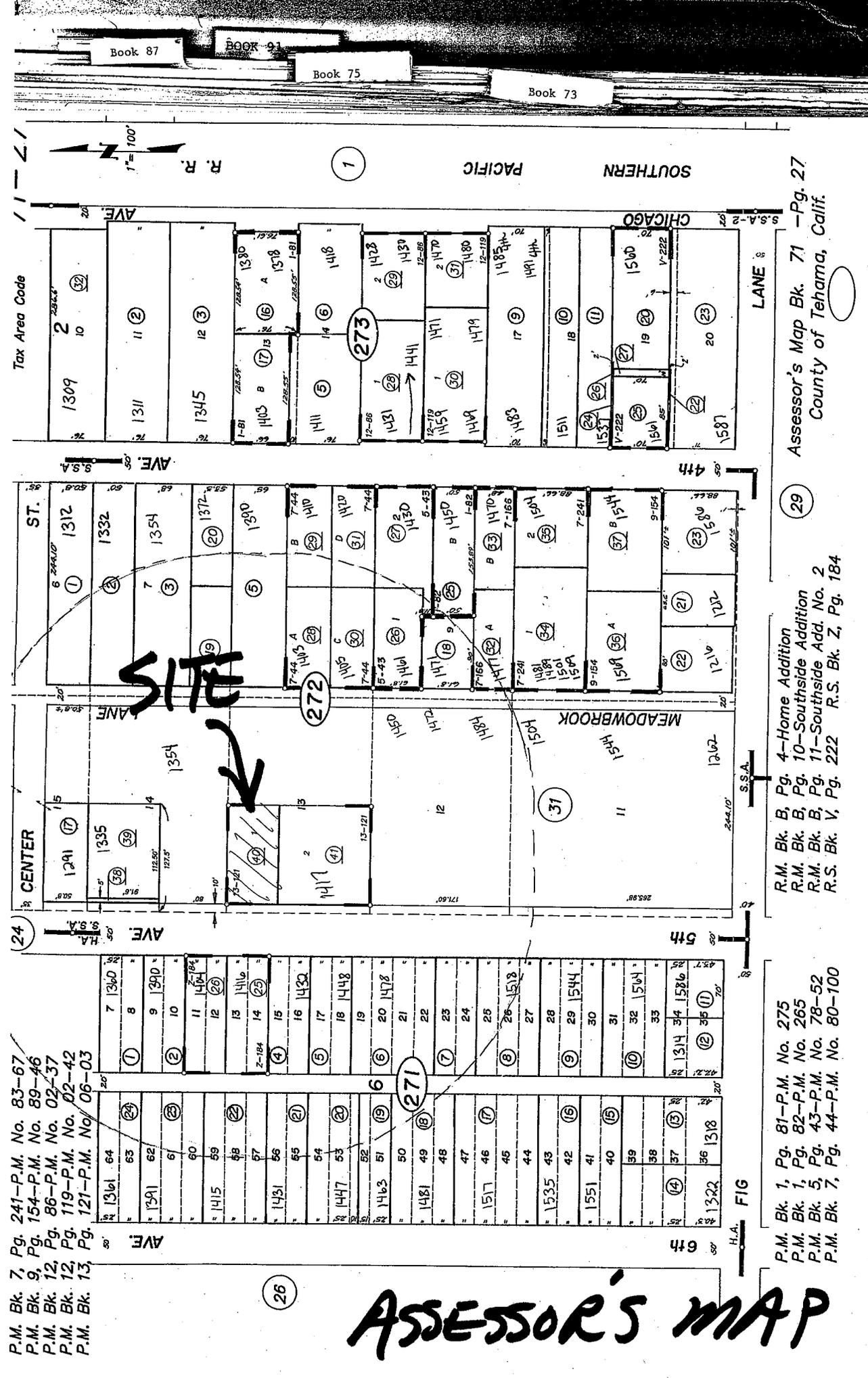
P.M. Bk. 7, Pg. 241-P.M. No. 83-67
 P.M. Bk. 9, Pg. 154-P.M. No. 89-46
 P.M. Bk. 12, Pg. 86-P.M. No. 02-37
 P.M. Bk. 12, Pg. 119-P.M. No. 02-42
 P.M. Bk. 13, Pg. 121-P.M. No. 06-03

P.M. Bk. 1, Pg. 81-P.M. No. 275
 P.M. Bk. 1, Pg. 82-P.M. No. 265
 P.M. Bk. 5, Pg. 43-P.M. No. 78-52
 P.M. Bk. 7, Pg. 44-P.M. No. 80-100

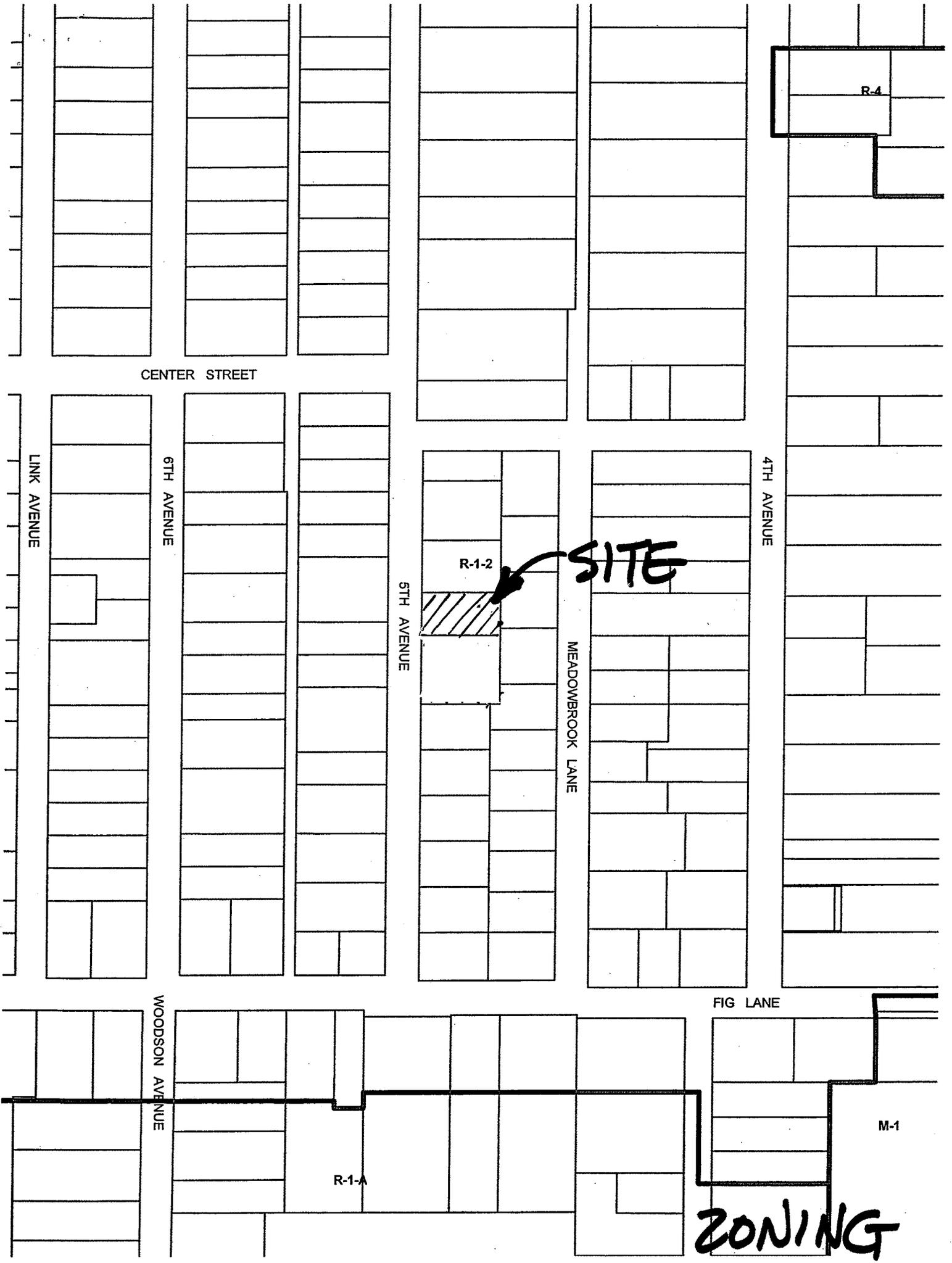
R.M. Bk. B, Pg. 4-Home Addition
 R.M. Bk. B, Pg. 10-Southside Addition
 R.M. Bk. B, Pg. 11-Southside Add. No. 2
 R.S. Bk. V, Pg. 222 R.S. Bk. Z, Pg. 184

Assessor's Map Bk. 71 -Pg. 27
 County of Tehama, Calif.

Book 87
 Book 91
 Book 75
 Book 73



ASSESSOR'S MAP



CENTER STREET

LINK AVENUE

6TH AVENUE

5TH AVENUE

MEADOWBROOK LANE

4TH AVENUE

WOODSON AVENUE

FIG LANE

R-1-2

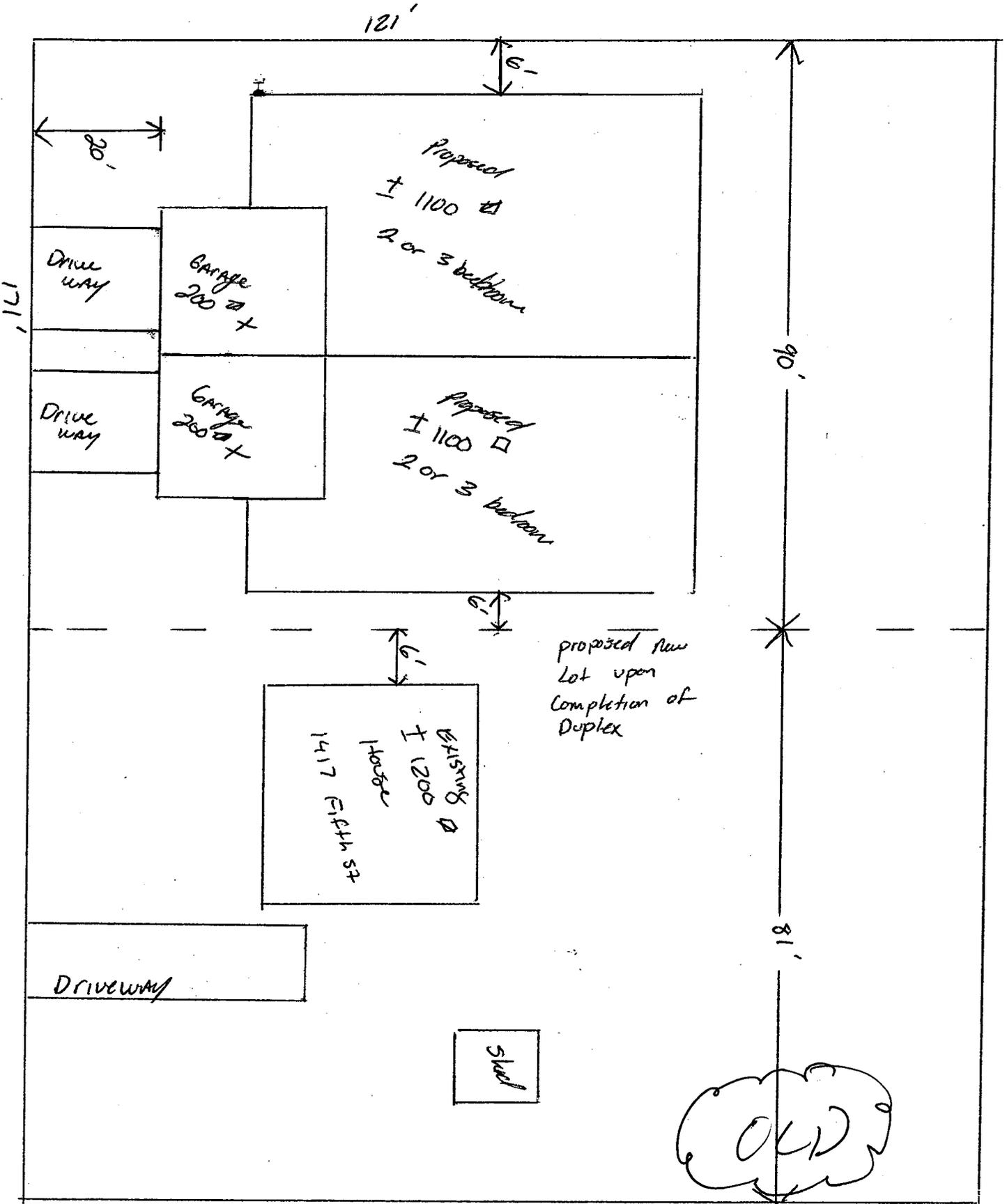
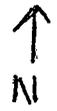
SITE

R-4

R-1-A

M-1

ZONING



SITE PLAN

USE PERMIT 2005-228

ITEM NO. E-2
CONTINUED PUBLIC HEARING; BLOSSOM AVENUE
PROJECT PHASE 3; PLANNED DEVELOPMENT USE
PERMIT 2007-239; TO DEVELOP RESIDENCES ON 22
"LOT PAIRS" OF THE SHASTA VIEW TRACT; SELF
HELP HOME IMPROVEMENT PROJECT (SHHIP);
APN'S 71-202-22 & 71-203-02; APPROX. 3.81 ACRES.

MAY 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP, PLANNING DIRECTOR

JLB

CONTINUED PUBLIC HEARING:

This matter was continued at the April 17th, 2007 meeting pending resolution of two issues that surfaced just prior to that meeting. Since the matter was continued, this hearing was not readvertised.

The two issues that caused staff to recommend postponement were; 1) an encroachment from the adjacent mobilehome park and 2) the possibility of offsite flooding on the western edge of the project due to the importation of fill.

NEW INFORMATION:

Property Encroachment: A drawing showing the encroachments onto the SHHIP property is attached as Exhibit "V-1". Greenville Rancheria owns the adjacent mobilehome park. On May 2, 2007 Mr. Keith Griffith of SHHIP forwarded the attached email (Exhibit V-2) to your Planning Director. The email indicates the encroachment from the adjacent Mobilehome Park is going to be abated. Staff can and will withhold issuing any construction permits for the encroached lot until the fence, mobilehome and accessory building are removed.

Drainage: On May 1, 2007, Jay Lowe of Northstar Engineering forwarded the following letter and a drawing (Exhibits V-3 and V-4) describing a solution to the potential runoff issue. The letter and drawing describe Northstar's proposed extension of subsurface storm sewer pipes and inlets to locations outside the project site. The letter was provided to City Engineer Ed Anderson. Mr. Anderson believes the solution proposed, coupled with proposed Condition No .50, that's been recently modified (since last month's staff report), will satisfactorily address the City's and the neighbor's concerns regarding offsite flooding impacts.

PROJECT SUMMARY:

Self Help Home Improvement Project (SHHIP) proposes to merge¹ and develop pairs of existing 25' wide lots of the Shasta View Tract that recorded in 1901. All told, 22 separate 50' wide parcels are to be developed as shown on the "Use Permit Map" attached as Exhibit "A". The merged lots will utilize the relocated and newly constructed Blossom/Orange Avenues for access.

SHHIP's Blossom Avenue Project includes three separate components or "Phases". Phase 1 of the project merged and developed 14 Lot Pairs that are appropriately zoned R-1-2.

¹ "Merge" is a Subdivision Map Act term that means to combine to make one legitimate parcel. In Corning, Mergers are approved at the staff level and ultimately recorded at the County Clerk's office per CMC Chapter 16.36.

Phase 2 was a subdivision map that will create 8 parcels on the south side of relocated Blossom Avenue.

This phase (Phase 3) is a Planned Development Use Permit to develop 22 Lot Pairs in a "P-D; Planned Development Zoning District. SHHIP submitted this application for Planned Development Use Permit No. 2007-239 on January 12, 2007.

STAFF RECOMMENDATION:

PLANNING COMMISSIONERS APPROVE USE PERMIT NO. 2007-239, SUBJECT TO THE FOLLOWING:

1. **ADOPT THE FIVE (5) FINDINGS.**
2. **ADOPT FIFTY (50) CONDITIONS OF APPROVAL ON PLANNED DEVELOPMENT USE PERMIT 2007-239.**

FINDINGS:

1. A CEQA Mitigated Negative Declaration was prepared, filed and distributed to all Responsible and Trustee agencies. All identified significant effects of the project will be lessened or mitigated with the imposition of the Mitigation Measures recommended in the Mitigated Negative Declaration, and the project will not have a significant effect on the environment.
2. The site for the proposed use is adequate in size, shape, topography and circumstances.
3. The site will have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.
4. The proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.
5. Approval of this Planned Development Use Permit is consistent with the Residential Land Use Designation and the goals and objectives adopted in the General Plan for the City of Corning.

RECOMMENDED CONDITIONS OF APPROVAL:

1. **FENCING.** Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit in accordance with Corning Municipal Code Section 16.29.010. (IS CONDITION NO. I.a.)
2. **LANDSCAPING.** Front and street side yards to be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees. (IS CONDITION NO. I.b.)
3. **CONSTRUCTION DEBRIS.** Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot. (IS CONDITION NO. I.c.)

4. **NO HVAC ON ROOF.** Heating, Venting or Air Conditioning Equipment shall not be located on the roof of any structure. (IS CONDITION NO. I.d.)
5. **UNDERGROUND UTILITIES.** All new public utilities serving the Development shall be underground with no overhead facilities crossing any streets. (IS CONDITION NO. I.e.)
6. **FUGITIVE DUST.** Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District. (IS Mitigation Measure III.a.)
7. **SPRINKLE EXPOSED SOILS.** During excavation and construction, unprotected soils shall be sprinkled to minimize wind erosion. (IS Mitigation Measure III.b.)
8. **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. (IS Mitigation Measure III.c.)
9. **GRADING PLANS.** Complete grading plans shall be submitted for approval by the City Engineer. (IS Mitigation Measure III.d.)
10. **FINISHED SURFACES.** Upon completion of development, no substantial area shall remain where soils are completely uncovered. (IS Mitigation Measure III.e.)
11. **UNANTICIPATED CULTURAL DISCOVERY.** If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met. (IS Mitigation Measure V.a.)
12. **DISCOVERY OF HUMAN REMAINS.** If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the county Sheriff and Coroner immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. The City of Corning shall be notified after the Sheriff and Coroner. (IS Mitigation Measure V.b.)
13. **STORMWATER PERMIT.** Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board. (IS Mitigation Measure VI.a.)
14. **SOILS INVESTIGATION.** Prior to filing the final map the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive

soils requiring special structural foundation design is necessary. (IS Mitigation Measure VI.b.)

15. CERTIFY COMPACTED FILL. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation design and construction comply with building code requirements. (IS Mitigation Measure VI.c.)

16. EMERGENCY ACCESS. To provide emergency ingress and egress, an emergency access road, not less than 20 feet in width and capable of supporting a 40,000 lb. fire engine, shall connect the west end of the culdesac bulb through the existing Blossom Avenue to Hwy. 99-W. Removable bollards shall be provided at the back of the sidewalk to prohibit regular motorist use. The final design of the emergency route and bollards shall appear on the improvement plans and are subject to approval by the City Engineer, Public Works Director and Fire Chief. (IS Mitigation Measure VII.a.)

17. STORMWATER POLLUTION PREVENTION PLAN. 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 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. (IS Mitigation Measure VIII.a.)

18. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision. (IS CONDITION NO. VIII.b.)

19. DRAINAGE FACILITIES. Stormwater Collection facilities and a storm sewer pipe shall be provided within a drainage easement along the north side of the lots proposed by the Use Permit (Lots marked No. 34 thru 44). (IS Mitigation Measure .VIII.c.)

20. COMPLY WITH CLOMR-F. Development shall comply with the conditions included in the Conditional Letter of Map Revision (CLOMR-F) dated May 4, 2006. (IS CONDITION NO. VIII.d.)

21. CONSTRUCTION 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. (IS Mitigation Measure XI.a.)

22. LANDSCAPING AND LIGHTING DISTRICT. Prior to recording the first Phase map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities and street lighting. All costs associated with the district formation or annexation shall also be borne by the developer. (IS CONDITION NO. XIII.a.)

23. **ENGINEER'S ESTIMATE OF ANNUAL COSTS.** Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, and maintain all common facilities within the jurisdiction of the Lighting and Landscape District, including the stormwater retention system and appurtenant facilities, and streetlights. (IS CONDITION NO. XIII.b.)
24. **UTILITY CONNECTION LOCATIONS.** Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting or excavation shall be allowed in the new street once completed. (IS CONDITION NO. XVIII.c.)
25. **UTILITY CONNECTION SPECIFICATIONS.** All water and sewer connections shall be completed in accordance with Public Works Specifications. (IS CONDITION NO. XIII.d.)
26. **WATER SERVICE SIZE.** All water services are to be 1-inch poly pipe (iron pipe size). (IS CONDITION NO. XIII.e.)
27. **WATER METERS.** All water meters to be Sensus compound meters to register in gallons, $\frac{3}{4}$ " meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system. (IS CONDITION NO. XIII.f.)
28. **CONNECT WATER MAINS.** Water main line from Toomes Avenue shall be connected to existing water main on Blossom Avenue, just west of site, as per Public Works Specifications. Minimum pipe diameter shall be 8". (IS CONDITION NO. XIII.g.)
29. **SEWER MANHOLES.** Install Manholes in Subdivision as per Public Works Specifications. (IS CONDITION NO. XIII.h.)
30. **STREET SIGNS.** Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections. (IS CONDITION NO. XIII.i.)
31. **CABLE TV.** Developer shall ensure service by Chambers Cable to each lot and home at developer's expense. (IS CONDITION NO. XIII.j.)
32. **STREET LIGHTS.** Streetlights shall be set installed, and of the type and wattage in accordance with Public Works Requirements. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works. (IS CONDITION NO. XIII.k.)
33. **FIRE HYDRANTS.** Fire hydrants with valves shall be installed, to Public Works standards, at locations approved by the City of Corning Fire Chief. (IS CONDITION NO. XIII.l.)
34. **HYDRANT REPAIR KITS.** Developer shall provide City with one Fire Hydrant Repair Kits. (IS CONDITION NO. XIII.m.)
35. **UTILITY EASEMENTS.** Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map. (IS CONDITION NO. XIII.n.)
36. **TOOMES AVENUE IMPROVMENTS.** Construct the adjacent half width of Toomes Avenue in accordance with Standard Drawing S-18 (40' Street) and complete and mark a "Left Turn Pocket" (at relocated Blossom Avenue intersection), and construct a 12 foot wide travel lane on the

opposite half width along property frontage, consisting of excavation, base rock and paving. (IS CONDITION NO. XV.a.)

37. COMPLY WITH CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards. (IS CONDITION NO. XV.b.)

38. BLOSSOM AVENUE RIGHT OF WAY. Dedicate additional right-of-way along the relocated Blossom Avenue frontage to meet 60 foot right-of-way standard. Offer of dedication may occur on the final map or by separate instrument. (IS CONDITION NO. XV.c.)

39. VACATE EXISTING BLOSSOM AVENUE. Prior to recording the final map, or issuing any construction permits for dwellings on parcels zoned "P-D"; the City of Corning shall abandon the existing alignment of Blossom Avenue and that portion of Orange Avenue lying south of Blossom Avenue. (IS CONDITION NO. XV.d.)

40. BLOSSOM AVENUE IMPROVEMENTS. Blossom Avenue shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street). The cul-de-sacs shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18. (IS CONDITION NO. XV.e.)

41. CURB, GUTTER AND SIDEWALK. Install curb, gutter and sidewalk, with approved handicap ramps along street frontages. (IS CONDITION NO. XV.f.)

42. STOP SIGNS AND BARS. Install stop signs and apply thermoplastic stop legends with bars at all intersections. (IS CONDITION NO. XV.g.)

43. ORANGE AVENUE IMPROVEMENTS. Prior to recording the final subdivision map, Orange Avenue shall be completed from Blossom Avenue to Donovan Avenue. The street cross section shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street) except the two 8' parking lanes and the 4.5' parkways behind the sidewalk shall be omitted. (IS CONDITION NO. XV.h.)

44. RENAME ORANGE AVENUE. The developer shall provide alternative street names and the City of Corning shall approve an alternative street name for the street currently shown as "Orange Avenue" on the Shasta View Tract map. Final street name is subject to approval of City staff and shall appear on the final map. (IS CONDITION NO. XV.h.)

45. NO PARKING ZONES. The frontage of Toomes Avenue and the entirety of Orange Avenue shall be a No Parking Zone. Developer shall install the necessary signage per City Engineer's direction. (IS CONDITION NO. XV.i.)

46. NON-ACCESS STRIP. No driveways shall encroach onto Toomes Avenue. The final map shall offer a 1'-0" non-access strip to the City of Corning along the Toomes Avenue frontage of Parcel 22.

47. ADDITIONAL FRONT YARD SETBACK. The frontyard setback for proposed Parcel 22 shall be at least 35 feet. Street sideyard setback for this lot shall be not less than 10 feet.

48. EFFECTIVE DATE. This tentative map shall not be effective until Ordinance No. 627 is effective and the Development Agreement is signed by the developer and City.

49. ORANGE AVENUE EASEMENT TREATMENT. The retained 20 foot-wide public service easement within the vacated portion of Orange Avenue shall be constructed with appropriate base rock and surfacing (as approved by the City Engineer) to provide emergency fire access and shall include low-profile lighting fixtures for illumination. Minimum pavement width shall be 15 feet.

50. RUNOFF CONVEYANCE. The Improvement Plans for the project shall include drainage facilities designed to convey runoff from the adjacent properties lying to the west and north of the development to an approved discharge point. The drainage facilities shall be designed by a registered Civil Engineer or Hydrologist, based on a drainage analysis of the area, and shall be approved by the City Engineer.

GENERAL PLAN:

Please refer to the attached copy of the General Plan Land Use Map (Exhibit E). The site is designated for residential development. The application to entitle a residential housing project is consistent with the Residential Land Use designation.

Its noteworthy that prior to 2004, this property was a part of the Highway 99-W Specific Plan area and zoned to permit commercial use. However, SHHIP requested and the City removed the property from the Specific Plan in 2004. At that time the site and adjacent property was reclassified for residential use (GPA 2004-1).

ZONING:

See the attached copy of the Zoning Map (Exhibit F). The property is zoned P-D; Planned Development. The P-D Zoning designation was applied to the site in 2004 following approval of General Plan Amendment 2004-1. The Planned Development zoning district permits no use unless a P-D Use Permit is approved. Staff recommended the Planned Development zoning, instead of the normal R-1 zoning so that the City could maintain more discretion regarding development of the site.

A copy of the P-D Zoning district regulations is attached. Section 17.35.040 lists the permitted uses. You can see that a multitude of uses can be permitted upon approval of a PD Use Permit. Of course whatever use is authorized must be consistent with the City's General Plan. For example, the City could not approve a Shopping center on the site because that use would not be consistent with the Residential General Plan Land Use Designation. The proposed residential use is can be permitted through approval of this Planned Development Use Permit.

SHHIP BLOSSOM AVENUE PROJECT:

Please refer to the copy of the drawing marked "Use Permit Map" (Exhibit "A"). The drawing shows SHHIP's proposed development of 22 residential lots, numbered 23 through 44 to continue the and be consistent with the earlier phases of their Blossom Avenue project. A copy of a drawing showing SHHIP's overall Blossom Avenue project is attached as Exhibit "M".

The overall project is being developed in three separate Phases. The first phase merged and developed 14 "lot pairs" of the Shasta View Tract (see below) in an R-1-2 Zoning district. SHHIP is currently constructing residences in Phase 1.

The second Phase is a new subdivision map that will create eight new lots along the south side of relocated Blossom Avenue. Blossom Avenue was relocated through abandonment and rededication (Council approved April 10, 2007) to improve public safety for this development.

SHASTA VIEW TRACT:

In 1901, a subdivision map called the Shasta View Tract was recorded at the Tehama County Clerk's office. That map created the 25 foot-wide lots that appear on the Assessor's Map (Exhibit "C"). However, instead of becoming a residential development, neither Blossom nor Orange Avenues were constructed, and the subject property was planted as an olive orchard. That agricultural use continued until recently when the property was sold to SHHIP and the olive trees were removed. See the Aerial Photo (Exhibit "N"; taken prior to removal of the olive trees.

Since they are mapped on a compliant subdivision map, the 25' wide lots of the Shasta View Tract are individually conveyable. However, in practical terms, 25' wide lots are not desirable, since compliance with City sideyard standards reduces the maximum building width to 13 feet (25' minus two 6' sideyards).

Knowing that, SHHIP requests to merge (or combine) two 25' wide lots and develop single-family residences on the resulting 50' wide "parcels".

EXISTING LOTS AND CURRENT LOT STANDARDS:

As stated above, SHHIP proposes to merge pairs of those 25' wide lots and develop the 50' wide parcels with conventional single family residences, similar to those developed along the south side of Donovan Avenue.

The 50' wide parcels will not meet the current City standards for lot width; i.e. 60' for interior lots and 75' for corner lots. However, the applicant is not seeking to establish new or additional parcels here, they are merely combining existing lots to make more useable parcels. For this reason, the City has little discretion regarding the separateness of these merged "lot pairs".

Like the subdivision proposed for Phase 2, this Phase will also be developed with "affordable housing". As you know, the City recently adopted an ordinance to provide "Density Bonuses and other incentives" to facilitate the production of affordable housing. However, SHHIP does not seek any exceptions to the City's normal setback requirements for the parcels to be developed with this Planned Development Use Permit. All development will comply with City standards for setbacks, lot coverage, height, covered parking, etc. that is applicable to development of any lot.

FLOOD POTENTIAL

Staff noted the flood potential affecting this site in 2004. In fact, the primary reason staff recommended the P-D Zoning was to maintain discretion to mitigate the flood hazard through the use permit process.

Please refer to the copy of the tentative map and the Flood Insurance Rate Map (Exhibit H). Much of the site is within an "AO" Flood Hazard Zone. However, the applicant has applied to the Federal Emergency Management Agency (FEMA) and received a "Conditional Letter of Map Revision based on Fill" (CLOMR-F) that effectively removes the site from the floodplain, based on the importation of engineered fill. A copy of that CLOMR-F is attached as Exhibit "I"). With that

fill, the resulting parcels will be elevated so that they will not be inundated by the 100-year flood event. Additionally, with that fill, none of the homeowners will be required to buy flood insurance.

Whenever fill is placed within a floodplain floodwaters can be expected to be displaced and the elevation of the 100-year flood event can rise on the existing and adjacent properties. This issue is discussed in the Mitigated Negative Declaration on page 17 and in the response to the letter from the Tehama County Public Works Department under the section titled "Comments Received" below.

The imported fill used to elevate the site could act like a dam, effectively ponding stormwater runoff along the north and west boundaries of the project site. The City Engineer is aware of this issue and has required the installation of storm drain inlets along the north boundary of Phase 1. That solution must continue around to the west of the site so that Assessor's Parcels 71-202-21 and 23 are not negatively affected. Proposed Condition No. 50 is recommended for that purpose. Proposed Condition No 50 has been modified at the request of City Engineer Ed Anderson. Mr., Anderson has reviewed the letter and drawing provided by Northstar Engineering (Exhibits V-3 & V-4). He agrees with the methodology and conclusions presented in those documents, and believes that the offsite drainage improvements will adequately convey the runoff that would otherwise be obstructed by the imported fill.

BLOSSOM AVENUE:

Blossom Avenue was dedicated on the original Shasta View Tract Map, but constructed only through the existing mobilehome park to the west of the project. Staff felt early on that development utilizing the historic Blossom Avenue right of way would pose a public safety risk at the Toomes Avenue and Highway 99-W intersections.

One important component of the overall Blossom Avenue project was shifting the Blossom/Toomes Avenue intersection north to provide additional separation and sight distance from the Jewett Creek bridge. To address staff's other intersection concern, SHHIP agreed to physically end Blossom Avenue via a Culdesac bulb at their western project boundary. While through traffic will not be permitted through the adjacent mobilehome park, or vice-versa, an emergency access route will be maintained. Refer to recommended Condition No. 16. You'll note the bulb appears on the project map (Exhibit "A").

The legal abandonment/relocation of Blossom Avenue has been approved by City Council action on April 10, 2007 that included a street abandonment and acceptance of additional right of way.

ENVIRONMENTAL:

Because the separate phases were parts of one larger development project, staff opted to complete one Initial Study for this P-D Use Permit and the eight-lot subdivision were subject to CEQA. A copy of the Mitigated Negative Declaration is attached for your review. That document generated a number of Mitigation Measures and conditions to satisfy City standards that are included in the recommended Conditions of Approval. Because of this "combining", some of the proposed Conditions of Approval may also refer to the subdivision map that was previously considered and approved.

Staff completed a CEQA Initial Study that identified certain potentially significant effects that could be attributable to the development of this project. Staff determined that those effects could be substantially lessened by the imposition of certain mitigation measures and prepared a

Mitigated Negative Declaration. Copies of the Mitigated Negative Declaration were filed with the Tehama County Clerk. Notice of the Mitigated Negative Declaration was provided to all Responsible and Trustee agencies, the State Clearinghouse and adjoining owners within 300 feet of the project site. A copy of the Initial Study and Mitigated Negative Declaration is attached as Exhibit "D". Note the MND included 4 Exhibits that were numbered instead of lettered, including Exhibit "2" that is the Use Permit Map (also Exhibit "A"). Notice was also provided to Responsible and Trustee State & local agencies (Exhibit "L"). A copy of the Notice provided to adjoining property owners is attached as Exhibit "J".

The Initial Study mitigation measures and conditions are included as recommended conditions of approval No. 1 through 45. Staff believes that with the imposition of those mitigation measures and conditions, all significant environmental effects of the project will be lessened below the threshold of "significance" and the project will not have a significant negative effect on the environment. *(Note that since posting the environmental document, staff does recommend several additional Conditions of approval, Nos. 46 through 50. Conditions 46-48 are essentially in response to subdivision related effects, but are included here to maintain consistency between the phases of the project). Condition 49 is recommended to define how the public service easement shall be treated, and Condition No. 50 is recommended to facilitate continuance of runoff from the properties to the west and through the project site.*

COMMENTS RECEIVED:

As of the date of this writing, staff has received five written responses regarding the Mitigated Negative Declaration; one each from Caltrans (Exhibit "O"), the Tehama County Public Works Department (Exhibit "P"), the Regional Water Quality Control Board (Exhibits "Q" & "S"), and the Native American Heritage Commission (Exhibit "R"), and the Public Utilities Commission (Exhibit "T"). A summary of those letters and staff responses follows:

Letter from Caltrans dated March 14, 2005 (Exhibit "O").

Caltrans expresses their concerns regarding cumulative impacts to the state highway system. The City of Corning participates in a regional committee made up of County and City Governments called the "Fix Five Partnership" that was organized to identify equitable mitigation measures to mitigate these cumulative effects of development throughout the region. The committee is currently completing a study to determine what the regional mitigation fee should be and how it should be fairly applied.

Caltrans offers an example of a City of Redding subdivision condition and suggests that the City of Corning incorporate a similar condition, or adopt an "interim fee".

State law requires that development impact fees be "impact based". Otherwise Cities (or Counties) could implement whatever fees they saw fit. That, of course, is the reason the Fix Five Committee is completing the aforementioned study. Staff believes adopting an "interim fee" without first completing the study and establishing the "Nexus" (direct relationship) between the impact and the fee; is contrary to state law.

The Redding condition merely requires the developer to agree to pay whatever regional traffic fee is applicable upon issuance of the building permit. Development Impact Fees are triggered at the time of building permit application and, in the City of Corning, payable upon Certificate of Occupancy issuance, when the residence is completed. A regional traffic improvement fee would normally be collected in the same manner.

The earlier subdivision application sought a "Vesting Tentative Subdivision Map", which limits the exactions a City may apply to only those in effect when the tentative map is approved. A "Conditional Use Permit" does not have the same "vesting" limitations. So, if the City subsequently increases Development Impact Fees, or adopts a new fee such as a Regional Traffic Mitigation fee, those fees would apply to the lots developed within the Planned Development Use Permit boundary. No additional Conditions are necessary and a Regional Fee may be collected if the City implements one.

Letter from Tehama County Public Works Dept. (Exhibit "P")

The letter expresses concerns regarding two issues: downstream flooding, and traffic impacts.

The Mitigated Negative Declaration includes information regarding the increase in the Base Flood Elevation (BFE) resulting from the importation of fill. The expected rise amounts to a maximum of 0.15' (1.8") and an average of 0.05' (0.6"). These increases are well below the 1'-0" rise that would result from filling the entirety of the floodway fringe as predicted and planned for in the Nation Flood Insurance Program. The resulting rise is not considered significant.

The subject reach of Highway 99-W, between Solano Street and South Avenue, is a City street-not a County road. We appreciate Mr. Furtado's concerns, however, Hwy. 99-W improvements are included in the City's Master Plan; and funding is included in the City's nexus study for which we collect Development Impact Fees. The City's Traffic related Development Impact Fee amounts to \$4,819.00/dwelling unit. Perhaps the County should consider adopting a similar mitigation fee program.

For our response regarding the cumulative regional traffic effects on State Highway facilities-see the response to Caltrans above.

Letters from Regional Water Quality Control Board (RWQCB-Exhibits "Q" & "S")

The RWQCB seeks compliance with their standards, including a Stormwater Pollution Prevention Plan and a General Construction Stormwater Permit, These issues are addressed in the Mitigated Negative Declaration and as recommended Conditions No. 13 & 17. In the letter dated March 22 (Exhibit "S"), the agency seeks permitting for impacts to wetlands and other waters of the United States. The project will not deposit fill into waters of the U.S. or wetlands.

Letter from Native American Heritage Commission (Exhibit "R")

Until recently this property was an olive orchard. Previous grading when that orchard was developed likely would have disturbed any near surface cultural resources. However, the applicant specifically analyzed these effects through the federal environmental process in 2006. They completed record searches and notified Native American contacts. No responses were forwarded. In any event, Conditions No. 11 & 12 are recommended in the event that artifacts or other remains are uncovered.

Letter from the Public Utilities Commission (Exhibit "T")

The letter encourages the City to consider rail safety when approving new development. This project is not adjacent to the railroad. No additional conditions are necessary or recommended.

CITY UTILITIES:

City sewer and water facilities will be extended, and in the case of water, looped to serve the proposed lots in the subdivision and other two phases of the project. Proposed Conditions 24 through 29 require the extensions to be completed. Condition No. 22 will require a Landscaping and Lighting District be formed, in this case to fund the electrification and maintenance of the streetlights, and stormwater retention system.

OTHER UTILITIES:

Proposed Condition No. 5 will require all new utility lines to be undergrounded. The exception is for the existing electrical line along Toomes Avenue (adjacent to Phase 2-the Subdivision) which will remain overhead since it's a high-voltage line.

STREETS:

Street right of way dedications and improvements are recommended in accordance with proposed Conditions 36 through 45. Note that a reduced street standard is proposed for Orange Avenue (Condition No. 43) to fit within the existing narrow 40' right of way.

Proposed Condition No. 38 requires the completion of the vacation, i.e. abandonment of the existing Blossom Avenue right of way to accomplish the intersection relocation. The City Council approved the street vacation and rededications on April 10, 2007.

Condition No. 44 requires renaming of (unconstructed) Orange Street (See Assessor's Map Exhibit "C") to avoid confusion with another street name in the Richfield area. In their resolution vacating a portion of Blossom and Orange Avenues (Res. 04-10-07-01), Councilmembers adopted "Blossom Lane" as the alternative street name.

EXHIBITS LIST
P-D USE PERMIT 2007-239-SHIP BLOSSOM AVENUE PHASE 3

EXHIBIT A.....	Use Permit Map
EXHIBIT B.....	Planning Application
EXHIBIT C.....	Assessor’s Map
EXHIBIT D.....	Mitigated Negative Declaration
EXHIBIT E.....	General Plan Land Use Map
EXHIBIT F.....	Zoning Map
EXHIBIT G.....	Preliminary Title Report
EXHIBIT H.....	Flood Insurance Rate Map (FIRM)
EXHIBIT I.....	Conditional Letter of Map Revision
EXHIBIT J.....	Notice to Adjoining Owners and Published
EXHIBIT K.....	Adjoining Owners Map
EXHIBIT L.....	Responsible Agencies Notice & List
EXHIBIT M.....	Overall Blossom Avenue Project Map
EXHIBIT N.....	Aerial Photo
EXHIBIT O.....	Caltrans Letter
EXHIBIT P.....	Tehama County Public Works Letter
EXHIBIT Q.....	Regional Water Quality Control Board Letter
EXHIBIT R.....	Native American Heritage Commission Letter
EXHIBIT S.....	Regional Water Quality Control Bd. Letter
EXHIBIT T.....	Public Utilities Commission Letter
EXHIBIT U.....	Planned Development Zoning District Regs.
EXHIBIT V.....	Letters/Drawings from SHHIP & Northstar Engr.

**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 Blossom Ave @ Toomes		ASSESSOR'S PARCEL NUMBER 071-202-022 and 071-203-002	G.P. LAND USE DESIGNATION Single Family Residential	
	ZONING DISTRICT PD	FLOOD HAZARD ZONE AO + 1 (CLOMR filed with FEMA based on fill)	SITE ACREAGE 3.81 (total)	AIRPORT SAFETY ZONE? NO	
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Blossom Ave Self Help Infill Project – Phase 3: Utilize existing lot pairs from the Shasta View Tract to develop 22 parcels for single family residences.				
	APPLICATION TYPE (Check All Applicable)				
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit					
APPLICANT INFORMATION	APPLICANT Self Help Home Improvement Project (SHHIP)		ADDRESS 3777 Meadowview Dr., #100 Redding, CA 96002	DAY PHONE (530) 378-6905	
	REPRESENTATIVE (IF ANY) Northstar Engineering		ADDRESS 111 Mission Ranch Blvd, #100, Chico, CA 95926	DAY PHONE (530) 893-1600	
	PROPERTY OWNER Self Help Home Improvement Project		ADDRESS 3777 Meadowview, #100, Redding, CA 96002	DAY PHONE	
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input checked="" type="checkbox"/> PROP. OWNER				
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <u><i>Keith Saffell</i></u>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <u><i>Keith Saffell</i></u>		
	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. <u>UP 2007-239</u>	RECEIVED BY: <u>JB</u>	DATE RECEIVED <u>1/12/07</u>	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO. <u>see attached</u>	CEQA DETERMINATION Exempt ND <u>MND</u> EIR		DATE FILED <u>2/28/2007</u>

EXHIBIT "B" (5 pgs.)



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Blossom Ave. "Ph. 3"
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:

CLOMR/LOMR by FEMA (CLOMR issued)
NEPA by HUD (FONSI approved)

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: _____ sq. ft. in _____ floor(s).
4. Amount of off-street parking to be provided. _____ parking stalls. (Attach plans)
5. Proposed scheduling/development. Site development about April 2007.
House construction about May 2007 on some lots.
6. Associated project(s).

Ph. 1 (14 lots) & Ph. 2 (8 lots) to be concurrently developed.

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.)

22 units. Planned to be single-story, but may built
2-story on some lots on south side of street.
Houses to be no larger (foot print) of 38W x 45'D.
Sales price of about \$165,000. All affordable to
TIG house holds (80% or less of MHI).

**CITY OF CORNING
PLANNING APPLICATION**

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

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

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

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

*Density-bonus entitlements requested as needed for
57' backyard & corner lot approvals.*

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

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

**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.

Site is flat and void of structures & trees.
No known cultural or historic aspects.
A Javanet creek provides scenic aspect.

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.

See environmental record for direct stream of creek.
Residential use ~~on site~~ to north & east. Mobil home park & feed store to the west.

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 1/2/06 Signature _____

For: _____

- #19 site to be raised w/ compacted fill as required to be removed from flood plane by FEMA.
- #22 As noted, this is part of a 44-lot project.

**CITY OF CORNING
PLANNING APPLICATION**

Required Supplementary Information:

(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)

General Plan Amendment:

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

Lot Line Adjustment:

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

Planned Development Use Permit

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

Parcel Map (Submit City of Corning Tentative Map Package)

Rezone or Prezone

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

Street Abandonment

1. Letter of Justification
3. Application fee (See Fee Schedule)

Subdivision (Submit City of Corning Tentative Map Package)

Time Extension:

1. Application fee (See Fee Schedule)

Use Permit:

1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

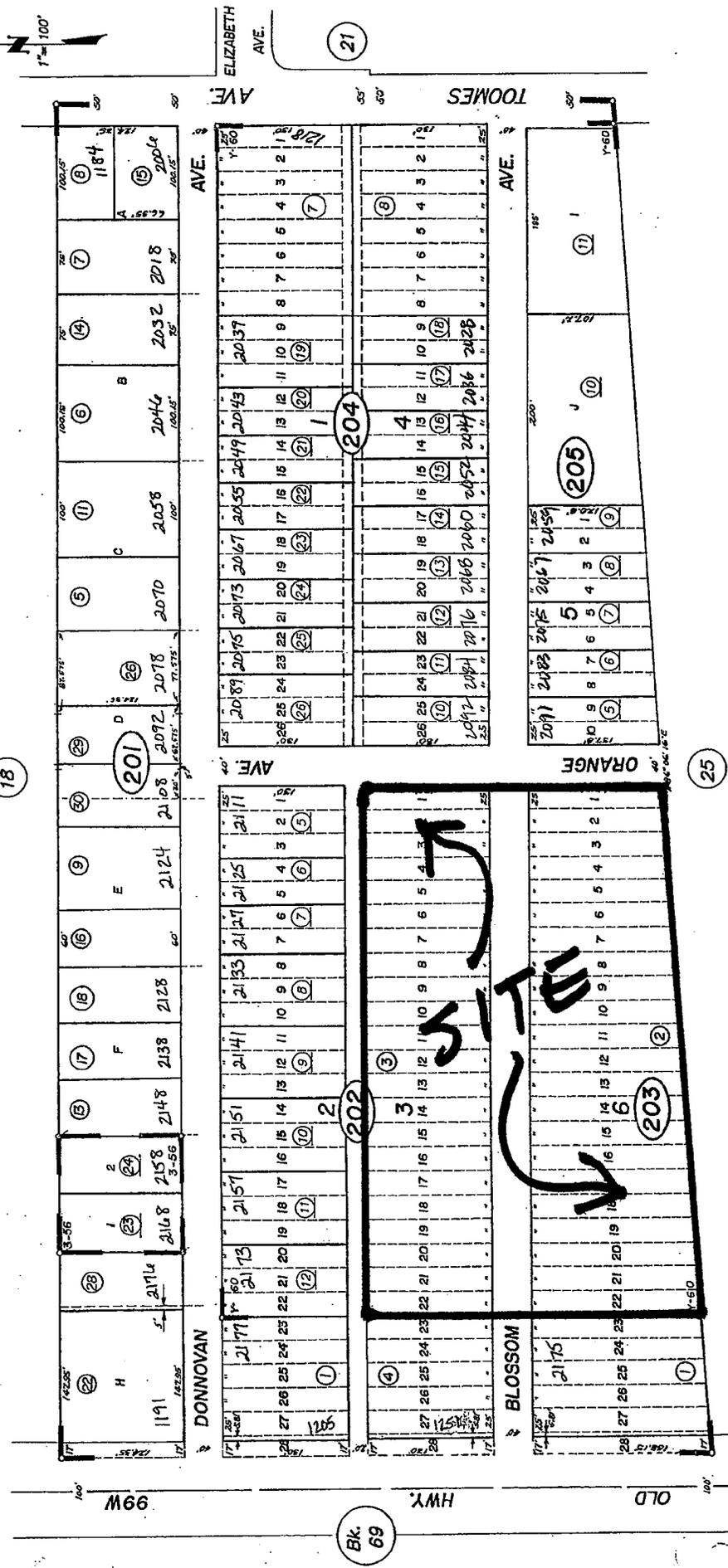
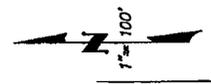
Variance:

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale)) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 1/2" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)

SUBDIVIDED LAND IN NW1/4 SEC. 22, T.24N., R.3W., M.D.B.&M

Tax Area Code

FILE COPY



P.M. Bk. 3, Pg. 56-P.M. No. 767
 R.M. Bk. B, Pg. 9-Shasta View Tract
 R.M. Bk. L, Pg. 2-Southwesterly ptn. Corning
 R.S. Bk. Y, Pg. 60

Assessor's Map Bk. 71 -Pg. 20
 County of Tehama, Calif.

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

EXHIBIT "C"

CITY OF CORNING
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: February 28, 2007

SUBJECT: CEQA MITIGATED NEGATIVE DECLARATION:

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970", as amended to date, a Draft Negative Declaration is hereby made on the project listed below:

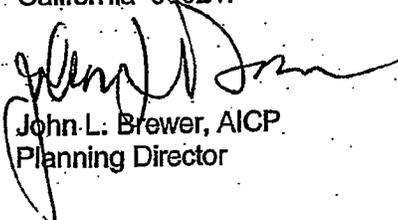
Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

The reason for the determination that a Mitigated Negative Declaration is appropriate:

The "Initial Study" has found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Initial Study have been added to the project and therefore a Negative Declaration has been prepared.

The Initial Study prepared for the Project is available for review at City Hall. Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, March 20, 2007.

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Mitigated Negative Declaration of Environmental Impact and Approval of the Tentative Subdivision is scheduled for Tuesday, March 20, 2007 at 6:30 PM in the City Council Chambers, City of Corning, 794 Third Street, Corning, California 90021.


John L. Brewer, AICP
Planning Director

February 28, 2007

EXHIBIT "D"
(22 pgs + 4 Exhibits)

CITY OF CORNING

Initial Study Environmental Checklist Form

1. Project title: Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).
2. Lead agency name and address:

City of Corning
794 Third St.
Corning, CA 96021
3. Contact person and phone number: John Brewer; (530) 824-7036
4. Project location: On the west side of Toomes Avenue and 130 feet south of Donovan Avenue.
5. Project sponsor's name and address Self Help Home Improvement Project
3777 Meadowview Drive, No. 100
Redding, CA 96002
6. General plan designation: Residential
7. Zoning: R-1 & P-D
8. Description of project: A subdivision map proposing to create eight single family residential parcels in an R-1-2 zone (Exhibit 1) and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract (Exhibit 2) that recorded in 1901. In addition to these two "discretionary" projects proposing and constructing 30 dwellings, SHHIP also plans to (ministerially) develop 14 single-family residences on existing and appropriately zoned "lot pairs" from the same Shasta View Tract.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project adjoins Toomes Avenue and vacant property to the east, urban residential parcels developed along the south side of Donovan Avenue to the north, a mobilehome park and commercial business to the west, and Jewett Creek to the south.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
None Known.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

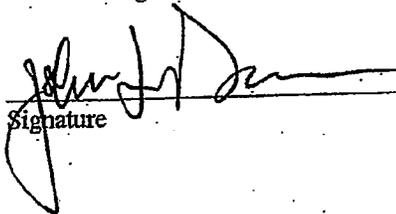
- | | | |
|--------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date



2/28/2007

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--------------------------------------------------------------	------------------------------------	--------------

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY				
-- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially
Significant
Impact

Less Than
Significant with
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XV. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

RESPONSES TO ISSUES IDENTIFIED ON CHECKLIST

I. AESTHETICS.

There are no unique or scenic resources that could be affected by the project.

The subdivision and Planned Development Use Permit, together with the infill of the existing "Lot Pairs" will result in construction of a residential development project. Development will add sources of light and glare to previously undeveloped property. However, the development will be consistent with standard single-family urban development in residential neighborhoods throughout the City. Among those standards are fencing of rear yards, landscaping, removal of construction debris, undergrounding utilities and prohibiting appliances on the roofs, which shall be imposed by the following conditions of approval:

CONDITION NO. I.a. FENCING. Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit in accordance with Coming Municipal Code Section 16.29.010.

CONDITION NO. I.b. LANDSCAPING. Front and street side yards to be landscaped and provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

CONDITION NO. I.c. CONSTRUCTION DEBRIS. Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot.

CONDITION NO. I.d. NO HVAC ON ROOF. Heating, Venting or Air Conditioning Equipment shall not be located on the roof of any structure.

CONDITION NO. I.e. UNDERGROUND UTILITIES. All new public utilities serving the Development shall be underground with no overhead facilities crossing any streets.

No significant environmental effects with these conditions implemented.

II. AGRICULTURAL RESOURCES.

The subject property does appear on the Important Farmlands Map. However, the olive trees that once covered the site have recently been removed. The property has long been designated "residential" on the City's General Plan Land Use Diagram and zoned residential, and the use permit site was subdivided in 1901. The conversion from agriculture essentially occurred when the olive orchard was removed. No significant effect.

III. AIR QUALITY

Long term impacts associated with the residential use of the parcels is not expected to be significant, given the residential nature of the project and compliance with state and federal law regarding air emissions.

In the short term, the project will grade the site and import fill to elevate the building pads. The grading could generate dust particles that would have a negative effect on neighboring residences. To mitigate the following measures are recommended:

MM.III.a. FUGITIVE DUST. Prior to commencing Grading the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District.

MM.III.b. SPRINKLE EXPOSED SOILS. During excavation and construction, unprotected soils shall be sprinkled to minimize wind erosion.

MM.III.c. COVER EXPOSED SOILS. Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion.

MM.III.d. GRADING PLANS. Complete grading plans shall be submitted for approval by the City Engineer.

MM.III.e. FINISHED SURFACES. Upon completion of development, no substantial area shall remain where soils are completely uncovered.

Compliance with these mitigation measures will substantially reduce fugitive dust and lessen the impact to air resources.

IV. BIOLOGICAL RESOURCES

The project site lies on an elevated bench north of and above Jewett Creek. There are no known candidate, sensitive or special status species that are known to occur onsite. There are no impacts expected to Biological resources.

V. CULTURAL RESOURCES

There is no evidence of cultural resources on the site. In fact, until recently the project site was an olive orchard. However, in the event that cultural resources are uncovered during excavation or construction, the following measures will assure that appropriate mitigation will occur:

MM.V.a. UNANTICIPATED CULTURAL DISCOVERY. If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

MM.V.b. DISCOVERY OF HUMAN REMAINS. If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the county Sheriff and Coroner immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. The City of Corning shall be notified after the Sheriff and Coroner.

VI. GEOLOGY AND SOILS

The project will require the importation and grading of soil to elevate the building pads. If the graded soils are not sufficiently protected, soil erosion could occur. To mitigate this potential effect, the following measure should be implemented:

MM.VI.a. STORMWATER PERMIT. Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board.

The imported fill used for the building pads must be adequately compacted so that the resulting home foundations are structurally sound. The following measures shall be implemented:

MM.VI.b. SOILS INVESTIGATION. Prior to filing the final map the applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

MM.VI.c. CERTIFY COMPACTED FILL. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation design and construction comply with building code requirements.

VII. HAZARDS AND HAZARDOUS MATERIALS.

The project includes construction of Blossom Avenue, but without through access to the old Highway. As a result, the Use Permit could authorize a culdesac street design that exceeds the normal limit for single outlet streets (>400'). This 400' standard was adopted to facilitate emergency ingress and egress. The excessive length could slow evacuation or the delivery of emergency services. The following measure should be implemented to reduce this effect:

MM.VII.a. EMERGENCY ACCESS. To provide emergency ingress and egress, an emergency access road, not less than 20 feet in width and capable of supporting a 40,000 lb. fire engine, shall connect the west end of the culdesac bulb through the existing Blossom Avenue to Hwy. 99-W. Removable bollards shall be provided at the back of the sidewalk to prohibit regular motorist use. The final design of the emergency route and bollards shall appear on the improvement plans and are subject to approval by the City Engineer, Public Works Director and Fire Chief.

VIII. HYDROLOGY AND WATER QUALITY

The project will import fill in order to elevate the building pads. If the fill is not covered or otherwise treated, it could substantially add turbid water and silt to nearby storm drain facilities and Jewett Creek. This could violate water quality standards and cause erosion. To mitigate the following measure shall be imposed:

MM.VIII.a. STORMWATER POLLUTION PREVENTION PLAN. 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 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.

The City of Corning pumps groundwater for domestic water. The Sacramento Valley Groundwater Basin is a vast aquifer resource that is not in danger of overdrafting at this time. No significant effect on groundwater resources.

The project will overcover previously unimproved property with buildings, and pavement. Consequently, areas previously available for infiltration will instead displace runoff. The increased runoff could increase flood effects on adjacent properties. However, compliance with City standards regarding stormwater retention will substantially address this effect and be implemented by the following condition:

CONDITION NO. VIII.b. STORMWATER RETENTION. Project applicant shall provide for on-site retention of increased stormwater runoff (for a twenty-five year storm of four hours duration) which may be expected to result from the future development of the properties created by this subdivision.

Much of the property developed along the south side of Donovan Avenue currently drains to the south. Elevating the lots proposed by this development could cause runoff water to pond at the south side of the residential lots to the north of the site. To mitigate, the following measure shall be imposed and implemented:

MM.VIII.c. DRAINAGE FACILITIES. Stormwater Collection facilities and a storm sewer pipe shall be provided within a drainage easement along the north side of the lots proposed by the Use Permit (Lots marked No. 34 thru 44).

The site lies within Flood Insurance Rate Map "AO" Flood Hazard Zone with an expected floodwater depth of 1 foot above grade. However, the applicant has applied for and was granted a CLOMR-F; "Conditional Letter of Map Revision based on Fill"; from the Federal Emergency Management Agency (FEMA). According to that document, the applicant will import fill to raise the entirety of the lots above inundation during the 100-year flood event. The following Condition shall be imposed on the project:

CONDITION NO. VIII.d. COMPLY WITH CLOMR-F. Development shall comply with the conditions included in the Conditional Letter of Map Revision (CLOMR-F) dated May 4, 2006.

Importing fill into a Floodplain could cause the water surface elevation to increase during the 100 year or more frequent flood events. The engineer has conducted an analysis and has determined that the "Base Flood Elevation" (BFE) during the 100-year flood would be minimally affected (average rise of 0.05' or 6/10's of an inch increase in the BFE) by the fill. See the attached letter and summary sheet dated 2/6/07 from NorthStar Engineering (Exhibit 3).

IX. LAND USE AND PLANNING.

The eastern portion of the site is appropriately zoned and the General Plan Land Use Designation is residential. The western portion of the site where the Planned Development Use Permit is proposed is zoned "P-D"; Planned Development. The "P-D" Zone permits development only upon approval of a Planned Development Use Permit. No effects so long as the Planned Development Use Permit

is approved.

X. MINERAL RESOURCES

No effects are expected to Mineral Resources.

XI. NOISE

The site adjoins a residential neighborhood. Short-term construction related effects could occur. To mitigate the following measure shall be implemented:

MM.XI.a. CONSTRUCTION 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.

No long-term noise effects are expected from the residential development.

XII. POPULATION AND HOUSING

The housing project will provide additional housing and the associated population growth. However, the addition of 30 homes and their residents is not expected to be significant.

XIII. PUBLIC SERVICES

The project will have a minor effect on Police and Fire Services, cumulatively reducing service ratios and perhaps response times. But these effects are expected to be less than significant due to the relatively small size of the project and the increase in property and sales tax revenues that will result. The project will be subject to the payment of development impact fees to mitigate certain impacts to schools and parks. The City of Corning has also adopted a policy requiring the formation of Landscaping and Lighting Districts to fund the electrification of streetlights and maintenance of public stormwater retention facilities. The following conditions are recommended:

CONDITION NO. XIII.a. LANDSCAPING AND LIGHTING DISTRICT. Prior to recording the first Phase map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities and street lighting. All costs associated with the district formation or annexation shall also be borne by the developer.

CONDITION NO. XIII.b. ENGINEER'S ESTIMATE OF ANNUAL COSTS. Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, and maintain all common facilities within the jurisdiction of the Lighting and Landscape District, including the stormwater retention system and appurtenant facilities, and streetlights:

The following conditions are recommended to assure compliance with City standards for utility installations and connections:

CONDITION NO. XIII.c. UTILITY CONNECTION LOCATIONS. Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting or excavation shall be allowed in the new street once completed.

CONDITION NO. XIII.d. UTILITY CONNECTION SPECIFICATIONS. All water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION NO. XIII.e. WATER SERVICE SIZE. All water services are to be 1-inch poly pipe (iron pipe size).

CONDITION NO. XIII.f. WATER METERS. All water meters to be Sensus compound meters to register in gallons; $\frac{3}{4}$ " meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system.

CONDITION NO. XIII.g. CONNECT WATER MAINS. Water main line from Toomes Avenue shall be connected to existing water main on Blossom Avenue, just west of site, as per Public Works Specifications. Minimum pipe diameter shall be 8".

CONDITION NO. XIII.h. SEWER MANHOLES. Install Manholes in Subdivision as per Public Works Specifications.

CONDITION NO. XIII.i. STREET SIGNS. Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections.

CONDITION NO. XIII.j. CABLE TV. Developer shall ensure service by Chambers Cable to each lot and home at developer's expense.

CONDITION NO. XIII.k. STREET LIGHTS. Streetlights shall be set installed, and of the type and wattage in accordance with Public Works Requirements. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works.

CONDITION NO. XIII.l. FIRE HYDRANTS. Fire hydrants with valves shall be installed, to Public Works standards, at locations approved by the City of Corning Fire Chief.

CONDITION NO. XIII.m. HYDRANT REPAIR KITS. Developer shall provide City with one Fire Hydrant Repair Kits.

CONDITION NO. XIII.n. UTILITY EASEMENTS. Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map.

XIV. RECREATION

The project will be subject to the payment of development impact fees to mitigate certain impacts to parks. The City has adopted a policy to accept the payment of these fees in lieu of providing property or facilities. No significant effects.

XV. TRANSPORTATION

The 30 unit project is expected to add some 300 vehicle trips a day to existing and proposed area streets; including Toomes Avenue, Donovan Avenue, Blossom Avenue and Orange Avenues. The addition of 300 vehicle trips a day, spread on these and other area streets is not expected to be significant given the current minimal traffic counts and the expected normal capacity of two-lane streets.

The subdivision component of the project includes a northerly relocation of the intersection of Blossom and Toomes Avenues and a realignment of Blossom Avenue. This relocation is necessary in order to provide additional sight distance between the intersection and the Toomes Avenue bridge over Jewett Creek. According to the letter dated December 15, 2006, from Kevin E. Hanley, P.E., (Exhibit 4) the relocated intersection will adequately perform without left turn movement limitations. However, staff does recommend that a left turn pocket be delineated within Toomes Avenue so that queued vehicles are clear of the northbound traffic lane. The following Condition is recommended:

CONDITION NO. XV.a. TOOMES AVENUE IMPROVEMENTS. Construct the adjacent half width of Toomes Avenue in accordance with Standard Drawing S-18 (40' Street) and complete and mark a "Left Turn Pocket" (at relocated Blossom Avenue intersection), and construct a 12 foot wide travel lane on the opposite half width along property frontage, consisting of excavation, base rock and paving.

The relocation of Blossom Avenue can occur only if the current street alignment is abandoned and the necessary dedications occur as shown on the tentative map. The following conditions are recommended to effectuate the right of way rededication and to assure that the resulting streets are constructed in accordance with City standards:

CONDITION NO. XV.b. COMPLY WITH CITY STANDARDS. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION NO. XV.c. BLOSSOM AVENUE RIGHT OF WAY. Dedicate additional right-of-way along the relocated Blossom Avenue frontage to meet 60 foot right-of-way standard. Offer of dedication may occur on the final map or by separate instrument.

CONDITION NO. XV.d. VACATE EXISTING BLOSSOM AVENUE. Prior to recording the final map, or issuing any construction permits for dwellings on parcels zoned "P-D"; the City of Corning shall abandon the existing alignment of Blossom Avenue and that portion of Orange Avenue lying south of Blossom Avenue.

CONDITION NO. XV.e. BLOSSOM AVENUE IMPROVEMENTS. Blossom Avenue shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street). The cul-de-sacs shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18.

CONDITION NO. XV.f. CURB, GUTTER AND SIDEWALK. Install curb, gutter and sidewalk, with approved handicap ramps along street frontages.

CONDITION NO. XV.g. STOP SIGNS AND BARS. Install stop signs and apply thermoplastic stop legends with bars at all intersections.

CONDITION NO. XV.h. ORANGE AVENUE IMPROVEMENTS. Prior to recording the final subdivision map, Orange Avenue shall be completed from Blossom Avenue to Donovan Avenue. The street cross section shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street) except the two 8' parking lanes and the 4.5' parkways behind the sidewalk shall be omitted.

The Shasta View Tract recorded in 1901 named a north south street "Orange Avenue". That street shall be constructed as part of this project. However, the name of the street is a near-duplication of other streets in the area and could be confusing. The following condition is recommended so that the street name is changed to avoid confusion:

CONDITION NO. XV.h. RENAME ORANGE AVENUE. The developer shall provide alternative street names and the City of Corning shall approve an alternative street name for the street currently shown as "Orange Avenue" on the Shasta View Tract map. Final street name is subject to approval of City staff and shall appear on the final map.

The project has a limited amount of frontage (160' or so) along the west side of Toomes Avenue. Immediately south of the project site is the bridge over Jewett Creek. Recommended Condition No. XV.a above, requires a left turn lane be provided within Toomes Avenue. The completed width of Toomes Avenue will be too narrow to provide on street parking without causing southbound motorists to cross the centerline of Toomes Avenue. Orange Street will be too narrow to accommodate parked vehicles. The following condition is recommended.

CONDITION NO. XV.i. NO PARKING ZONES. The frontage of Toomes Avenue and the entirety of Orange Avenue shall be a No Parking Zone. Developer shall install the necessary signage per City Engineer's direction.

XVI. UTILITIES AND SERVICE SYSTEMS

The City Wastewater Treatment plant and facilities have capacity to accept and treat the expected effluent from the project. The City Water system similarly has capacity to serve the project. In both cases; water and wastewater, the City collects fees to mitigate the cumulative effects of development.

Stormwater will be collected and detained onsite in accordance with City standards (See Condition No. VIII.b). When the onsite detention surcharges the site will ultimately discharge via street gutter to Jewett Creek. No significant effect to Utility and Service Systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

No impacts are expected from this project.

BIBLIOGRAPHY

Source:

City of Corning General Plan
Land Use Element
Circulation Element
Open Space Element
Housing Element
Safety Element
Noise Element
Conservation Element
Public Facilities Element
Economic Development Element

City of Corning Municipal Code
Zoning Code
Subdivision Ordinance
Building & Construction Ordinance

State of California Regulations
Subdivision Map Act
California Environmental Quality Act
Planning and Zoning Law

Persons/Agencies Contacted
Gary Bovee-Tehama County Air Resources Board
Tom Russ-Corning Public Works Director
Jack Alexander-Corning Building Official
Bob Pryatel-Corning Fire Chief
Tony Cardenas-Corning Police Chief
Steve Kimbrough-Corning City Manager
Ed Anderson-Corning City Engineer

Principal Author:
John L. Brewer, AICP-Planning Director; City of Corning



SCALE 1" = 30'
2/7/07

- NOTES**
1. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 2. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 3. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 4. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 5. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 6. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 7. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 8. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 9. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 10. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 11. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 12. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 13. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 14. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 15. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 16. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.
 17. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

DESIGN CRITERIA ASSUMPTIONS

1. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

2. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

3. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

4. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

5. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

6. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

7. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

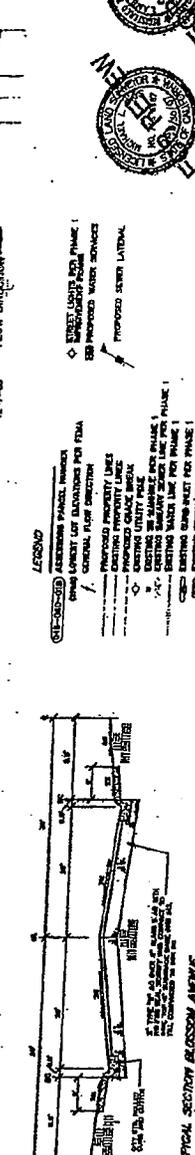
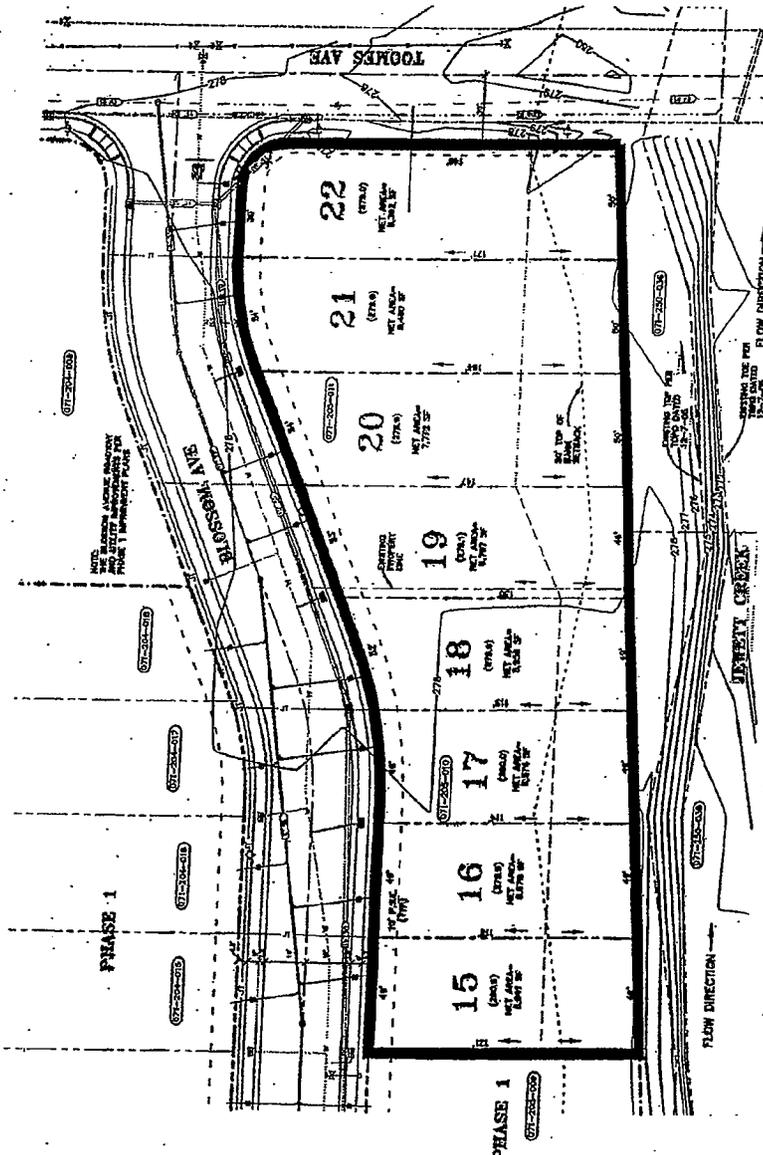
8. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

9. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

10. ALL PHASE 1 AND PHASE 2 AREAS SHALL BE CONSIDERED AS UNIMPROVED UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING PARCEL BOUNDARIES
- PROPOSED PARCEL BOUNDARIES
- PROPOSED CHALK BREAK
- EXISTING CHALK BREAK
- EXISTING STORM SEWER LINE PER PHASE 1
- EXISTING STORM SEWER LINE PER PHASE 2
- EXISTING STORM SEWER LINE PER PHASE 3
- EXISTING STORM SEWER LINE PER PHASE 4
- EXISTING STORM SEWER LINE PER PHASE 5
- EXISTING STORM SEWER LINE PER PHASE 6
- EXISTING STORM SEWER LINE PER PHASE 7
- EXISTING STORM SEWER LINE PER PHASE 8
- EXISTING STORM SEWER LINE PER PHASE 9
- EXISTING STORM SEWER LINE PER PHASE 10
- EXISTING STORM SEWER LINE PER PHASE 11
- EXISTING STORM SEWER LINE PER PHASE 12
- EXISTING STORM SEWER LINE PER PHASE 13
- EXISTING STORM SEWER LINE PER PHASE 14
- EXISTING STORM SEWER LINE PER PHASE 15
- EXISTING STORM SEWER LINE PER PHASE 16
- EXISTING STORM SEWER LINE PER PHASE 17
- EXISTING STORM SEWER LINE PER PHASE 18
- EXISTING STORM SEWER LINE PER PHASE 19
- EXISTING STORM SEWER LINE PER PHASE 20
- EXISTING STORM SEWER LINE PER PHASE 21
- EXISTING STORM SEWER LINE PER PHASE 22



RECEIVED

FEB 08 2007

CITY OF CORNING

TEHAMA COUNTY
CALDWELL, MISSOURI

FOR
SOLIDIFIED HOME IMPROVEMENT PROJECTS

111 Main Street, Suite 100
Caldwell, Missouri 64583
Phone: 417-222-1111
Fax: 417-222-1112
Web: www.corningmo.com

ISSUE 1 OF 1
PROJECT NO. 010-010-010
ISSUE DATE: 02/07/07

AND EXHIBIT "1"

NorthStar ENGINEERING

Civil Engineers • Surveyors

2-6-07

City of Corning
Planning Director
794 Third St
Corning, CA 96021

Attn: John Brewer

Subject: Blossom Avenue Self Help Infill Project - Jewett Creek Analysis

Dear John:

Please find enclosed the HEC-RAS summary sheet, cross sections for Jewett Creek, and the Jewett Creek section location plot through the Blossom Avenue Self Help Infill project.

24 of the 44 proposed lots will be adjacent to Jewett Creek and according to the current FIRM panel these lots are located in an AO1 zone. Due to the proximity of the remaining 20 lots they are also included in the CLOMR-F request asking to be removed from the FEMA flood zone. The actual area within the banks of Jewett Creek is designated AE zone.

Two approaches were taken to establish the minimum lot grades referenced in the CLOMR-F request. The first approach adds 1' (per the AO1 zone) to the existing ground. The second approach uses HEC-RAS to model the channel. Both the roughness coefficients and the flow of 2,500 CFS were obtained from FEMA's Flood Insurance Study for Jewett Creek in the City of Corning, California and were used in the HEC-RAS program. The HEC-RAS program shows the addition of the fill along the north side of the channel may raise the water surface elevation during a 100 year event by no more than 0.15' with an average height increase of 0.05'. Even with a slight increase in water surface elevation, the water typically stays within the banks of Jewett Creek. The HEC-RAS analysis shows that water goes over the south bank at river station 9 through 12 before the fill is added to the north side. The water will continue to over top the south bank of the channel after the fill is added. In our opinion the increase in water surface elevation after construction is insignificant due to the variables in the field data, the HEC-RAS program and the fact that there is an open field south of Jewett Creek.

The HEC-RAS analysis has a lower water surface elevation for a 100 year event than the flood elevation based on 1' above the existing ground outside of the channel through the proposed subdivision per the FEMA's AO-1 zone. Therefore the lowest lot elevations were placed a minimum of 1' above the highest original ground elevation for any particular lot.

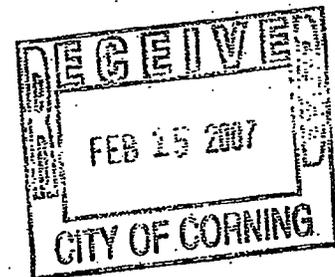
Should you have any questions, please contact this office.

Thank you
NorthStar Engineering

Lambert O. Lowe
Lambert O. Lowe, PE

Cc: Keith Griffith- SHHIP

111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95926
530-893-1600
FAX-893-2113



MND

EXHIBIT "3"

JOB # 9141
 BLOSSOM AVENUE SELF HELP INFILL PROJECT
 2/15/2007

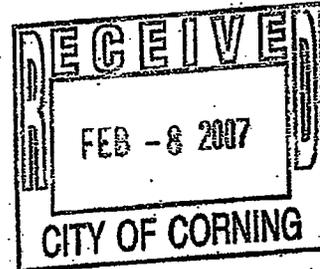
UPDATED LOT #	RIVER STATION	12/26/2006 HIGHEST LOT OG	12/26/2006 OG+1	2/14/2007 HEC-RAS WS ELEV EXIST	2/14/2007 HEC-RAS WS ELEV PROPOSED	DIFF
22	7	277.95	278.95	277.4	277.48	0.08
21	8	277.95	278.95	277.74	277.75	0.01
20	9	277.85	279.08	278.47	278.40	-0.07
19	10	278.08	279.57	278.74	278.76	0.05
18	11	278.57	280.00	278.94	279.02	0.08
17	12	279.00	280.00	279	279.15	0.15
16	13	278.90	279.90	279.02	279.15	0.13
15	14	279.55	280.55	279.15	279.25	0.10
14	15	279.55	280.35	279.34	279.44	0.10
13	16	279.35	280.44	279.49	279.58	0.09
12	17	279.44	280.67	279.62	279.70	0.08
11	18	279.67	280.81	279.74	279.80	0.06
10	19	279.81	280.81	279.84	279.89	0.05
23	20	280.06	281.06	280.04	279.97	-0.07
24	21	280.60	281.60	280.09	280.13	0.04
25	22	279.89	280.89	280.25	280.29	0.04
26	23	280.02	281.02	280.39	280.42	0.03
27	24	280.40	281.40	280.49	280.53	0.04
28	25	281.11	282.11	280.61	280.64	0.03
29	26	281.11	282.11	280.73	280.76	0.03
30	27	280.75	281.75	280.82	280.85	0.03

Cam

Kevin E. Hanley, P.E.

December 15, 2006

Jay Lowe, P.E.
NorthStar Engineering
111 Mission Ranch Boulevard, Suite 100
Chico, CA 95926



Jay:

An analysis of the egress and access elements for the proposed SHHIP project has been undertaken and is now complete. The project in question is located in the City of Corning, California, on Toomes Avenue between Fig Avenue and Donovan Avenue.

The proposed location of Blossom Avenue at its intersection with Toomes Avenue will allow access and egress to and from the project site without limitation. Similarly, the proposed location of Orange Avenue at its intersection with Donovan Avenue will not require any access/egress restrictions.

These determinations were made after conducting turning movement counts on the adjacent roadway network, performing operational analyses for existing and future conditions (with a 20-year horizon using a growth rate of 1.5% per year) after adding project-related traffic, and then analyzing intersection sight distance requirements at Blossom Avenue associated with the proposed layout.

Attached please find a preliminary plan and profile sheet detailing the proposed locations of Blossom Avenue on which the above analyses were based.

Sincerely,

A handwritten signature in black ink that reads "Kevin E. Hanley". The signature is written in a cursive style with a horizontal line underneath the name.

Kevin E. Hanley, P.E.
Registered Professional Traffic Engineer #2099



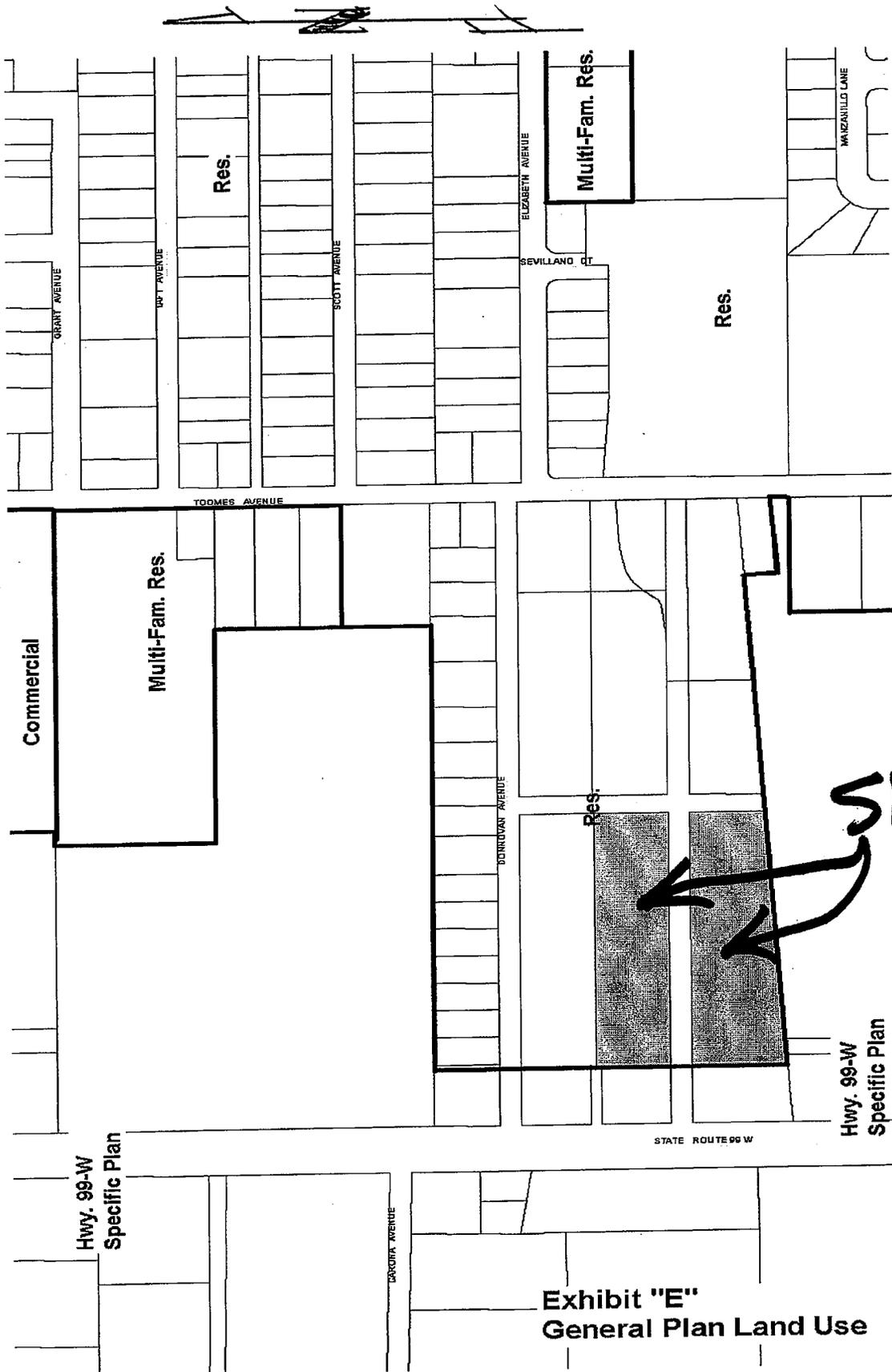
Attachment

5121 Euclid Ave.
Sacramento, CA 95822

k_hanley@comcast.net
(530) 864-0318

MND

EXHIBIT 4



Hwy. 99-W
Specific Plan

Hwy. 99-W
Specific Plan

Exhibit "E"
General Plan Land Use

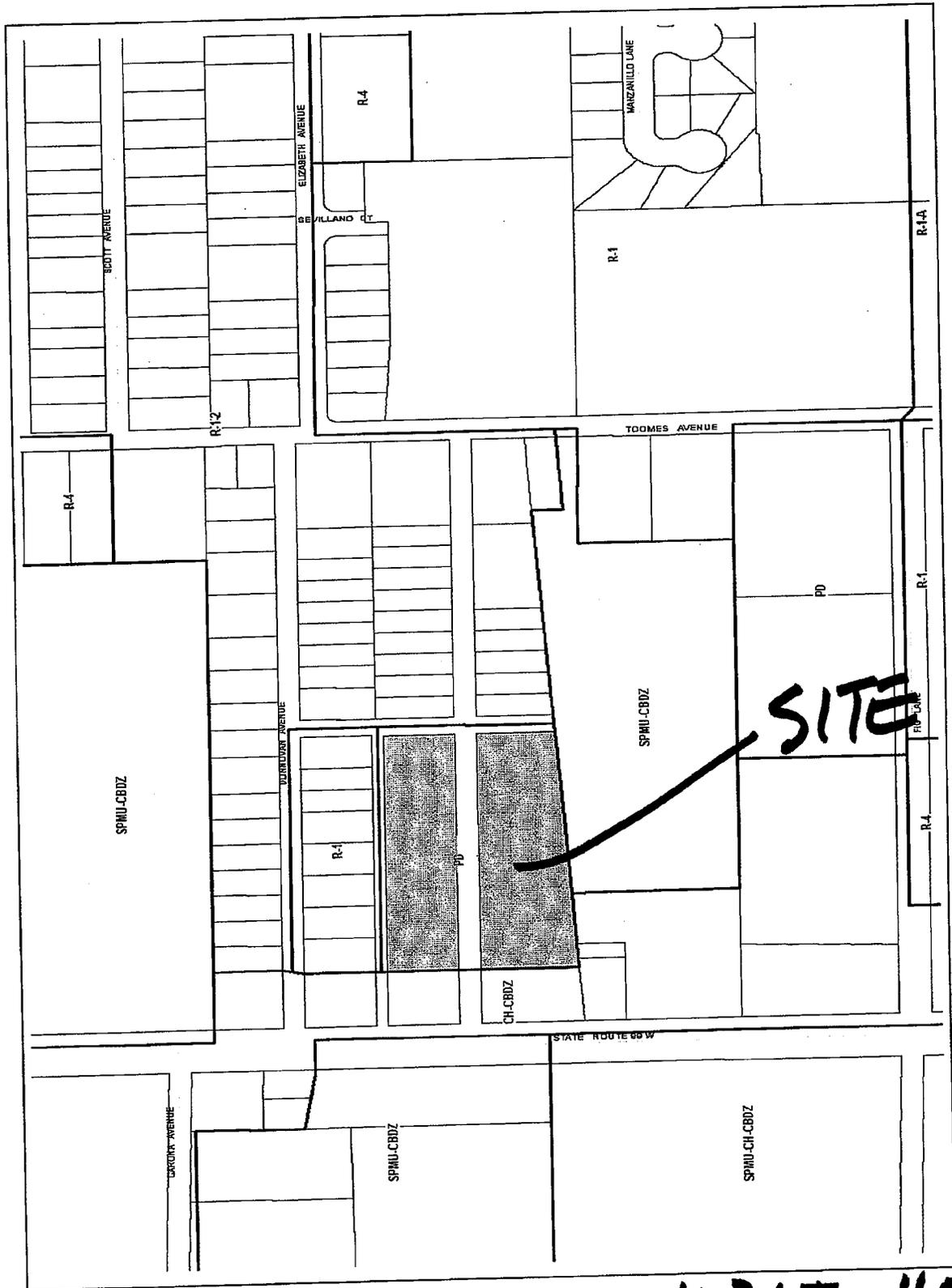
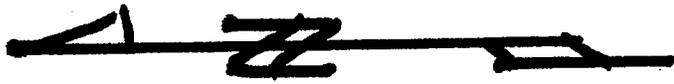


EXHIBIT "F"
ZONING



Chicago Title Company

355 Main Street • Red Bluff, CA 96080
530 527-3251 • FAX 530 527-0357

PRELIMINARY REPORT

Title Officer: Randy Smith
Escrow Officer: Karen Deveraux
Escrow No.: 07-49902762-KED

Title No.: 07-49902762-RS
Locate No.: CACTI7745-7745-2499-0049902762

TO: Rural Community Assistance Corp.
3120 Freeboard Drive, Ste 201
West Sacramento, CA 95691

ATTN: no name

SHORT TERM RATE: Refi

PROPERTY ADDRESS: Blossom Avenue, Corning, California

EFFECTIVE DATE: February 13, 2007, 07:30 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:

ALTA Loan Policy (10/17/92) with ALTA Endorsement-Form 1 Coverage

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Self Help Home Improvement Project, a California Non-Profit Corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

GH\DCP 02/14/2007

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORNING, COUNTY OF TEHAMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 1 to 22, inclusive, in Block 3; and Lots 1 to 22, inclusive in Block 6, as the same are shown on the map entitled "Shasta View Tract, Tehama Co., Cal Township 24 North, Range 3 West" filed in the office of the County Recorder of the County of Tehama, July 6, 1901 in Book B of Maps, at Page 9.

APN: 071-202-03, 071-203-02

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2007-2008.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Taxes and assessments** levied by the Corning Water District.
4. **Waiver of any claims for damages** to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California, recorded May 30, 2001, Instrument No. 7680, Book 2038, Page 164, of Official Records.
5. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$430,000.00
Dated: April 5, 2006
Trustor: Self Help Home Improvement Project, a California Non-Profit Corporation
Trustee: Chicago Title Company, a California Corporation
Beneficiary: Rural Community Assistance Corporation, a California non-profit public benefit corporation
Loan No.: 0521-SHHIP-05
Recorded: May 1, 2006, Instrument No. 2006-9207, of Official Records

6. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

END OF ITEMS

- Note 1.** The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.

G-3

Note 2. The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note 3. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 071-203-021
 Fiscal Year: 2006 - 2007
 1st Installment: \$67.35
 2nd Installment: \$67.35
 Exemption: \$0.00
 Land: \$8,587.00
 Improvements: \$4,579.00
 Personal Property: \$0.00
 Code Area: 001-000
 Bill No.: 28482

Note 4. Supplemental assessment for 2005-2006

Bill No.: 16089
 1st Installment: \$34.14 Paid
 Must be paid by: January 31, 2007
 2nd Installment: \$34.14 Paid
 Must be paid by: May 31, 2007

Note 5. Supplemental assessment for 2006-2007

Bill No.: 16090
 1st Installment: \$425.58 Paid
 Must be paid by: January 31, 2007
 2nd Installment: \$425.58 Paid
 Must be paid by: May 31, 2007

Note 6. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 071-202-031
 Fiscal Year: 2006 - 2007
 1st Installment: \$61.46
 2nd Installment: \$61.46
 Exemption: \$0.00
 Land: \$8,587.00
 Improvements: \$3,433.00
 Personal Property: \$0.00
 Code Area: 001-000
 Bill No.: 28471

G-4

Note 7. Supplemental assessment for 2005-2006

Bill No.: 16087
1st Installment: \$34.62 Paid
Must be paid by: January 31, 2007
2nd Installment: \$34.62 Paid
Must be paid by: May 31, 2007

Note 8. Supplemental assessment for 2006-2007

Bill No.: 16088
1st Installment: \$431.59 Paid
Must be paid by: January 31, 2007
2nd Installment: \$431.59 Paid
Must be paid by: May 31, 2007

Note 9. The only deeds affecting said land, which recorded within twenty-four (24) months of the date of this report, as are follows:

Grantor: Leopoldo Curiel and Teresa Curiel, husband and wife as joint tenants
Grantee: Self Help Home Improvement Project, a California non-profit corporation
Recorded: May 1, 2006, Instrument No. 2006-009206, of Official Records

Note 10. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 11. Wiring instructions for Chicago Title Company, Red Bluff, CA, are as follows:

Receiving Bank: Bank of America
275 Valencia Blvd, 2nd Floor
Brea, CA 92823-6340
ABA Routing No.: 026009593
Credit Account Name: Chicago Title Company - Red Bluff
355 Main Street, Red Bluff, CA 96080
Credit Account No.: 12350-54184
Escrow No.: 07-49902762-KED

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Chicago Title Company. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

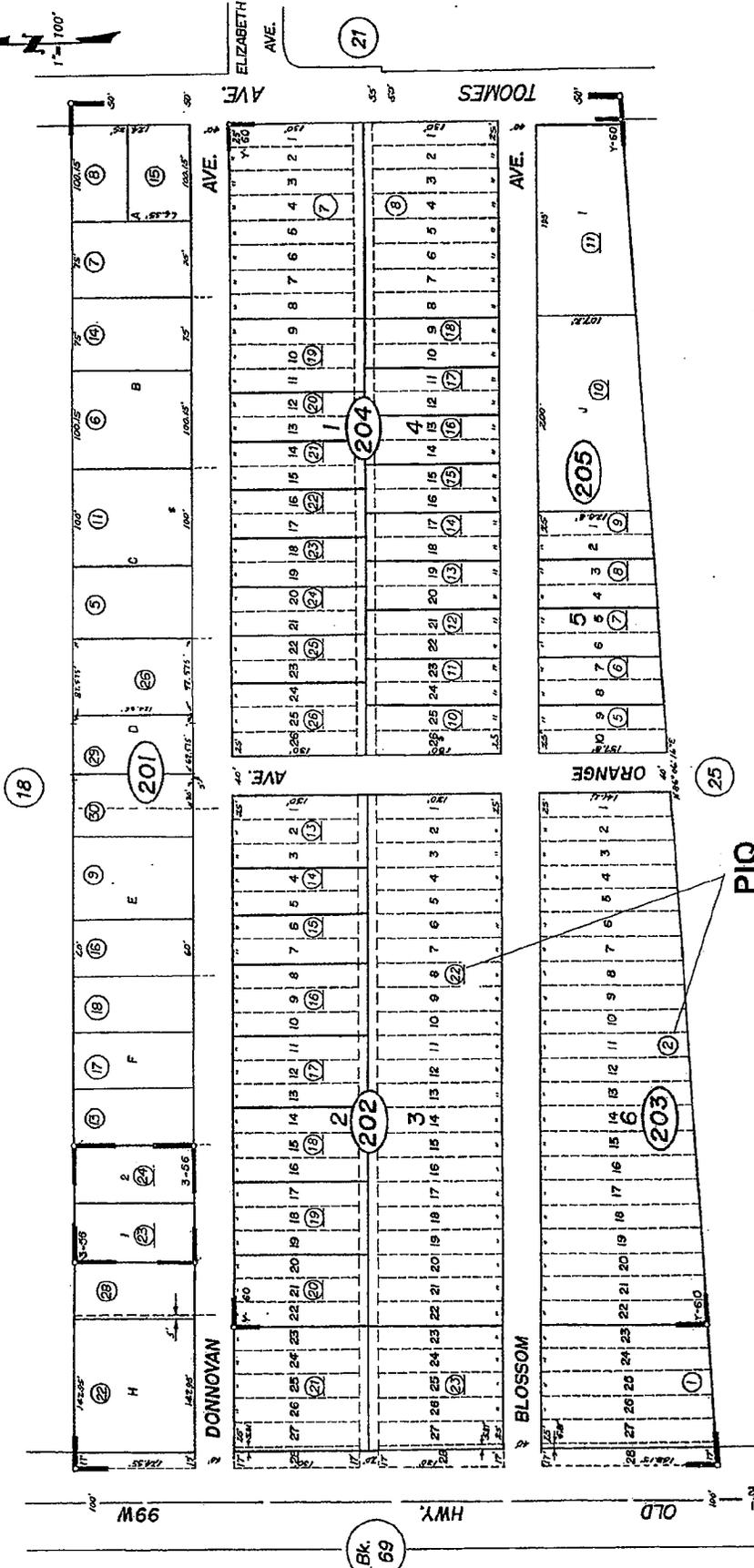
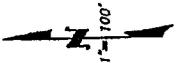
END OF NOTES

G5

SUBDIVIDED LAND IN NW1/4 SEC. 22, T.24N., R.3W., M.D.B.&M

71-20

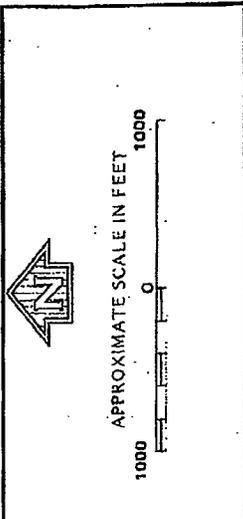
Tax Area Code



P.M. Bk. 3, Pg. 56-P.M. No. 767
 R.M. Bk. B, Pg. 9-Shosta View Tract
 R.M. Bk. L, Pg. 2-Southwesterly ptn. Corning
 R.S. Bk. Y, Pg. 60

Assessor's Map Bk. 71 -Pg. 20
 County of Tehama, Calif.

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



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CORNING, CALIFORNIA
TEHAMA COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
050398 0005 C

MAP REVISED:
SEPTEMBER 27, 1991



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov

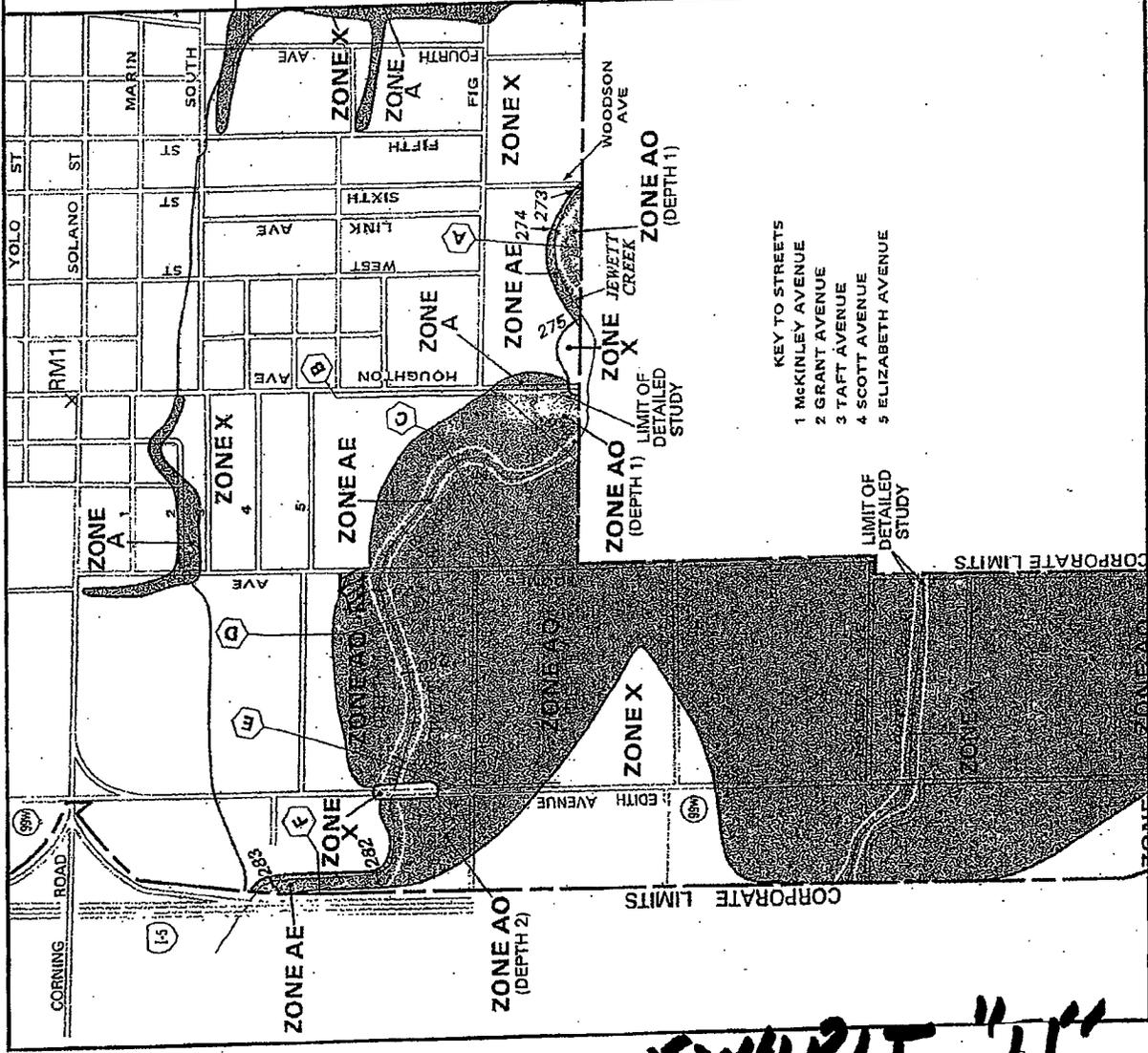


EXHIBIT "H"



Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CORNING, TEHAMA COUNTY, CALIFORNIA	Proposed Lots 1 through 44, Blossom Avenue Self Help Infill Project, Tehama County, California
	COMMUNITY NO.: 060398	
AFFECTED MAP PANEL	NUMBER: 0603980005C DATE: 9/27/1991	
FLOODING SOURCE: SHALLOW FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.923, -122.195 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-RHIT INFORMATION REGARDING THIS PROPERTY)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1	-	Blossom Ave Self Help	-	Property	X (shaded)	280.4 feet	-	280.4 feet

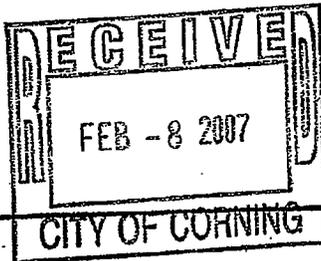
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) SUPERSEDES PREVIOUS DETERMINATION
PORTIONS REMAIN IN THE SFHA
CONDITIONAL CLOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.



[Signature]
Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

EXHIBIT "I"
(6 pgs.)



Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	--	Blossom Ave Self Help	--	Property	X (shaded)	280.3 feet	--	280.3 feet
3	--	Blossom Ave Self Help	--	Property	X (shaded)	280.2 feet	--	280.2 feet
4	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
5	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
6	--	Blossom Ave Self Help	--	Property	X (shaded)	280.0 feet	--	280.0 feet
7	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
8	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
9	--	Blossom Ave Self Help	--	Property	X (shaded)	279.8 feet	--	279.8 feet
10	--	Blossom Ave Self Help	--	Property	X (shaded)	279.0 feet	--	279.0 feet
11	--	Blossom Ave Self Help	--	Property	X (shaded)	278.7 feet	--	278.7 feet
12	--	Blossom Ave Self Help	--	Property	X (shaded)	278.8 feet	--	278.8 feet
13	--	Blossom Ave Self Help	--	Property	X (shaded)	278.9 feet	--	278.9 feet
14	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet
15	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division



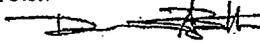
Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

16	--	Blossom Ave Self Help	--	Property	X (shaded)	279.2 feet	--	279.2 feet
17	--	Blossom Ave Self Help	--	Property	X (shaded)	279.3 feet	--	279.3 feet
18	--	Blossom Ave Self Help	--	Property	X (shaded)	279.4 feet	--	279.4 feet
19	--	Blossom Ave Self Help	--	Property	X (shaded)	279.5 feet	--	279.5 feet
20	--	Blossom Ave Self Help	--	Property	X (shaded)	279.6 feet	--	279.6 feet
21	--	Blossom Ave Self Help	--	Property	X (shaded)	279.8 feet	--	279.8 feet
22	--	Blossom Ave Self Help	--	Property	X (shaded)	279.9 feet	--	279.9 feet
23	--	Blossom Ave Self Help	--	Property	X (shaded)	280.1 feet	--	280.1 feet
24	--	Blossom Ave Self Help	--	Property	X (shaded)	280.4 feet	--	280.4 feet
25	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
26	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
27	--	Blossom Ave Self Help	--	Property	X (shaded)	280.7 feet	--	280.7 feet
28	--	Blossom Ave Self Help	--	Property	X (shaded)	280.8 feet	--	280.8 feet
29	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
30	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
31	--	Blossom Ave Self Help	--	Property	X (shaded)	281.4 feet	--	281.4 feet
32	--	Blossom Ave Self Help	--	Property	X (shaded)	282.2 feet	--	282.2 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


 Doug Bellomo, P.E., Chief
 Hazard Identification Section, Mitigation Division

I-3



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

33	--	Blossom Ave Self Help	--	Property	X (shaded)	282.4 feet	--	282.4 feet
34	--	Blossom Ave Self Help	--	Property	X (shaded)	283.0 feet	--	283.0 feet
35	--	Blossom Ave Self Help	--	Property	X (shaded)	282.7 feet	--	282.7 feet
36	--	Blossom Ave Self Help	--	Property	X (shaded)	282.4 feet	--	282.4 feet
37	--	Blossom Ave Self Help	--	Property	X (shaded)	282.1 feet	--	282.1 feet
38	--	Blossom Ave Self Help	--	Property	X (shaded)	281.8 feet	--	281.8 feet
39	--	Blossom Ave Self Help	--	Property	X (shaded)	281.5 feet	--	281.5 feet
40	--	Blossom Ave Self Help	--	Property	X (shaded)	281.2 feet	--	281.2 feet
41	--	Blossom Ave Self Help	--	Property	X (shaded)	280.9 feet	--	280.9 feet
42	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
43	--	Blossom Ave Self Help	--	Property	X (shaded)	280.6 feet	--	280.6 feet
44	--	Blossom Ave Self Help	--	Property	X (shaded)	280.5 feet	--	280.5 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 44 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


 Doug Bellomo, P.E., Chief
 Hazard Identification Section, Mitigation Division

I-4



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 44 Properties.)

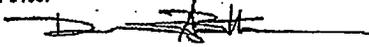
Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

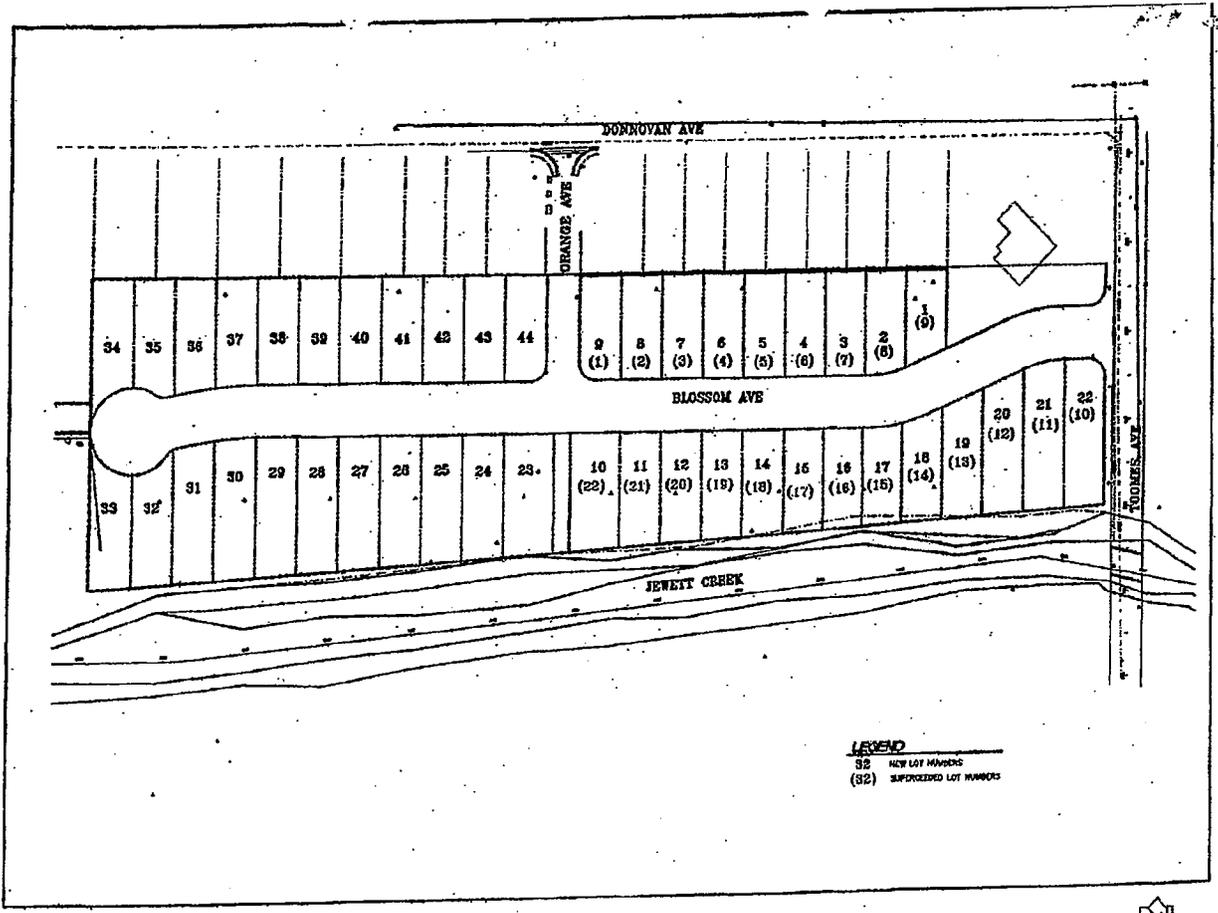
This Determination Document supersedes our previous determination dated 3/16/2006, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3801 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

15

S:\Projects\CIVIL\9000-9999\9141c-TOONES.dwg(9141c-TOONES.dwg) 2/8/2007 9:42:26 AM



LOT NUMBER CLARIFICATION



**PUBLIC NOTICE-PUBLIC HEARING; PLANNED DEVELOPMENT USE PERMIT 2007-239
TENTATIVE TRACT MAP 07-1001; MITIGATED NEGATIVE DECLARATION**

The City of Corning must inform you of a development project proposed for the site high-lighted on the inset map below.

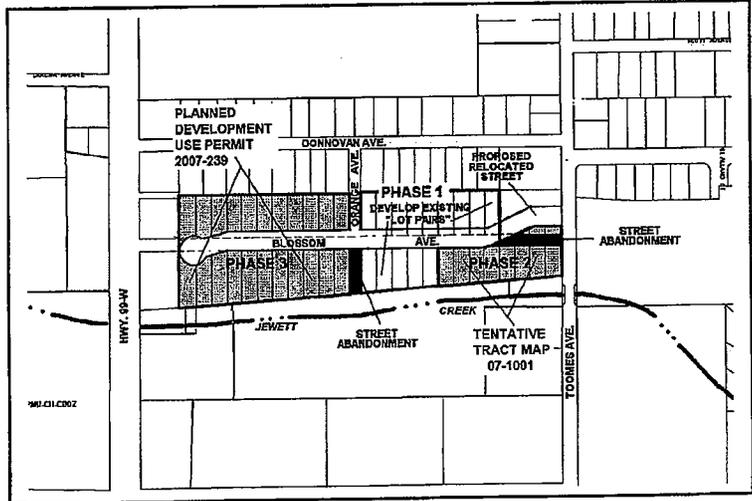
WHAT IS BEING PLANNED:

Self-Help Home Improvement Project (SHHIP) proposes to develop a housing tract called the "Blossom Avenue Project". The project is to be developed in three parts or "Phases".

The first Phase will develop 14 existing lots created as part of the "Shasta View Tract" in 1901.

Tract 07-1001 is Phase 2, proposing eight (8) new parcels, on the property so labeled on the inset map.

Phase 3 is Planned Development Use Permit No. 2007-239 that proposes to develop 22 residences on other existing lots of the Shasta View Tract.



The overall project will relocate and construct Blossom Avenue and Orange Avenue as shown on the inset map. This will necessitate the abandonment of some existing right of way and dedication of additional right of way. Proposed Tract 07-1001 will incorporate abandoned Blossom Avenue right of way into some of the eight proposed lots.

State law requires Cities and Counties to provide certain "density bonuses and development concessions" to projects that provide housing for lower income residents. SHHIP seeks development concessions from the City to facilitate the reduced lot widths and areas. Assessor's Parcel Numbers 71-205-10 & 11

The proposed street right of way abandonments and relocation will be separately advertised and considered at future City Council meetings.

WHY THIS NOTICE:

The City of Corning has determined that the project will not have a significant effect on the environment and has filed a "Mitigated Negative Declaration". A Mitigated Negative Declaration is a statement describing the reasons that the proposed project will not have a significant effect on the environment.

The City wants you to be aware that the Mitigated Negative Declaration, plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend two separate Public Hearings to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street. The first will consider the Tentative Subdivision Map at 6:30 p.m. on Tuesday, March 20, 2007. The second will consider the Planned Development Use Permit on Tuesday April 17, 2007, also at 6:30 p.m. Please note if these projects are challenged in court, you may be limited to raising only those issues that were raised at the Public Hearings or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

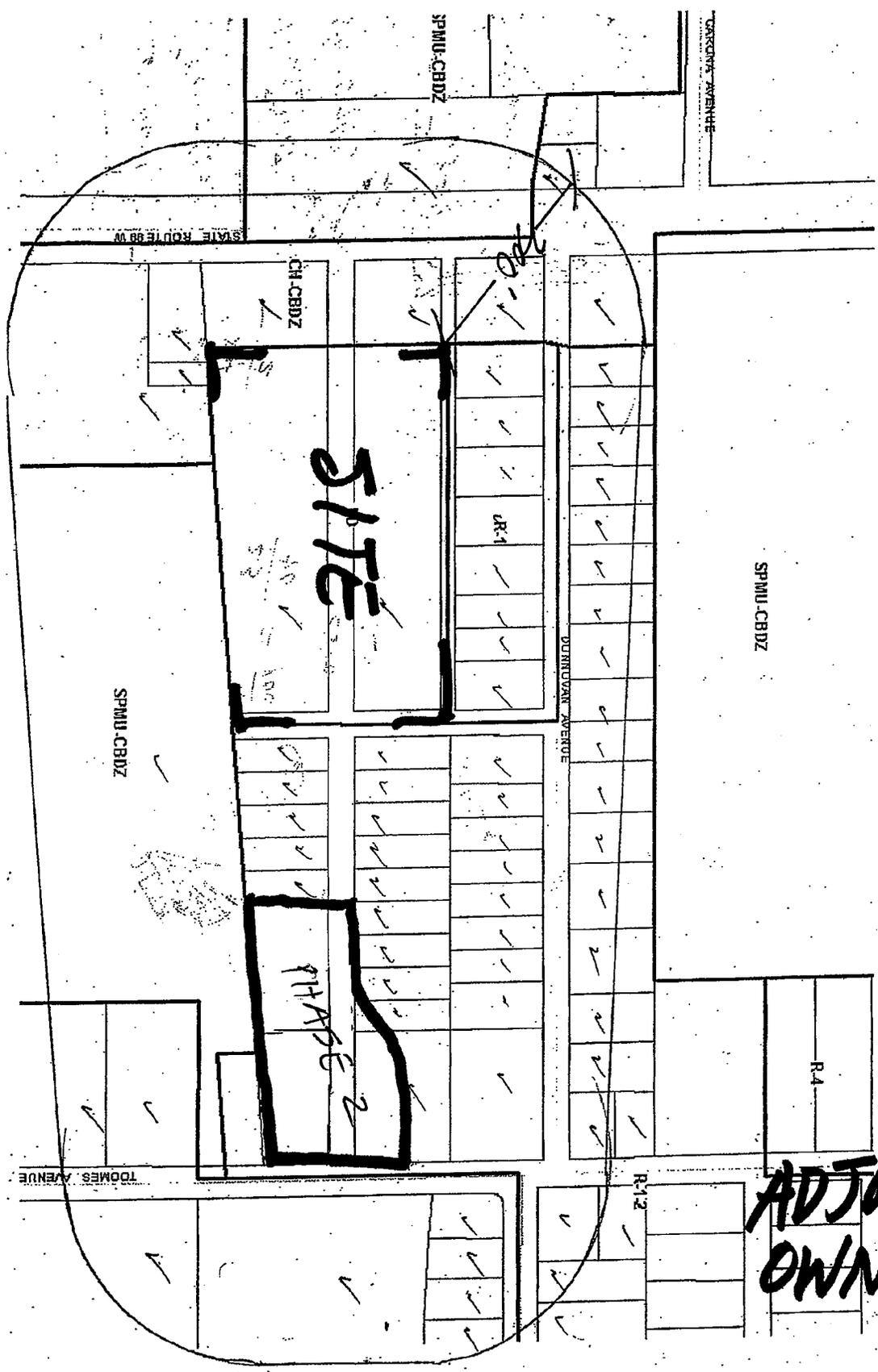
This proposed project is subject to the provisions of the California Environmental Quality Act. Part of the review process of projects subject to these laws involves requesting and addressing public questions and comments. Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

John Brewer, Planning Director
794 Third Street
Corning, CA 96021

(530) 824-7036

EXHIBIT "J"



ADJOINING OWNERS

EXHIBIT "K"



City of Corning

794 Third St. Corning, CA 96021 (530) 824-7020 Fax (530) 824-2489

Date: February 28, 2007

To: Responsible Agencies

From: John L. Brewer, AICP; Planning Director

JB

Re: Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15072(a).

Be advised that the following Planning Application has been submitted for City consideration:

Project Title: Tentative Tract Map 07-1001; Planned Development Use Permit No. 2007-239; Phases 2 and 3 of the Blossom Avenue Residential Project; Self Help Home Improvement Project (SHHIP).

Project Description: A subdivision map proposing to create eight single family residential parcels in an R-1-2 zone and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract that recorded in 1901. In addition to these two "discretionary" projects proposing and constructing 30 dwellings. SHHIP also plans to (ministerially) develop 14 single-family residences on existing and appropriately zoned "lot pairs" from the same Shasta View Tract.

The City of Corning proposes to adopt a Mitigated Negative Declaration regarding the environmental effects posed by the proposed project. The proposed Negative Declaration does X does not include mitigation measures. A copy of the Mitigated Negative Declaration is attached.

This project is scheduled for Planning Commission consideration on Tuesday, March 20, 2007. A copy of the public hearing notice is attached. Approval of the project will require subsequent City Council approval. Please provide any comments prior to March 20, 2007.

Questions or comments regarding the environmental effects of this project should be directed to John Brewer at (530) 824-7036.

EXHIBIT "L"

CITY MANAGER 824-7033 • CITY CLERK 824-7029 • FINANCE 824-7020
BUILDING DEPARTMENT 824-7027 • PLANNING DEPARTMENT 824-7036 • PUBLIC WORKS 824-7025
POLICE DEPARTMENT 824-7000 • FIRE DEPARTMENT 824-7044

RESPONSIBLE AGENCIES MAILING LIST

Corning Water District
P.O. Box 738
Corning, CA 96021

Tehama County Planning Dept.
444 Oak Street, Room 1
Red Bluff, CA 96080

Corning Union Elem. School Dist.
1590 South Street
Corning, CA 96021

Corning Union High School Dist.
643 Blackburn Avenue
Corning, CA 96021

Tehama County Public Works
9380 San Benito Avenue
Gerber, CA 96035

California Dept. of Fish & Game-
Region 1
601 Locust Street
Redding, CA 96001

Caltrans District 2
P.O. Box 496073
Redding, CA 96049-6073

Dept. of Water Resources
2440 Main Street
Red Bluff, CA 96080

Tehama Co. Env. Health Dept.
633 Washington St., Room 36
Red Bluff, CA 96080

Pacific Gas & Electric
3600 Meadowview Dr.
Redding, CA 96002

SBC Engineering
Attn: Brian Stone
4434 Mountain Lakes Blvd.
Redding, CA 96003

Comcast Cable
Attn: Jim Keeler
427 Eaton Rd.
Chico, CA 95973

Regional Water Quality Control Board
Central Valley Region
415 Knollcrest Dr., Suite 100
Redding, CA 96002

Tehama Co. APCD
1750 Walnut St.
Red Bluff, CA 96080

Tehama County Clerk
P.O. Box 250
Red Bluff, CA 96080

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95814

RECEIVED
 FEB - 8 2007
 CITY OF CORNING

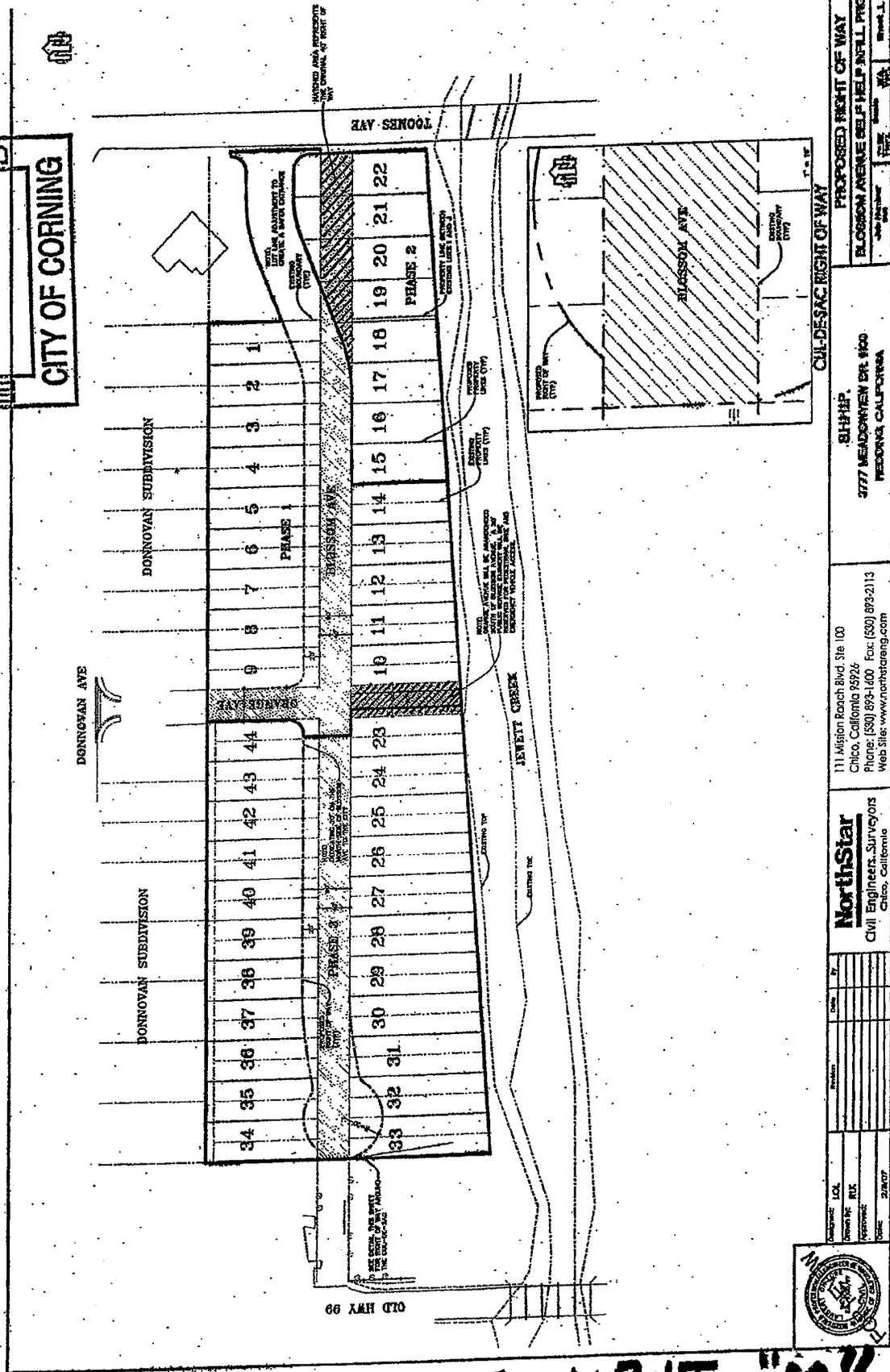


EXHIBIT "M"

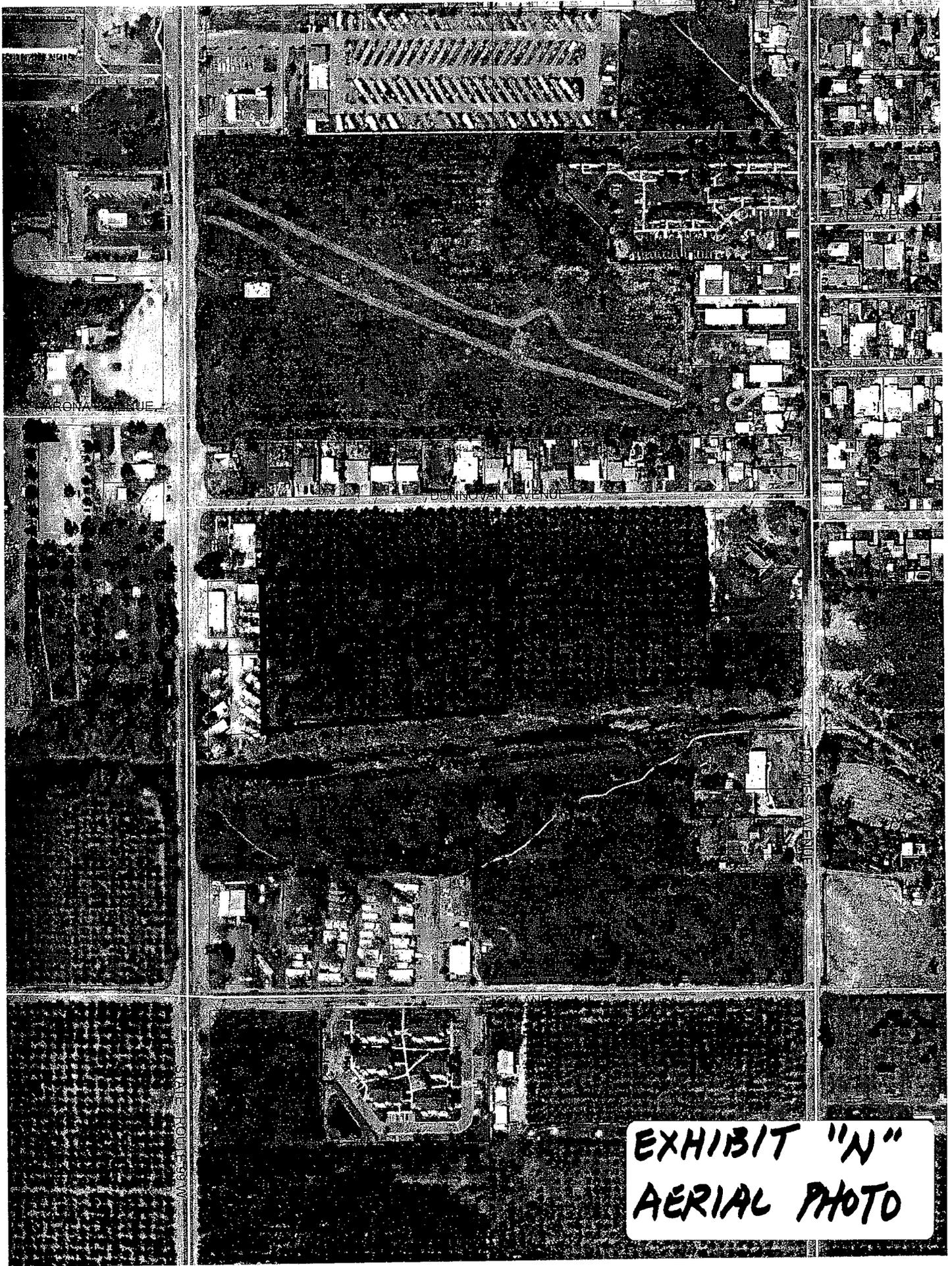


EXHIBIT "N"
AERIAL PHOTO

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
P. O. BOX 496073
REDDING, CA 96049-6073
PHONE (530) 229-0517
FAX (530) 225-3578
TTY (530) 225-2019



*Flex your power!
Be energy efficient!*

IGR/CEQA Review
Teh-5-8.975
Blossom Avenue Project (SHHIP)
(PD-UP 2007-239) (TTM 07-1001)
APN# 71-205-10, 11

March 14, 2007

Mr. John Brewer
City of Corning
794 Third Street
Corning, CA 96021

Dear Mr. Brewer:

The California Department of Transportation (Caltrans) has reviewed the Public Notice – Public Hearing announcement submitted on behalf of the Blossom Avenue Project. The project is a three phase development for forty-four residential units. The development is located northeast of the Interstate 5 (I-5) / Corning Road interchange on Blossom Avenue.

Caltrans does not believe that this project, by itself, will have a significant impact on I-5. However, this project, as well as other projects proposed for this area, will add to cumulative traffic impacts to the state and local transportation system. In order to fund state highway improvements needed to accommodate this cumulative increase in traffic, Caltrans will be looking to the City of Corning to fund some or all of the costs of the highway improvements. So that all new development is treated fairly, we encourage the City of Corning to implement a regional transportation fee to fund future state highway projects, as well as local transportation projects. The Fix Five partnership effort will begin soon. Prior to release and adoption of the final plan, we request that the City consider either interim fees or commitment to participate in the regional mitigation program from this and future developments to pay towards their share of cumulative mitigation to I-5. The City of Redding is cooperating with the following project condition:

“Prior to recordation of a final map, the applicant, owner, or successor in interest shall enter into an agreement with the City of Corning, obligating the owner or any future owner of an undeveloped lot within the subdivision to pay any applicable established regional traffic-improvement fee at the time of issuance of a building permit. The lot shall only be subject to the regional fee in the event the project is clearly located within the boundary of said fee district and the fee program is adopted prior to issuance of a building permit for a residential dwelling on an individual lot.”

Teh-5-8.975
Blossom Avenue Project (SHHIP)
PD-UP 2007-239, TTM 07-1001
March 14, 2007
Page 2

If you would like to discuss this issue further, please contact Michelle Millette, Chief, Office of Community Planning at 229-0517. Thank you for the opportunity to provide comments on the proposed project. Prior to the hearing please provide our office with a copy of staff report and recommended conditions of approval. If you have any questions, or if the scope of this project changes, please call me at 225-3369.

Sincerely,

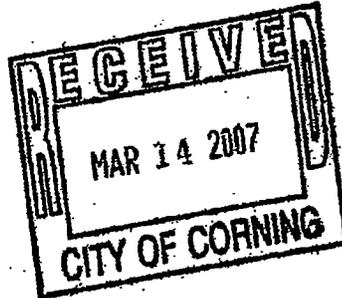
MARCELINO GONZALEZ
Local Development Review
District 2

c: Tehama County Transportation Commission



**COUNTY OF TEHAMA
DEPARTMENT OF PUBLIC WORKS**

9380 SAN BENITO AVENUE
GERBER, CA 96035-9701
BUS: (530) 385-1462
FAX: (530) 385-1189



ROAD COMMISSIONER
SURVEYOR
ENGINEER
PUBLIC TRANSIT
FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
SANITATION DISTRICT No. 1

R-07-763
TM 07-1001
UP 2007-239

March 12, 2007

John L. Brewer, AICP
Planning Director
City of Corning
794 Third Street
Corning, CA 96021

RE: Comments on CEQA Mitigated Negative Declaration
Planned Development Use Permit 2007-239 Tentative Tract Map 07-1001

Dear John,

Thank you for allowing us the opportunity to review and comment on the environmental document for Tentative Tract Map 07-1001.

Our department has concerns regarding the following potential impacts:

1. The cumulative downstream effect of possible flooding due to the increase in runoff from the development. Although the CLOMR-F has been approved, there still is the risk of downstream flooding from the displaced water from the floodway.
2. The possible cumulative traffic impacts on Hwy 99W from South Ave to Solano Street. The interchange at South Ave and the intersection of Hwy 99W and South Ave are proposed to be reconstructed as a component of the South Avenue Interchange Project. A significant contributor to the need for reconstruction is a direct result of the development in this area. This project should be required to participate in the fair share cost of these improvements.

If you have any questions or would like to meet and discuss this information, please feel free to contact me at (530) 385-1462, Ext 3008.

Thank you for your time and consideration of this matter.

Sincerely,

Gary Antonio, P.E., P.L.S.
Director of Public Works

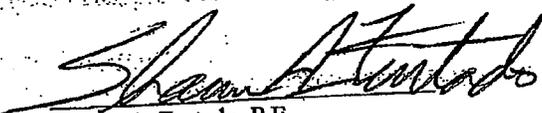
By 
Shawn A. Furtado, P.E.
Engineer III

EXHIBIT "P"



California Regional Water Quality Control Board
Central Valley Region



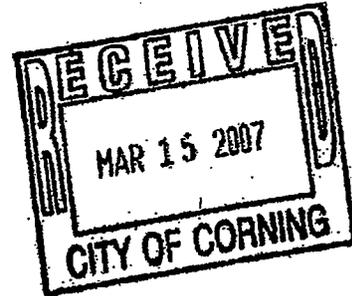
Karl E. Longley, ScD, P.E., Chair

Linda S. Adams
Secretary for
Environmental Protection

Redding Office
415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
<http://www.waterboards.ca.gov/centralvalley>

Arnold Schwarzenegger
Governor

15 March 2007



Mr. John Brewer, Planning Director
City of Corning Planning Department
794 Third Street
Corning, CA 96021

**NOTICE OF INTENT, MITIGATED NEGATIVE DECLARATION, TENTATIVE TRACT
MAP 07-1001, PHASES 2 & 3 OF BLOSSOM AVENUE RESIDENTIAL PROJECT,
CORNING, TEHAMA COUNTY**

We have reviewed the Initial Study for the proposed Blossom Avenue Residential Project in Corning. The Initial Study describes a 44-lot residential subdivision located along Blossom Avenue between Highway 99 and Toomes Avenue. Streets will be relocated and utilities will be constructed. The City of Corning Wastewater Treatment Plant will provide wastewater treatment and disposal. Domestic water supply will be provided by the City of Corning. The Regional Board has the following comments regarding water quality impacts from the proposed development:

In order to protect water quality, appropriate storm water pollution controls will be required during and after construction. As noted in the Initial Study, the project owner will be required to obtain coverage under the state's General Construction Storm Water Permit (Order No. 99-08-DWQ) prior to the start of any construction activities. The Permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential pollutants (such as sediment and earthen materials, chemicals, building materials, etc.) and to describe best management practices that will be employed at the site to eliminate or reduce those pollutants from entering surface waters. The Storm Water Permit can be obtained from the Regional Water Quality Control Board's Redding office or the State Water Resources Control Board's website:
www.waterboards.ca.gov/stormwtr/construction.html

If you have any questions, please contact me at (530) 224-3227 or the letterhead address.

Carole N. Crowe

Carole N. Crowe
Staff Geologist

CNC: reb

U:\Clerical Documents\SA_Correspondence\CroweC\mar07\Cor Blossom Avenue Subdiv.doc

California Environmental Protection Agency



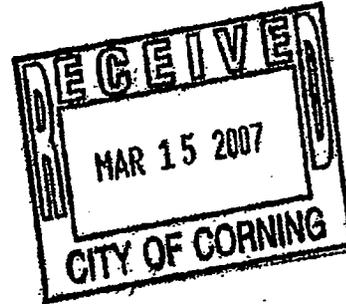
Recycled Paper

EXHIBIT "Q"

STATE OF CALIFORNIA

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



March 14, 2007

John L. Brewer
City of Corning
794 Third Street
Corning, CA 96021

RE: SCH# 2007032039- Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3,
Tehama County

Dear Mr. Brewer:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above referenced project. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search to determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Sacred Lands File check completed, no sites indicated
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7950.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez
Katy Sanchez
Associate Governmental Program Analyst
(916) 653-4040

CC: State Clearinghouse

EXHIBIT "R"

Tehama County
March 14, 2007

Greenville Rancheria of Maidu Indians
Chairperson
PO Box 279
Greenville, CA 95947
(530) 284-7990
(530) 284-6612 - Fax

Maidu

Wintu Tribe of Northern California
Kelli Hayward
3576 Oasis Road
Redding, CA 96003
wintu_tribe@hotmail.com
(530) 245-0141
530-245-0241

Wintu

Maidu Nation
Clara LeCompte
P.O Box 204
Susanville, CA 96130
(530) 257-9691

Maidu

Greenville Rancheria of Maidu Indians
Mike DeSpain, EPA/Cultural Resources
PO Box 279
Greenville, CA 95947
mdespain.
(530) 284-7990
Fax: (530) 284-6612

Maidu

Paskenta Band of Nomlaki Indians.
Everitt Freeman, Chairperson
PO Box 398
Orland, CA 95963
office@paskenta.org
(530) 865-2010
(530) 865-1870 Fax

Nomlaki
Wintun

Redding Rancheria
Barbara Murphy, Chair
2000 Redding Rancheria Road
Redding, CA 96001
hope@redding-rancheria.com
(530) 225-8979
(530) 241-1879 - Fax

Wintu
Pit River
Yana

Redding Rancheria
Tracy Edwards, Chief Executive Officer
2000 Redding Rancheria Road
Redding, CA 96001
hope@reddingrancheria.com
(530) 225-8979
Fax: (530) 241-1879

Wintu
Pit River
Yana

Greenville Rancheria of Maidu Indians
Gabriel Gorbet, Tribal Administrator
PO Box 279
Greenville, CA 95947
ggorbet@greenvillerancheria.com
(530) 284-7990
Fax: (530) 284-6612

Maidu

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007032039, Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3, Tehama County

Tehama County
March 14, 2007

Beverly Ogle
29855 Plum Creek Road
Paynes Creek, CA 96075
(530) 597-2070

Maidu
Pit River - Atsugewi

Redding Rancheria Cultural Resources
James Hayward
2000 Redding Rancheria Road Wintu
Redding, CA 96001 Pit River
(530) 225-8979 Yana
Fax: (530) 241-1879

Tasmam Koyom
Fred Mankins, President
PO Box 363
Gerber, CA 96035
(530) 385-1683

Maidu

Redding Rancheria Cultural Resources
Richard Blackford
2000 Redding Rancheria Road Wintu
Redding, CA 96001 Pit River
(530) 225-8979 Yana
Fax: (530) 241-1879

Enterprise Rancheria of Maidu Indians
Frank Watson, Vice Chairperson
1940 Feather River Blvd., Suite B Maidu
Oroville, CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

Enterprise Rancheria of Maidu Indians
Glenda Nelson, Chairperson
1940 Feather River Blvd., Suite B Maidu
Oroville, CA 95965
eranch@cncnet.com
(530) 532-9214
(530) 532-1768 FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007032039, Tentative Tract Map 07-1001, PD Use Permit 2007-239, Blossom Avenue Project Phases 2 & 3, Tehama County

R-3



Linda Adams
Secretary for
Environmental Protection

**California Regional Water Quality Control Board
Central Valley Region**
Karl E. Longley, ScD, P.E., Chair.



Arnold Schwarzenegger
Governor

Redding Branch Office
415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
<http://www.waterboards.ca.gov/centralvalley>

22 March 2007

John Brewer
City of Corning
794 Third Street
Corning, CA 96021



**COMMENTS ON NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION FOR BLOSSOM AVENUE RESIDENTIAL PROJECT, CORNING,
TEHAMA COUNTY**

On 12 March 2007, our office received a Notice of Intent to Adopt a Mitigated Negative Declaration, Environmental Initial Study and a Request for Comments Letter from your office regarding the proposed development referenced above. The California Regional Water Quality Control Board, Central Valley Region (Regional Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA).

The proposed project is requesting the approval of Tentative Subdivision Map 07-001 to create eight single-family residential parcels in an R-1-2 zone, and a Planned Development Use Permit to combine and develop 22 "lot pairs" of the existing Shasta View Tract. In addition proposing and constructing 30 dwellings, Self Help Home Improvement Project (SHHIP) also plans to develop 14 single-family residences on existing zoned "lot pairs" from the Shasta View Tract. The project site is located on the west side of Toomes Avenue and 130 feet south of Donovan Avenue.

The following comments are provided to help outline the potential permitting required by the Regional Water Board's agency, policy issues concerning the project, and suggestions for mitigation measures. Our present comments focus primarily on discharges regulated under our CWA §401 and storm water programs.

Water Board entitlements include:

- Fill or dredged material discharges Clean Water Act (CWA) §401 water quality certification for federal waters; or Waste Discharge Requirements for non-federal waters
- Storm water and other wastewater discharges CWA §402 NPDES permit

The following summarizes project permits that may be required by our agency depending upon potential impacts to water quality:

California Environmental Protection Agency

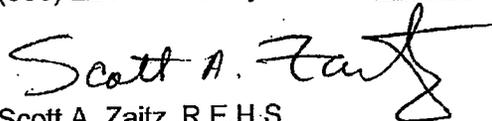


EXHIBIT "S"

Water Quality Certification (401 Certification) – Permit issued for activities resulting in dredge or fill within waters of the United States (including wetlands). All projects must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the state. Destruction of, or impacts to these waters should be avoided. Under the Clean Water Act Section 401 and 404, disturbing these waters requires a Corp permit and a State 401 permit. The Section 404 and 401 permits are required for activities involving a discharge (such as fill or dredged material) to waters of the United States. "Waters" include wetlands, riparian zones, streambeds, rivers, lakes, and oceans. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. If required, the Section 404 and 401 permits must be obtained prior to site disturbance.

General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) – Land disturbances on proposed projects of 1 acre or more requires the landowner to obtain coverage under the General Permit. As the land disturbance for the Blossom Avenue Residential Subdivision Project will be in excess of 1 acre, the owner of the property will need to file a Notice of Intent (NOI), along with a vicinity map, a Storm Water Pollution Prevention Plan (SWPPP), and appropriate fees to the State Water Resources Control Board (SWRCB), prior to the commencement of activities on site. The owner may call our office to receive a permit package or download it off the Internet at <http://www.waterboards.ca.gov/stormwtr/index.html>.

If you have any questions or comments regarding this matter please contact me at (530) 224-4784 or by email at szaitz@waterboards.ca.gov.



Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: cg/reb

cc: SHHIP, Redding

Blossom Avenue Residential Project.doc

"S-2"

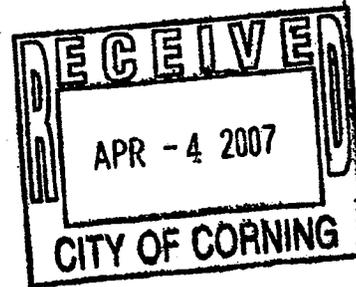
PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



April 3, 2007

John Brewer
City of Corning
794 Third Street
Corning, CA 96021



RE: Tentative Tract map 07-1001, Blossom Ave Project Phases 2& 3, SCH#2007032039

Dear Mr. Brewer:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the City be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way. Any project that includes a modification to an existing crossing or proposes a new crossing is legally required to obtain authority to construct from the Commission. If the project includes a proposed new crossing, the Commission will be a responsible party under CEQA and the impacts of the crossing must be discussed within the environmental documents.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Boles".

Kevin Boles
Environmental Specialist
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: California Northern Railroad

EXHIBIT "T"

Chapter 17.35

PD PLANNED DEVELOPMENT DISTRICT

Sections:

- 17.35.010 Applicability.
- 17.35.020 Establishment--Location.
- 17.35.030 Establishment--Application.
- 17.35.050 General requirements.
- 17.35.060 Variances.
- 17.35.070 Rezoning of PD district.

Section 17.35.010 Applicability.

The following specific regulations and the general rules set forth in Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this title shall apply to all PD districts; except that where the conflict occurs, the regulations specified in this chapter shall apply. (Ord. 482 §1(part), 1989; Ord. 153 §16.01, 1959).

Section 17.35.020 Establishment--Location.

Districts may be established on parcels of land which are suitable for, and of sufficient acreage to contain, a planned development for which development plans have been submitted and approved. (Ord. 482 §1(part), 1989; Ord. 153 §16.02, 1959).

Section 17.35.030 Establishment--Application.

Application for the establishment of a PD district shall include an application for a use permit for all developments within the district, which use permit must be approved prior to establishment of the district. Such application for a use permit shall include the following:

- A. A map or maps showing:
 1. Topography of the land, contour intervals as required by the planning commission,
 2. Proposed street system and lot design,
 3. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses,
 4. Areas proposed for commercial uses, off-street parking, multiple family and single-family dwellings, and all other uses proposed to be established within the district,
 5. Proposed locations of buildings on the land;
 - B. General elevations or perspective drawings of all proposed buildings and structures other than single-family residences;
 - C. Other data and information which may be deemed necessary by the planning commission for proper consideration of the application. (Ord. 482 §1(part), 1989; Ord. 153 §16.03, 1959).
- 17.35.040 Permitted uses. In PD districts, permitted uses shall be as follows: all uses permitted in R, C and M districts, subject to the securing of a use permit as specified in Section 17.36.030 of this chapter. (Ord. 482 §1(part), 1989; Ord. 153 §16.04, 1959).

Section 17.35.050 General requirements.

In PD districts, the following shall apply:

- A. Building Height Limit: As provided in approved use permit;
- B. Building Site Area Required: R uses, six thousand square feet;

EXHIBIT "U"

- C. Front, Side and Rear Yards and Percentage of Site Coverage. Same as required for the particular uses in the districts in which they are otherwise permitted by this chapter;
- D. Off-street Parking Required.
1. One automobile parking space for each dwelling unit in residential building;
 2. A minimum of one square foot of off-street parking space for each square foot of area to be occupied by commercial buildings. (Ord. 482 §1(part), 1989; Ord. 153 §§16.05--16.08, 1959).

Section 17.35.060 Variances.

The regulations specified in this chapter may be varied when such variance will result in improved design of the development and will permit desirable arrangement of structures in relation to parking area, parks and parkways, pedestrian walks, and other such features. (Ord. 482 §1(part), 1989; Ord. 153 §16.09, 1959).

Section 17.35.070 Rezoning of PD district.

Unless construction has started, or a building permit has been issued and is still valid, within one year of the establishment of a PD district, the planning commission shall initiate rezoning of the property to a district that is compatible with the area and the general plan. Prior to expiration of one year from the establishment of the PD district, written application may be made for an extension of time, not to exceed one year, and the planning commission may grant such request for both the project and the use permit. The provisions of this section shall apply to planned development district heretofore or hereafter established, but the planning commission shall not initiate rezoning until one year shall have elapsed from the effective date of the ordinance codified in this section. (Ord. 482 §1(part), 1989; Ord. 367 §1, 1981).

John Brewer

From: Keith Griffith [kgrif@shhip.org]
Sent: Wednesday, May 02, 2007 12:10 PM
To: jbrewer@corning.org
Subject: encroachment on Blossom

It has been so long since I have had any good news that I thought I would share some with you. Today I talked to Grace Bush, housing consultant for Greenville Rancheria, and she said they will move the mobile, storage shed and the fence off of our property.

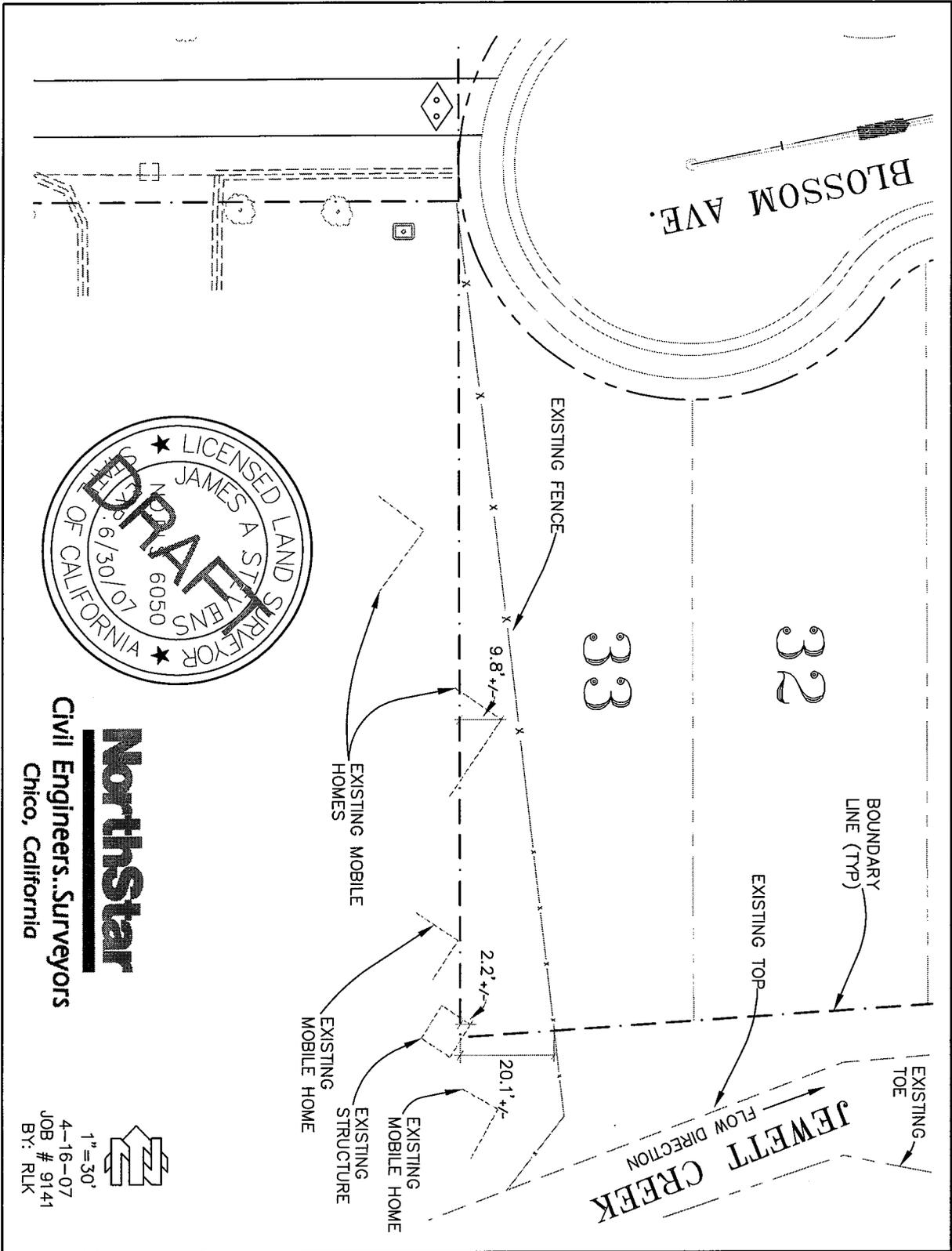
Mike had not been able to find the owner of the pet store, as it has been closed, but he found out yesterday that he also owns the liquor store in town and he will try to talk to him tomorrow to get his permission to put the drain at the corner of his property.

Hopefully we will be able to move on in the near future.

Keith Griffith
Executive Director
Self-Help Home Improvement Project
3777 Meadowview Dr., #100
Redding, CA 96002
530-378-6905
Fax 530-378-6910

This mailbox protected from junk email by MailFrontier Desktop
from MailFrontier, Inc. <http://info.mailfrontier.com>

EXHIBIT "Y-1"



Northstar
 Civil Engineers..Surveyors
 Chico, California

1" = 30'
 4-16-07
 JOB # 9141
 BY: RLK

BLOSSOM AVENUE INFILL PROJECT PHASE 3
 EXISTING MOBILE HOME CONFLICTS

ENCROACHMENT
 EXHIBIT "V-2"

NorthStar
ENGINEERING
Civil Engineers • Surveyors

5/1/07

City of Corning
Planning Director
P.O. Box 3420
Chico, CA 95927



Attention: John Brewer

Subject: **Storm Drain for Neighboring Parcels of Phase 3 Blossom Avenue Infill Project**

Dear John:

Per the available topo we have collected to the west of the Blossom Avenue Infill Project, there appears to be a low spot west of the project on parcel 071-202-023 and or 071-202-021. This low area appears to have overland release to the east across the Blossom Avenue Infill Project. The addition of this tributary area to the proposed drainage system will add about 0.54 acres to the 8.7 acres for all three phases of the Blossom Avenue Infill projects.

Due to the amount of fill required to raise the parcels above the required FEMA elevation it is necessary to place retaining walls along the west and north boundary of the Blossom Avenue project. In order to help the neighboring parcels with their overland flow after the project is constructed, It is our suggestion to construct a 24"x24" area drain at the northeast corner of APN 071-202-023 and connect it into the proposed storm drain system that runs along the back of lots 34-44 and connect into the main storm drain system in Blossom Lane (formally Orange Avenue). This system collects the runoff from the Blossom Avenue Infill Project and ties into an existing Storm drain line in Toomes avenue and then empties into Jewett Creek.

To ensure the proposed storm drain pipe in the backyards of lots 34-44 is adequate enough to handle the additional runoff water some assumptions were made. These assumptions are as follows:

- The total tributary area for the additional area drain is 0.54 acres. Previous field work and site visits were used to estimate 81% (0.44 acres) for the impervious area made up of asphalt, concrete and building surfaces and 19% (0.10 acres) for landscape.
- The C value used for the impervious area is 0.90 and for the landscape area is 0.25. The weighted C value for the 0.55 acre area is 0.78.
- The rainfall intensity used is from the City of Corning Standard S-22 Rainfall Intensity Charts. We used a time of concentration of 10 minutes resulting in a Rainfall intensity of 2.25 inches per hour for a 10 year event.

111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95926
530-893-1600
FAX-893-2113

EXHIBIT "V-3"

- The calculated flow rate, Q, for the potential area draining towards phase 3 from the tributary area west of our project that may enter the area drain for a 10 year event is 0.95 cfs.

Additional assumptions made for the original design of the backyard storm drain system for the Phase 3 portion of the project are as follows:

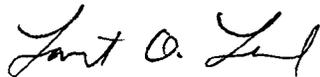
- The tributary area for the portion of the Donovan Subdivision that is adjacent to phase 3 that drains to the south is 0.74 acres.
- The tributary area for the portion of the backyards for the Phase 3 lots is 0.57 acres.
- The C value used for both the backyards of the Donovan Subdivision and the Phase 3 Blossom Avenue Subdivision is 0.25. This value was used assuming the backyards will be landscaped.
- The rainfall intensity used is from the City of Corning Standard S-22 Rainfall Intensity Charts.

Using the above assumptions and the rational method the additional flow of 0.95 cfs added to the proposed storm drain in the backyards of lots 34-44 does not significantly increase the overall flow in the storm drain system for the subdivision. The proposed storm drain should be adequate for the additional flow.

We feel it is adequate to install a 24"x24" area drain at the northeast corner of APN 071-202-023 to collect a portion of the runoff from both APN 071-202-023 and 071-202-021. The grate elevation for should be installed 0.20-feet below the existing grade to ensure proper flow to the area drain. This area drain can then be connected into the proposed backyard drainage system at lot 34/35.

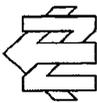
If you have any other questions, give me a call.

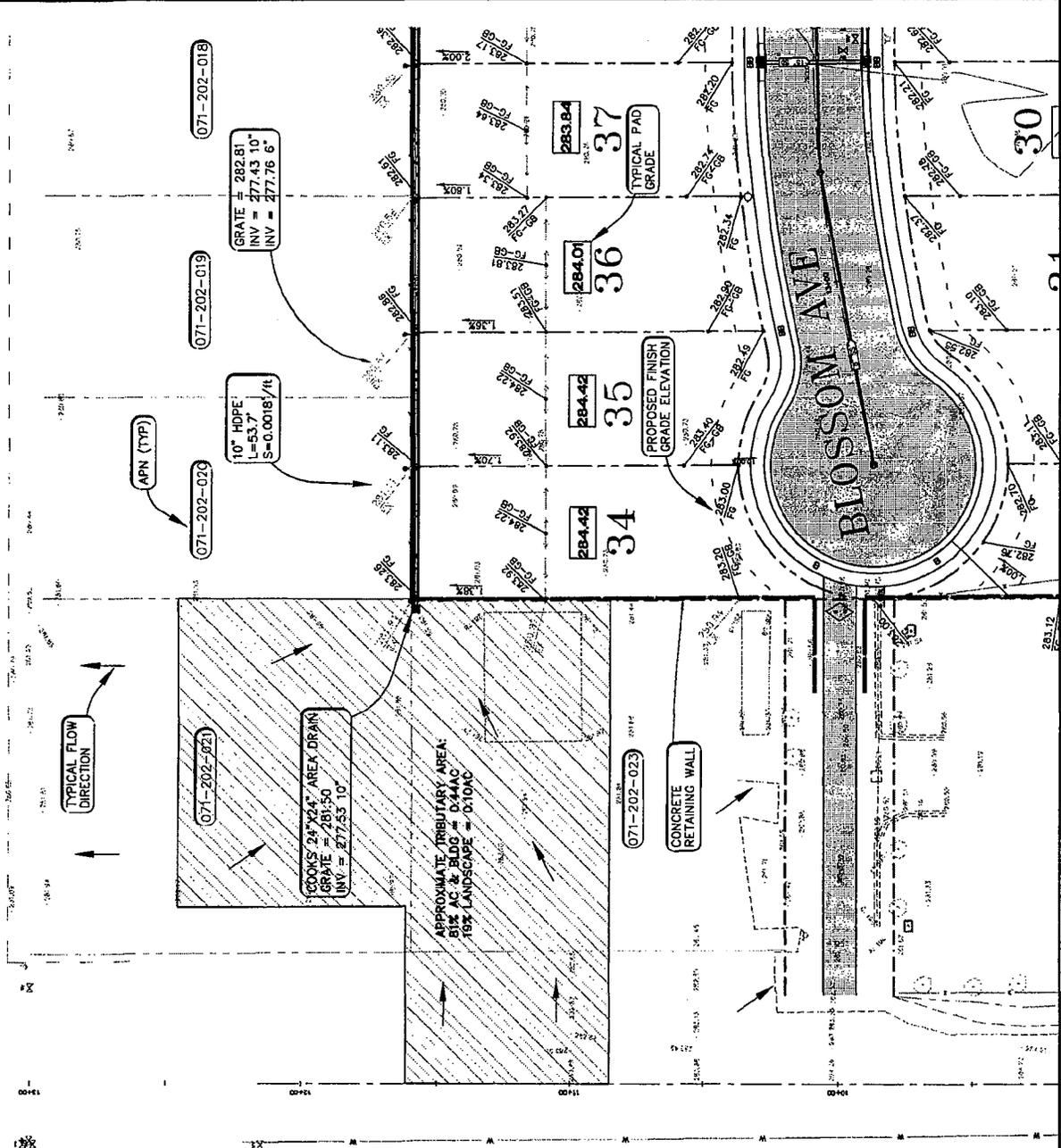
Thank you
NorthStar Engineering



Lambert O. Lowe, PE

2
"V-3"


 1"=60'
 4-30-07
 L.O.L. 89077
 FOR REVIEW



OLD HWY. 99W

NorthStar
 Civil Engineers...Surveyors
 Chico, California

NEIGHBORING LOTS TRIBUTARY AREA
BLOSSOM AVENUE INFILL PROJECT - PHASE 3

EXHIBIT "V-4"

**ITEM NO. E-3
USE PERMIT NO. 2007-243; TO PERMIT
RETAIL SALES OF TRUCK PARTS AND
ACCESSORIES IN THE SPMU-CBD
ZONE; 2120 LOLETA AVENUE; APN.
71-300-26; KEVIN WOFFORD.**

MAY 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

JB

SUMMARY:

On July 24, 2000, the Corning Planning Commission approved Use Permit No. 2000-180. That use permit entitled Mr. Richard Dobbins to construct a "Metal Fabrication/Refurbishing Machine Shop" in the Specific Plan Mixed Use Zoning District at 2120 Loleta Avenue.

In 2001 Mr. Dobbins added a 1,920 sq. ft. "Office" addition to the front (south side) of the existing building. No specific land use was ever authorized through the use permit process for this office space. The property has recently sold to a company called Tehama Equities, LLC.

Kevin Wofford wishes to rent the southern office portion of the building and conduct retail sales of truck parts and accessories. Since no use permit has dealt with this "new" portion of the building, and since the "office" portion differs in character from the warehouse/industrial type use of the northern portion of the building, staff recommended a new use permit.

STAFF RECOMMENDATION:

**PLANNING COMMISSIONERS APPROVE USE PERMIT NO. 2007-243,
SUBJECT TO THE FOLLOWING:**

- 1. ADOPT THE FINDINGS.**
- 2. ADOPT CONDITIONS OF APPROVAL ON USE PERMIT 2007-243.**

FINDINGS:

- 1. This Project is exempt from the California Environmental Quality Act requirements, under Section 15303 (attached), based upon the "Preliminary Review" mandated by the State CEQA Guidelines, because the Project is merely a conversion from one use (office) to another (retail sales).**

2. The site for the proposed use is adequate in size, shape, topography and circumstances.
3. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.
4. The proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

RECOMMENDED CONDITIONS OF APPROVAL:

1. FLOOD HAZARD ZONE. Applicant is advised that the property is within FEMA Flood Hazard Zone "AO", the area inundated during a 100-year flood event up to a depth of one foot. Prior to occupancy, the applicant should contact their lender regarding the need for flood hazard insurance.
2. DRIVEWAY APRON SURFACING & CULVERT PIPE. Replace the existing culvert pipe and pave the driveway apron within the Loleta Avenue right of way.
3. MODIFY EXISTING OR ENTER INTO ANOTHER DEFERRED IMPROVEMENT AGREEMENT. Prior to issuing this Use Permit, the property owner and City of Corning shall modify the existing Deferred Improvement Agreement recorded January 19, 2001, or enter into another such agreement that assures completion of an asphaltic concrete overlay to Loleta Avenue between the project site and Highway 99-W when the City Engineer or Director of Public Works deems such overlay is warranted.
4. MARK AND PAVE ONE ACCESSIBLE PARKING SPACE. Prior to commencing business, the applicant shall pave and appropriately mark at least one accessible parking space nearest the front door of the business.

GENERAL PLAN:

This project site is located within the Highway 99-W Specific Plan Area. The Specific Plan essentially serves as the General Plan Land Use designation affecting the site. The Specific Plan identifies a myriad of commercial and light industrial uses as appropriate for the area.

ZONING:

See the attached copy of the zoning map. The site is zoned SPMU-CBDZ; Specific Plan Mixed Use-Corning Business Development Zone.

The applicable sections of the Corning Zoning Code are attached. You will note that the SPMU district permits no use unless a use permit is approved (CMC Section 17.49.040). The zoning code does not specifically identify "Truck Parts and Accessory Stores". However, Section 17.49.050.H permits "All other commercial uses except those uses which are specified in Chapter 17.24 of this title as being permitted only in M-2" (Industrial Districts). The proposed sales use is indeed a commercial use, and is therefore permitted upon approval of a use permit.

FLOOD ZONE:

See the attached copy of the Flood Insurance rate Map (FIRM). The site is within an "AO" Flood Zone with an expected depth of 1 foot. That means that the property will be inundated with up to a foot of water during a 100-year flood. Proposed Condition No. 1 advises the applicant of this condition. That way he, as a rented, can make the decision about carrying a policy of flood insurance for his inventory.

LOLETA AVENUE AND DRIVEWAY:

Loleta Avenue is not constructed to City standards. The constructed street is narrow (about 15-20 feet wide), insufficiently surfaced (chip-sealed vs. asphalt) and has an inadequate sub-surface. Staff is concerned that attracting trucks to this site will readily damage the street between the entrance gate and the old highway. Those concerns must be considered and balanced along with the desires of the owner and this applicant to utilize the existing commercial/industrial building.

The previous use permit, issued for the machine shop use, required the developer to enter into a Deferred Improvement Agreement (DIA) that postponed street frontage improvements until the Public Works Director or City Engineer determined they were warranted. That document, recorded on January 19, 2001, would affect only the frontage of the subject property. Staff suggests the Planning Commission require Condition No. 3, essentially requiring modification of the existing DIA, or a new one that would commit the owner to an asphaltic overlay for that segment of Loleta Avenue between the site and the old highway.

Staff noted during a site visit that the culvert pipe beneath the site driveway is exposed and broken. It needs to be replaced. Proposed Condition No. 2 requires replacement of the culvert and pavement of the driveway apron.

Chapter 17.49

SPMU SPECIFIC PLAN MIXED-USE OVERLAY DISTRICT

Sections:

- 17.49.010 **Generally.**
- 17.49.020 **Purpose.**
- 17.49.030 **General requirements.**
- 17.49.040 **Permitted uses.**
- 17.49.050 **Uses requiring use permits.**
- 17.49.060 **Minimum height, bulk and space requirements.**

Section 17.49.010 **Generally.**

This overlay district classification is intended to encourage mixed-use development and is to be applied to the larger parcels located between the primary intersections of the Highway 99W corridor specific plan area. As such, this overlay zone is to be utilized only within the boundaries delineated by the Highway 99W corridor specific plan. The SPMU overlay zone allows for a combination of land uses that have been determined to be compatible for development. The following specific regulations and the general rules set forth in Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this code shall apply in the SPMU overlay district. (Ord. 573 (part), 1997).

Section 17.49.020 **Purpose.**

The purpose of the SPMU overlay district is to allow development to consist of a combination of land uses. The combination of such uses are found to be compatible if noise, smoke, dust, odors, and other offensive features are confined to the premises of such use. (Ord. 573 (part), 1997).

Section 17.49.030 **General requirements.**

The regulations of this chapter provide for mixed-use development within the Highway 99W Corridor Specific Plan area which has been designated the Corning Business Development Zone. In SPMU overlay district land use regulations shall include the following requirements:

- A. In any district with which is combined the SPMU overlay district, the regulations of this chapter shall apply in addition to those specified in this title; provided, that if conflict in regulations occurs, the regulations of this chapter shall govern;
- B. The permitted uses established in each district and being combined in the SPMU overlay district are allowed; provided that in the opinion of the planning commission, the proposed sites are of a similar character;
- C. Any development within the SPMU overlay district shall apply applicable design criteria established in the visual design guidelines of the Highway 99W corridor specific plan;
- D. Those provisions established in Chapter 17.47 CBDZ Corning business development zone. (Ord. 573 (part), 1997).

Section 17.49.040 **Permitted uses.**

There are no uses permitted without use permits. (Ord. 573 (part), 1997).

Section 17.49.050 **Uses requiring use permits.**

In any district with which is combined an SPMU district, the following districts may be combined and shall require use permits. The SPMU overlay district allows for the combination of the permitted uses from the following districts which in the opinion of the planning commission the uses are of a similar and compatible character: C-1 neighborhood business

district, C-2 central business district, C-3 general commercial district, M-1 light industrial districts, and M-L limited manufacturing district.

A. From C-1, C-2 and C-3 districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Retail stores and business or service enterprises which, in the opinion of the planning department are of a character similar to the following:
2. Foodstores, dairy products and bakery goods stores,
3. Bookstores, rental libraries and video rental stores,
4. Drugstores, including soda fountain food service,
5. Florist, variety, hardware and clothing stores,
6. Athletic facilities, banks, business offices, bowling alleys, food, drug and clothing stores and retail outlet stores,
7. Business colleges, music, dancing and martial arts studios,
8. Blueprinting shops, photographic stores,
9. Catering shops, cafes and restaurants, and bars and taverns,
10. Art and antiques shops and pawnshops,
11. Hotels, motels, theaters, auditoriums, lodge halls and social clubs,
12. Newspapers and commercial printing shops,
13. Mortuaries,
14. Bakeries,
15. Outdoor advertising signs and structures, 16. Other retail business uses which, in the opinion of the planning commission, are similar to the foregoing;

B. The following agencies and services:

1. Laundry and dry cleaning businesses using non-inflammable cleaning solvents,
2. Barbershops, beauty parlors and cosmetic shops,
3. Repair shops for domestic appliances and goods,
4. Professional and medical offices, studios and clinics,
5. Gasoline service stations, including auto repairs; provided, that all operations except the service with gasoline, oil, air and water be conducted within an enclosed building,
6. Self-operated laundries,
7. Gasoline service stations; provided, that all operations except the servicing with gasoline, oil, air and water are carried on within a building,
8. Commercial repair garages, and incidental service uses,
9. Automobile sales and service and used car lots,
10. Wholesale distribution uses and warehouses,
11. Veterinary hospitals, animals to be kept in an enclosed structure,
12. Carwash,
13. Other services and agencies which, in the opinion of the planning department, are similar to the above;

C. Public buildings and public utility substations and offices;

D. Commercial parking lots and parking garages;

E. Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use; an on-site residence not to exceed one third the square footage of an active business establishment and occupied by the owner/proprietor or their agent. Such residence is to be a secondary use to an active commercial enterprise, either upstairs or in the rear, with the storefront remaining commercial. No residential garage is permitted.

F. Incidental storage and accessory uses, including repair operation and services; provided, that such is clearly incidental to the sale of products at retail on the premises and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise, vibration, fire or safety;

G. Exterior signs pertaining to the business or use conducted on the premises, which signs

shall be attached parallel to and not project more than two feet from a wall of a building. Any such sign shall be eight feet or more above any sidewalk, and shall not project above the roof ridge line of the building on the site, and no sign shall exceed fifty square feet in area. Floodlights shall be directed inward and downward onto the property illuminated. Freestanding and general identification signs may be permitted upon the securing of a use permit in each particular case. Additional sign criteria are illustrated in the Highway 99W Corridor Specific Plan Visual Design Guide-

lines;

H. All other commercial uses except those uses which are specified in Chapter 17.24 of this title as being permitted only in M-2 districts;

I. Incidental storage and accessory uses, including repair operating and services, provided such uses shall be clearly incidental to the sale of products at retail on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration;

J. From M-1 districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Assembly and storage of goods, materials, liquids and equipment, except storage of flammable or explosive matter or materials which create dust, odors or fumes. Permitted uses include:

a. Wholesale and storage warehouses,

b. Feed and fuel yards,

2. Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas, except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof. Permitted uses include:

a. Dye and dry-cleaning plants,

b. Rug cleaning plants,

c. Laundries,

d. Veterinary hospitals,

e. Cabinet shops,

3. The following when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission, not less than six feet in height:

a. Body and fender repair shops and auto painting shops,

b. Cooperage and bottling works,

c. Sheet metal shops and welding shops,

d. Truck terminals,

e. Retail lumber yards;

K. From M-L districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Commercial and professional offices,

2. The following and similar uses from which noise, smoke, dust, odors and other such offensive features are confined to the premises of each such use:

a. Research institutes and laboratories,

b. Small electronic and plastics products manufacturing, c. Electrical products and instrument manufacturing,

d. Bookbinding, printing and lithography,

e. Cartography, surveying and engineering,

f. Editorial, architecture and designing,

g. Garment manufacturing, paper products manufacturing;

3. Underground utility installations and above-ground utility installation for local service, except that substations generating plants and gas holders must be approved by the planning

commission prior to construction; and the route of any proposed transmission line shall be discussed with the planning commission prior to acquisition. (Ord. 589 §13, 2001; Ord. 573 (part), 1997).

Section 17.49.060 Minimum height, bulk and space requirements.

In SPMU overlay districts, the minimum height, bulk and space requirements shall be as follows:

- A. Where conflict occurs between the regulations of this chapter and any building code or other regulations effective within the city, the more restrictive of any such regulations shall apply;
- B. Lot area, lot width, building coverage regulations, none;
- C. Front yard, fifteen feet;
- D. Side yard, none, except as required by the building code or other regulations;
- E. Rear yard, twelve feet where accessible from street, alley or parking lot for loading purposes. Building code and other regulations shall apply;
- F. Building height limit, four stories, but not to exceed fifty feet; and provided, that buildings shall be confined within inclined planes sloping inward at a ratio of one foot horizontally to two feet vertically, such planes beginning directly above property lines at an elevation of thirty feet above average ground grade;
- G. Loading area, twenty-foot alleys for loading and delivery purposes shall be provided adjacent to all lots to be used for commercial purposes. Ten feet of the required yard may be included in such alleys;
- H. Parking requirements as required by Chapter 17.51;
- I. Corner lots, side yard setback ten feet. (Ord. 573 (part), 1997).

**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 <i>2120 Loleta Ave.</i>	ASSESSOR'S PARCEL NUMBER <i>71-300-26</i>	G.P. LAND USE DESIGNATION <i>Specific Plan</i>	
	ZONING DISTRICT <i>SPMD</i>	FLOOD HAZARD ZONE <i>A0</i>	SITE ACREAGE <i>2.22</i>	AIRPORT SAFETY ZONE? <i>No</i>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>Retail sales of truck parts/accessories - interior & exterior truck chrome pieces</i>			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT <i>Kevin Wofford</i>	ADDRESS <i>4539 Hwy. 99 W Orland CA 95963</i>	DAY PHONE <i>865-0304</i>	
	REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE	
	PROPERTY OWNER <i>Joe Veslala</i>	ADDRESS	DAY PHONE	
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>K. Wofford</i>	PROPERTY OWNER: I have read this application and consent to its filing. Signed: _____		
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.				

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. <i>2007-243</i>	RECEIVED BY: <i>JS</i>	DATE RECEIVED <i>4/20/07</i>	DATE APPL. DEEMED COMPLETE
	FEES RECEIVED/RECEIPT NO. <i>\$500 4/20/07</i>	CEQA DETERMINATION <i>Exempt</i> ND MND EIR		DATE FILED <i>N/A</i>

**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 ADDRESS <i>2120 Lolita Ave.</i>		ASSESSOR'S PARCEL NUMBER <i>71-310-26</i>	G.P. LAND USE DESIGNATION <i>Special Plan</i>
ZONING DISTRICT <i>SPM1</i>	FLOOD HAZARD ZONE <i>A0</i>	SITE ACREAGE <i>2.22</i>	AIRPORT SAFETY ZONE? <i>No</i>
PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>Retail sales of truck parts/accessories - interior & exterior truck chrome pieces</i>			
APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment	<input type="checkbox"/> Appeal	<input type="checkbox"/> General Plan Amendment	
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Planned Dev. Use Permit	<input type="checkbox"/> Parcel Map	
<input type="checkbox"/> Preliminary Plan Review	<input type="checkbox"/> Rezone	<input type="checkbox"/> Street Abandonment	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Time Extension	<input checked="" type="checkbox"/> Use Permit	
APPLICANT <i>Kevin Wofford</i>	ADDRESS <i>4539 Hwy 99 W Orland CA 95963</i>	DAY PHONE <i>865-0304</i>	
REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE	
PROPERTY OWNER <i>Joe Vedala</i>	ADDRESS	DAY PHONE	
CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>[Signature]</i>		PROPERTY OWNER: I have read this application and consent to its filing. <i>T. Marie Esackin LL</i> Signed: <i>[Signature]</i> <i>JFS</i> <i>MP62</i>	
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.			

FOR OFFICE USE ONLY			
APPLICATION NO.	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
FEE RECEIVED/RECEIPT NO.	CEQA DETERMINATION Exempt ND MND EIR		DATE FILED

415-479-8669

fax 824-2489

4/20/07

To: John Barwer
From Joseph DeSole, Jr
Via FAX 530 824 2489

my cell 415 297 9391
Thank you very much!

ok to work with
KEVIN SWOFFORD
~~XXXXXXXXXX~~



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Mirror EFX - Conditional Use Permit

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:

None

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 2000 sq. ft. in 1 floor(s).

4. Amount of off-street parking to be provided. 20 parking stalls. (Attach plans)

5. Proposed scheduling/development.
Open as soon as possible.

6. Associated project(s).
None

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

**CITY OF CORNING
PLANNING APPLICATION**

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

Regionally oriented - sales of truck chrome accessories

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

N/A

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

N/A

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

Use permit - due to Specific Plan

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

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

**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.

Existing 2000 ft² office - 8000 ft² shop bldg. This use will occupy office only.

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.

See attached aerial photo.

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 4-19-07

Signature *Danielle Wafford*

For: _____

**CITY OF CORNING
PLANNING APPLICATION**

Required Supplementary Information:

(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)

General Plan Amendment:

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

Lot Line Adjustment:

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

Planned Development Use Permit

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

Parcel Map (Submit City of Corning Tentative Map Package)

Rezone or Prezone

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

Street Abandonment

1. Letter of Justification
3. Application fee (See Fee Schedule)

Subdivision (Submit City of Corning Tentative Map Package)

Time Extension:

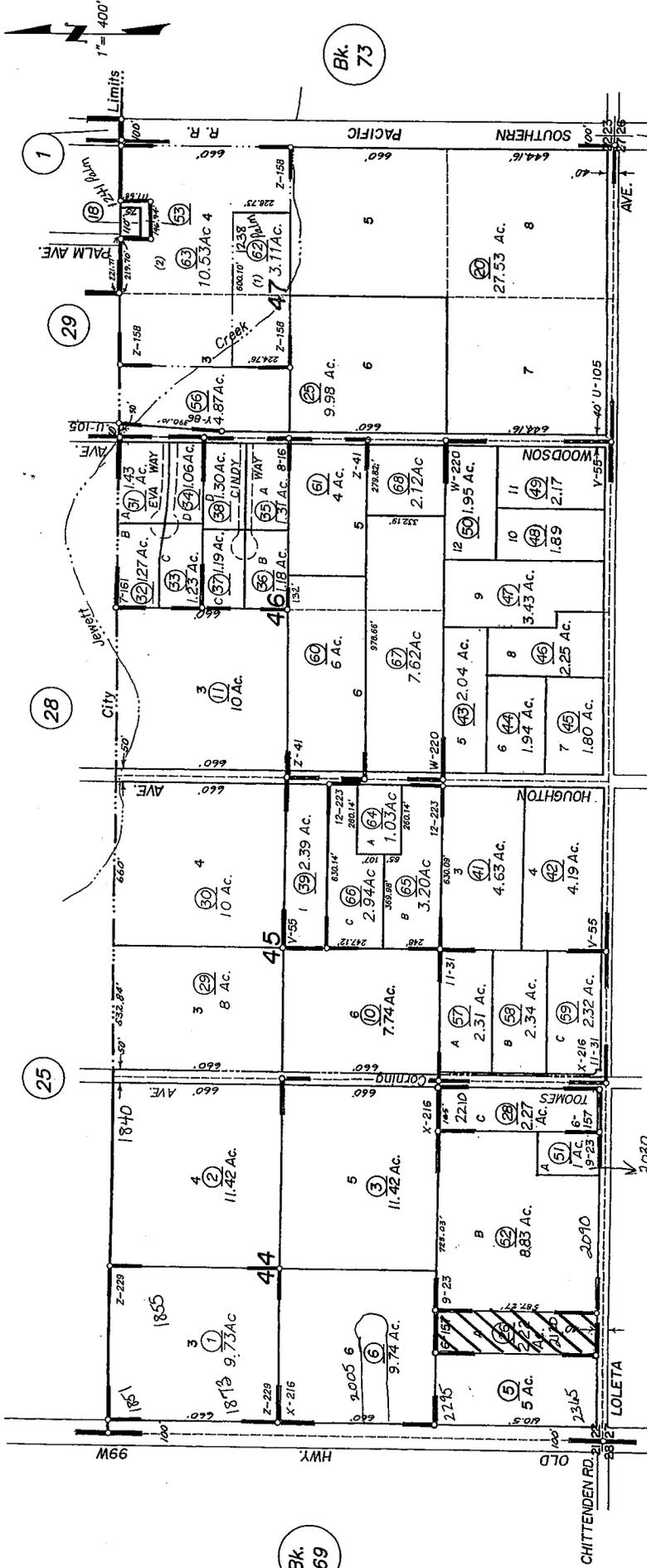
1. Application fee (See Fee Schedule)

Use Permit:

1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

Variance:

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale)) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 1/2" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)



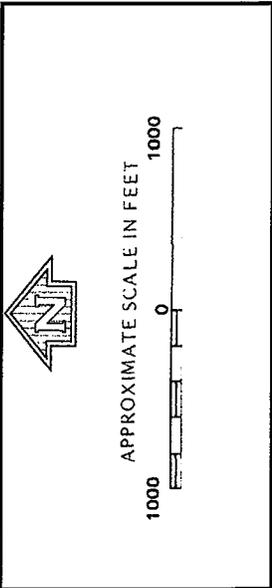
ASSESSOR'S MAP

- R.M. Bk. B, Pg. 1, Maywood Colony No. 2
- R.S. Bk. L, Pg. 2-Southwesterly ptn. Corning
- R.S. Bk. P, Pg. 2-Woodson Ave. Survey
- R.S. Bk. U, Pg. 105
- R.M. Bk. V, Pg. 55-Tract No. 84-1006
- R.S. Bk. W, Pg. 220-Lot Line Adj.
- R.S. Bk. X, Pg. 216
- R.S. Bk. Y, Pg. 86
- R.S. Bk. Z, Pg. 41-Lot Line Adj. No. 00-11
- R.S. Bk. Z, Pg. 158
- R.S. Bk. Z, Pg. 229

- P.M. Bk. 6, Pg. 157-P.M. No. 79-150
- P.M. Bk. 7, Pg. 161-P.M. No. 81-19
- P.M. Bk. 8, Pg. 16-P.M. No. 82-38
- P.M. Bk. 9, Pg. 23-P.M. No. 88-35
- P.M. Bk. 11, Pg. 31-P.M. No. 94-02
- P.M. Bk. 12, Pg. 223-P.M. No. 03-09

Assessor's Map Bk. 71 -Pg. 30
County of Tehama, Calif.

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



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CORNING, CALIFORNIA
TEHAMA COUNTY

ONLY PANEL PRINTED

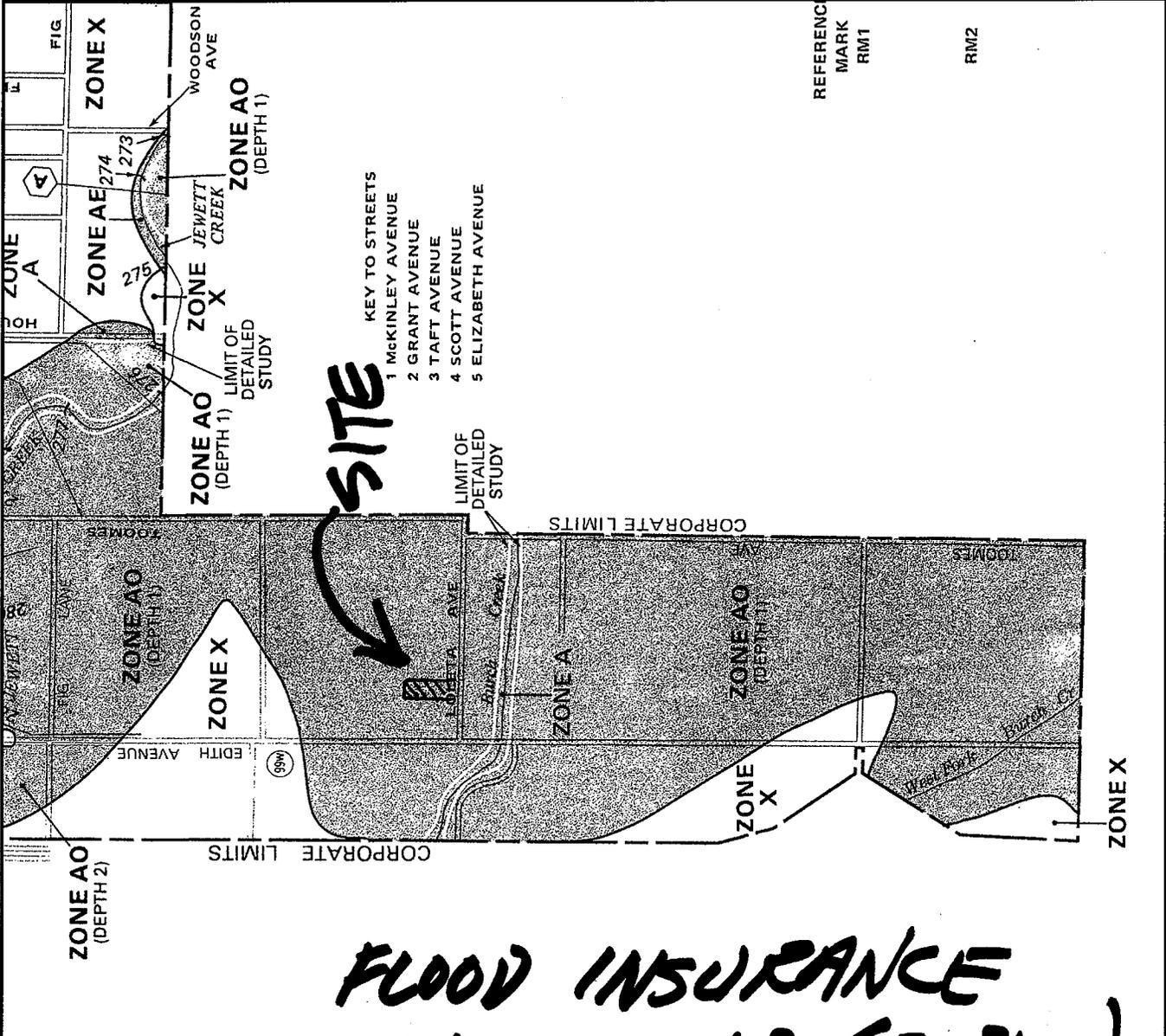
COMMUNITY-PANEL NUMBER
060398 0005 C

MAP REVISED:
SEPTEMBER 27, 1991



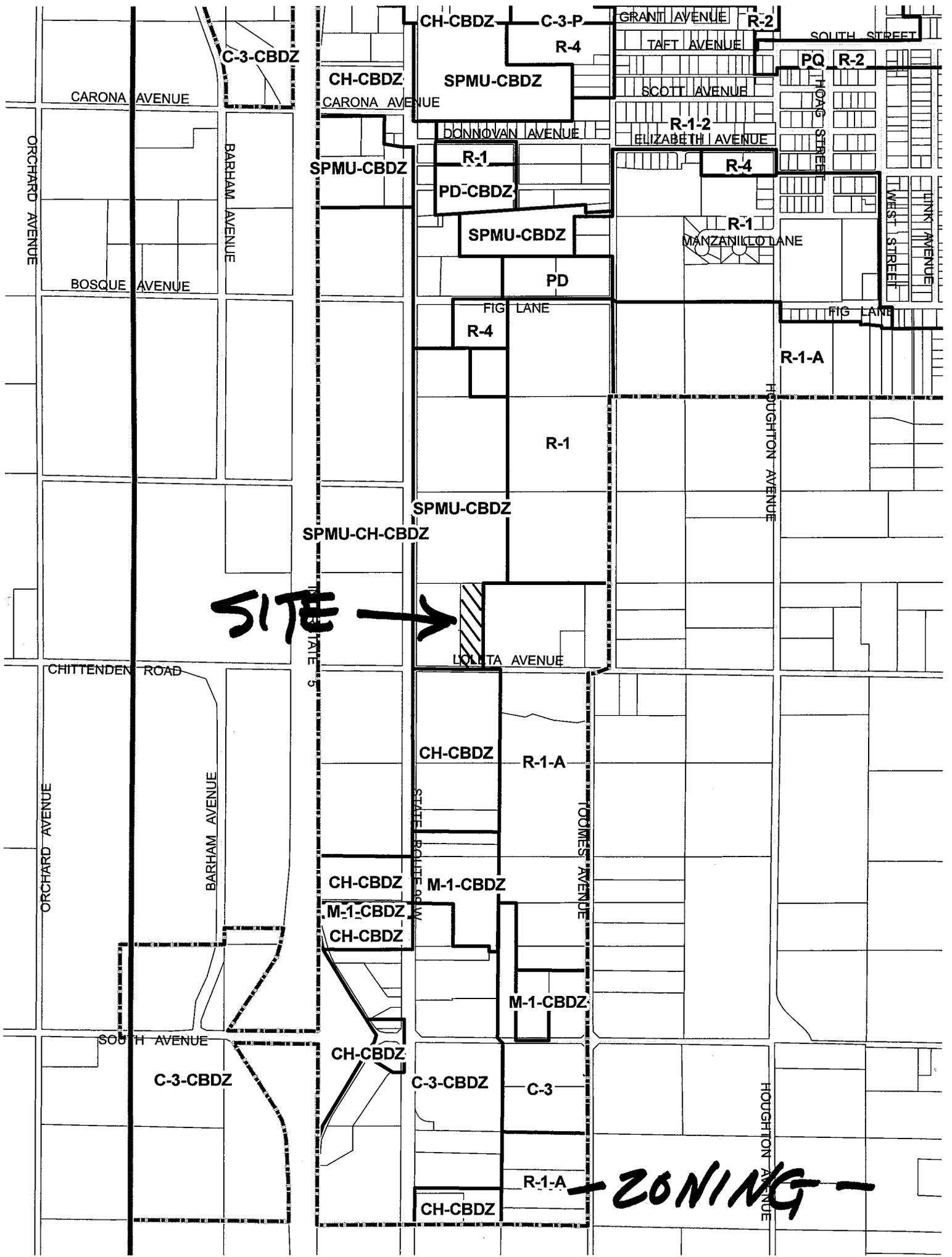
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



SITE

FLOOD INSURANCE RATE MAP (FIRM)



SITE →

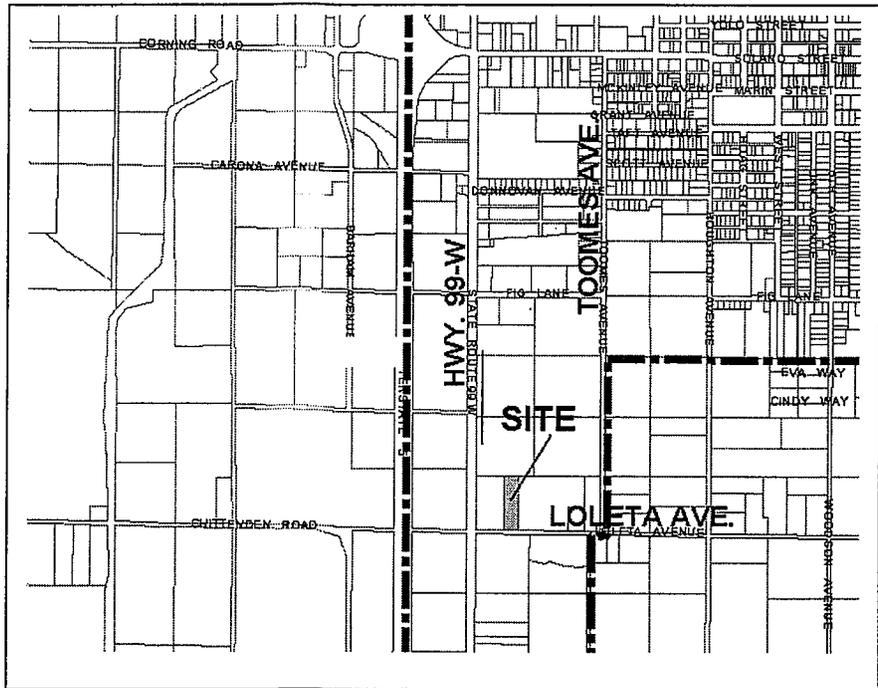
ZONING

PUBLIC NOTICE-PUBLIC HEARING USE PERMIT NO. 2007-243; KEVIN WOFFORD

The City of Corning must inform you of a proposed project within 500 feet of your property.

WHAT IS BEING PLANNED:

Kevin Wofford proposes to operate a retail truck parts and accessory store within the southern portion of the commercial building at 2120 Loleta Avenue. The subject property is zoned SPMU; Specific Plan-Mixed Use. The SPMU zone permits commercial use upon approval of a use permit. Assessor's Parcel Number 71-300-26.



WHY THIS NOTICE:

The City wants you to be aware that the plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at 6:30 p.m. on Tuesday, May 15, 2007. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the City Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

John Brewer, Planning Director
794 Third Street
Corning, CA 96021
(530) 824-7036

**ITEM NO. E-4
REVISION TO USE PERMIT NO. 2004-209; TO
PERMIT TRUCK TIRE SALES AND
LUBRICATION IN A C-3-CBD ZONING
DISTRICT; DILBAG SINGH BAINS; 3094
HIGHWAY 99-W; APN 87-040-62**

MAY 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

JLB

SUMMARY:

In 2004 the Planning Commission approved Use Permit 2004-209. The use permit entitled the then owner, Mr. Robert Wanchek to operate a drive-thru coffee sales shop as an accessory use to the "Corning Truck Wash" that was operating on the property at 3094 Highway 99-W. See the attached copy of the Assessor's Map.

Mr. Wanchek recently sold the property. The new owner wishes to expand the business to include truck tire sales and truck lubrication. Additionally, Mr. Bains wishes to discontinue the coffee sales and instead utilize the portable coffee building as a business office for the wash, tire and lube shop.

You may note the signage has recently been revised to indicate this new use, and wonder how the City may have approved the sign changes prior to considering this revision application. It turns out that changing sign faces; i.e. replacing one sign face with another of the same size does not require a building permit and may occur without City review/approval.

STAFF RECOMMENDATION:

That the Planning Commission:

- Find that the revision to Use Permit No. 2004-209 is exempt from the California Environmental Quality Act in accordance with CEQA Guidelines Section 15303, and,
- Approve a revision to Use Permit 2004-209 to permit Truck Tire Sales and Truck Lubrication in addition to the Truck Wash Use, and the conversion of the existing drive-thru building from coffee sales to an accessory business office, subject to the following six (6) conditions:

RECOMMENDED CONDITIONS:

1. STORAGE CONTAINER. The existing onsite storage container shall be removed from the site within 30 days of approval of this revision.

2. **WORK WITHIN THE BUILDING.** All services, including truck washing, tire removal or replacement, and lubrication services shall be completed inside the existing building.
3. **NO OUTSIDE STORAGE.** Except as provided in Condition No. 1, all new and used tire storage shall occur within the existing building or within a new building constructed onsite in a location approved by the Planning Director.
4. **CONVERSION OF "DRIVE-THRU" SALES BUILDING.** The building authorized with Use Permit 2004-209 in 2004 as a drive thru coffee shop shall hereafter be utilized as an office for the expanded Truck Wash, Tire and Lubrication Shop. No retail sales of coffee or food products shall be permitted from this building.
5. **RECYCLE OIL.** All used oil shall be recycled. Owner shall maintain receipts proving that the used oil is legally recycled through a state licensed recycler.
6. **SIGNAGE.** All signage shall conform to the City of Corning Sign Regulations and the Design Guidelines of the Highway 99-W Specific Plan.

GENERAL PLAN:

This project site is located within the Highway 99-W Specific Plan Area. The Specific Plan essentially serves as the General Plan Land Use designation affecting the site. The Specific Plan identifies a myriad of commercial and light industrial uses as appropriate for the area.

ZONING:

See the attached copy of the zoning map. The site is zoned C3-CBDZ; General Commercial-Corning Business Development Zone.

The applicable sections of the Corning Zoning Code are attached. You will note that Section 17.47.040.C. (from CDBZ) permits uses permitted in the SPMU (Specific Plan Mixed Use) district (CMC Chapter 17.49). The SPMU district permits no use unless a use permit is approved (CMC Section 17.49.040). Section 17.49.050.J.3.d permits "Truck Terminals" with a use permit. Staff believes the desired expanded uses of tire sales and truck lubrication fit into the broad category of services offered at a Truck Terminal and can be permitted with a use permit as per Section 17.40.040.

AESTHETICS:

The Specific Plan includes a Design Guidelines Section that generally requires upgraded building standards and other measures to ensure attractive development.

There is an existing portable shipping container on the site. The owner wishes to store new and used tires within the container. Utilization of the shipping container is not consistent with the design Guidelines of the Highway 99-W Specific Plan. Your Planning Director has spoke with Mr. Bains about this issue and Mr. Bains has agreed

to remove the container within 30 days. To ensure removal, staff recommends Condition No. 1.

To ensure that all work and storage is done within the building, staff suggests the implementation of recommended Conditions No. 2 & 3.

COFFEE SALES USE:

The “drive thru” coffee sales use authorized when the Use Permit was originally approved should be discontinued. The expanded truck related commercial uses are really not compatible with drive thru coffee sales. Additionally, the new owner seeks to utilize the building as an office. Staff recommends adoption and implementation of Condition No. 4.

Chapter 17.22

C-3 GENERAL COMMERCIAL DISTRICT

Sections:

- 17.22.010** **Generally.**
- 17.22.020** **Permitted uses.**
- 17.22.030** **Minimum height, bulk and space requirements.**
- 17.22.040** **Uses permitted with a use permit.**

Section 17.22.010 **Generally.**

This district classification is intended to be applied where general commercial facilities are necessary for public service and convenience. The following specific regulations and the general rules set forth in Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this code shall apply in all C-3 districts. (Ord. 153 §11.01, 1959).

Section 17.22.020 **Permitted uses.**

In C-3 districts, permitted uses shall be as follows:

- A. Uses permitted in the C-1 and C-2 districts;
- B. The following and other uses which, in the opinion of the planning commission, are of a similar character:
 - 1. Gasoline service stations; provided, that all operations except the servicing with gasoline, oil, air and water are carried on within a building,
 - 2. Commercial repair garages, and incidental service uses,
 - 3. Automobile sales and service, used car lots,
 - 4. Wholesale distribution uses, warehouses,
 - 5. Laundry and dry cleaning businesses using non-inflammable cleaning solvents,
 - 6. Veterinary hospitals, animals to be kept in an enclosed structure,
 - 7. Carwash;
- C. All other commercial uses except those uses which are specified in Chapter 17.24 of this title as being permitted only in M-1 and M-2 districts;
- D. Incidental storage and accessory uses, including repair operations and services, provided such uses shall be clearly incidental to the sale of products at retail on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.
- E. Upon securing a conditional use permit, an on-site residence not to exceed one third the square footage of an active business establishment and occupied by the owner/proprietor or their agent, such residences are to be a secondary use to an active commercial enterprise, either upstairs or in the rear, with the storefront remaining commercial. No residential garages shall be permitted. (Ord. 589 §7, 2001; Ord. 558 (part), 1996; Ord. 588 (part), 1996; Ord. 524 §§13, 13.1, 1992; Ord. 184 §1, 1962; Ord. 153 §11.02, 1959).

Section 17.22.030 **Minimum height, bulk and space requirements.**

In C-3 districts, the minimum height, bulk and space requirements shall be as follows:

- A. Lot area, width and coverage, none;
- B. Side yard and front yard shall be as follows:
 - 1. Side yard, none; except as required by the building code or other regulation, or where the side of a lot abuts an R district, the side yard shall not be less than ten feet.
 - 2. Front yard, none; except where the frontage in a block is partially within an R district, the same

setback shall be required as in the R district.

C. Rear yard, twelve feet where accessible from street, alley or parking lot for loading purposes. Building may project over rear yard area, providing fourteen feet clear vertical distance from ground level is maintained. Building Code and other regulations shall apply;

D. Building height limit, four stories, but not to exceed fifty feet; and provided, that buildings shall be confined within inclined planes sloping inward at a ratio of one foot horizontally to two feet vertically, such planes beginning directly above property lines at an elevation of thirty feet above average ground grade;

E. Loading area, twenty-foot alleys for loading and delivery purposes shall be provided adjacent to all lots to be used for commercial purposes. Ten feet of the required yard may be included in such alleys;

F. Parking requirements as required by Chapter 17.51;

G. Corner lots, side yard setback ten feet. (Ord. 589 §3, 2001; Ord. 524 §13.2 1992; Ord. 153 §§11.10--11.14, 1959).

Section 17.22.040 Uses permitted with a use permit.

In C-3 districts, uses requiring use permits are as follows:

A. RV facilities, provided that:

1. An RV facility shall mean any use which derives income directly from providing an area or place in which to park mobile living and/or sleeping units specifically for the purpose of occupation and use of such mobile units.

2. RV facilities shall provide some landscaped exterior yard area for the use of guests.

B. Commercial communication towers and associated facilities. (Ord. 590 (part), 2001; Ord. 566, 1997; Ord. 487 §1, 1989).

Chapter 17.47

CBDZ CORNING BUSINESS DEVELOPMENT ZONE

Sections:

- 17.47.010 **Generally.**
- 17.47.020 **Purpose.**
- 17.47.030 **Applicability.**
- 17.47.040 **General provisions.**

Section 17.47.010 **Generally.**

The CBDZ Corning business development zone is to be utilized only within the boundaries delineated by the Highway 99W corridor specific plan. It is recognized that there is a need for job-generating land uses near the freeway and that the most suitable location for future commercial development is along Highway 99W. This unique environment was determined to be an appropriate location for freeway-oriented commercial development and general commercial, industrial and manufacturing businesses. The following specific regulations and the general rules set forth in Section 17.04.060 and 17.04.070 and Chapter 17.50 of this title shall apply in the CBD zone. Uses discussed in this section do not necessarily include uses in Chapter 17.54 of this title. (Ord. 573 (part), 1997).

Section 17.47.020 **Purpose.**

The CBDZ Corning Business Development Zone has been established to achieve the following purposes:

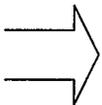
- A. To protect the public health, safety and welfare by enhancing quality of life and improving the appearance of the city;
- B. To provide protection against haphazard and traditional strip commercial development by implementing visual design guidelines established in the Highway 99W corridor specific plan;
- C. To allow site development flexibility in return for well-conceived and efficient site planning and quality design;
- D. To establish overlay districts that carry out specific purposes prescribed by the Highway 99W corridor specific plan addressing specific subjects, such as freeway-oriented commercial development and mixed-use commercial development. The overlay districts that apply to the CBDZ are Chapters 17.48 and 17.49 of this title. (Ord. 573 (part), 1997).

Section 17.47.030 **Applicability.**

The regulations of this chapter provide for the quality development within the Highway 99W corridor by (1) reviewing all development permits to determine that the permit requirements of this title have been satisfied; and (2) reviewing all permits to determine that the site has met applicable design criteria established in the visual design guidelines of the Highway 99W corridor specific plan. (Ord. 573 (part), 1997).

Section 17.47.040 **General provisions.**

- A. Any development within the CBD zone shall apply applicable design criteria established in the visual design guidelines of the Highway 99W corridor specific plan.
- B. Any development within the CBD zone shall comply with all conditions of approval applied to the development.
- C. Any development within the CBD zone shall comply with the regulations and standards established in the corresponding overlay zones (1) CH highway service commercial district and (2) SPMU specific plan mixed-use district. (Ord. 573 (part), 1997).



Chapter 17.49

SPMU SPECIFIC PLAN MIXED-USE OVERLAY DISTRICT

Sections:

- 17.49.010** **Generally.**
- 17.49.020** **Purpose.**
- 17.49.030** **General requirements.**
- 17.49.040** **Permitted uses.**
- 17.49.050** **Uses requiring use permits.**
- 17.49.060** **Minimum height, bulk and space requirements.**

Section 17.49.010 **Generally.**

This overlay district classification is intended to encourage mixed-use development and is to be applied to the larger parcels located between the primary intersections of the Highway 99W corridor specific plan area. As such, this overlay zone is to be utilized only within the boundaries delineated by the Highway 99W corridor specific plan. The SPMU overlay zone allows for a combination of land uses that have been determined to be compatible for development. The following specific regulations and the general rules set forth in Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this code shall apply in the SPMU overlay district. (Ord. 573 (part), 1997).

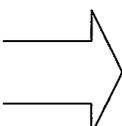
Section 17.49.020 **Purpose.**

The purpose of the SPMU overlay district is to allow development to consist of a combination of land uses. The combination of such uses are found to be compatible if noise, smoke, dust, odors, and other offensive features are confined to the premises of such use. (Ord. 573 (part), 1997).

Section 17.49.030 **General requirements.**

The regulations of this chapter provide for mixed-use development within the Highway 99W Corridor Specific Plan area which has been designated the Corning Business Development Zone. In SPMU overlay district land use regulations shall include the following requirements:

- A. In any district with which is combined the SPMU overlay district, the regulations of this chapter shall apply in addition to those specified in this title; provided, that if conflict in regulations occurs, the regulations of this chapter shall govern;
- B. The permitted uses established in each district and being combined in the SPMU overlay district are allowed; provided that in the opinion of the planning commission, the proposed sites are of a similar character;
- C. Any development within the SPMU overlay district shall apply applicable design criteria established in the visual design guidelines of the Highway 99W corridor specific plan;
- D. Those provisions established in Chapter 17.47 CBDZ Corning business development zone. (Ord. 573 (part), 1997).



Section 17.49.040 **Permitted uses.**

There are no uses permitted without use permits. (Ord. 573 (part), 1997).

Section 17.49.050 **Uses requiring use permits.**

In any district with which is combined an SPMU district, the following districts may be combined and shall require use permits. The SPMU overlay district allows for the combination of the permitted uses from the following districts which in the opinion of the planning commission the uses are of a similar and compatible character: C-1 neighborhood business district, C-2 central business district, C-3 general

commercial district, M-1 light industrial districts, and M-L limited manufacturing district.

A. From C-1, C-2 and C-3 districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Retail stores and business or service enterprises which, in the opinion of the planning department are of a character similar to the following:

2. Foodstores, dairy products and bakery goods stores,
3. Bookstores, rental libraries and video rental stores,
4. Drugstores, including soda fountain food service,
5. Florist, variety, hardware and clothing stores,
6. Athletic facilities, banks, business offices, bowling alleys, food, drug and clothing stores and retail outlet stores,
7. Business colleges, music, dancing and martial arts studios,
8. Blueprinting shops, photographic stores,
9. Catering shops, cafes and restaurants, and bars and taverns,
10. Art and antiques shops and pawnshops,
11. Hotels, motels, theaters, auditoriums, lodge halls and social clubs,
12. Newspapers and commercial printing shops,
13. Mortuaries,
14. Bakeries,
15. Outdoor advertising signs and structures,
16. Other retail business uses which, in the opinion of the planning commission, are similar to the foregoing;

B. The following agencies and services:

1. Laundry and dry cleaning businesses using non-inflammable cleaning solvents,
2. Barbershops, beauty parlors and cosmetic shops,
3. Repair shops for domestic appliances and goods,
4. Professional and medical offices, studios and clinics,
5. Gasoline service stations, including auto repairs; provided, that all operations except the service with gasoline, oil, air and water be conducted within an enclosed building,
6. Self-operated laundries,
7. Gasoline service stations; provided, that all operations except the servicing with gasoline, oil, air and water are carried on within a building,
8. Commercial repair garages, and incidental service uses,
9. Automobile sales and service and used car lots,
10. Wholesale distribution uses and warehouses,
11. Veterinary hospitals, animals to be kept in an enclosed structure,
12. Carwash,
13. Other services and agencies which, in the opinion of the planning department, are similar to the above;

C. Public buildings and public utility substations and offices;

D. Commercial parking lots and parking garages;

E. Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use; an on-site residence not to exceed one third the square footage of an active business establishment and occupied by the owner/proprietor or their agent. Such residence is to be a secondary use to an active commercial enterprise, either upstairs or in the rear, with the storefront remaining commercial. No residential garage is permitted.

F. Incidental storage and accessory uses, including repair operation and services; provided, that such is clearly incidental to the sale of products at retail on the premises and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise, vibration, fire or safety;

G. Exterior signs pertaining to the business or use conducted on the premises, which signs shall be attached parallel to and not project more than two feet from a wall of a building. Any such sign shall be

eight feet or more above any sidewalk, and shall not project above the roof ridge line of the building on the site, and no sign shall exceed fifty square feet in area. Floodlights shall be directed inward and downward onto the property illuminated. Freestanding and general identification signs may be permitted upon the securing of a use permit in each particular case. Additional sign criteria are illustrated in the Highway 99W Corridor Specific Plan Visual Design Guidelines;

H. All other commercial uses except those uses which are specified in Chapter 17.24 of this title as being permitted only in M-2 districts;

I. Incidental storage and accessory uses, including repair operating and services, provided such uses shall be clearly incidental to the sale of products at retail on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration;

J. From M-1 districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Assembly and storage of goods, materials, liquids and equipment, except storage of flammable or explosive matter or materials which create dust, odors or fumes. Permitted uses include:

a. Wholesale and storage warehouses,

b. Feed and fuel yards,

2. Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas, except operations involving fish fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof. Permitted uses include:

a. Dye and dry-cleaning plants,

b. Rug cleaning plants,

c. Laundries,

d. Veterinary hospitals,

e. Cabinet shops,

3. The following when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission, not less than six feet in height:

a. Body and fender repair shops and auto painting shops,

b. Cooperage and bottling works,

c. Sheet metal shops and welding shops,

d. Truck terminals,

e. Retail lumber yards;

K. From M-L districts, the following uses of land and buildings which, in the opinion of the planning commission, are of a similar character shall be permitted:

1. Commercial and professional offices,

2. The following and similar uses from which noise, smoke, dust, odors and other such offensive features are confined to the premises of each such use:

a. Research institutes and laboratories,

b. Small electronic and plastics products manufacturing, c. Electrical products and instrument manufacturing,

d. Bookbinding, printing and lithography,

e. Cartography, surveying and engineering,

f. Editorial, architecture and designing,

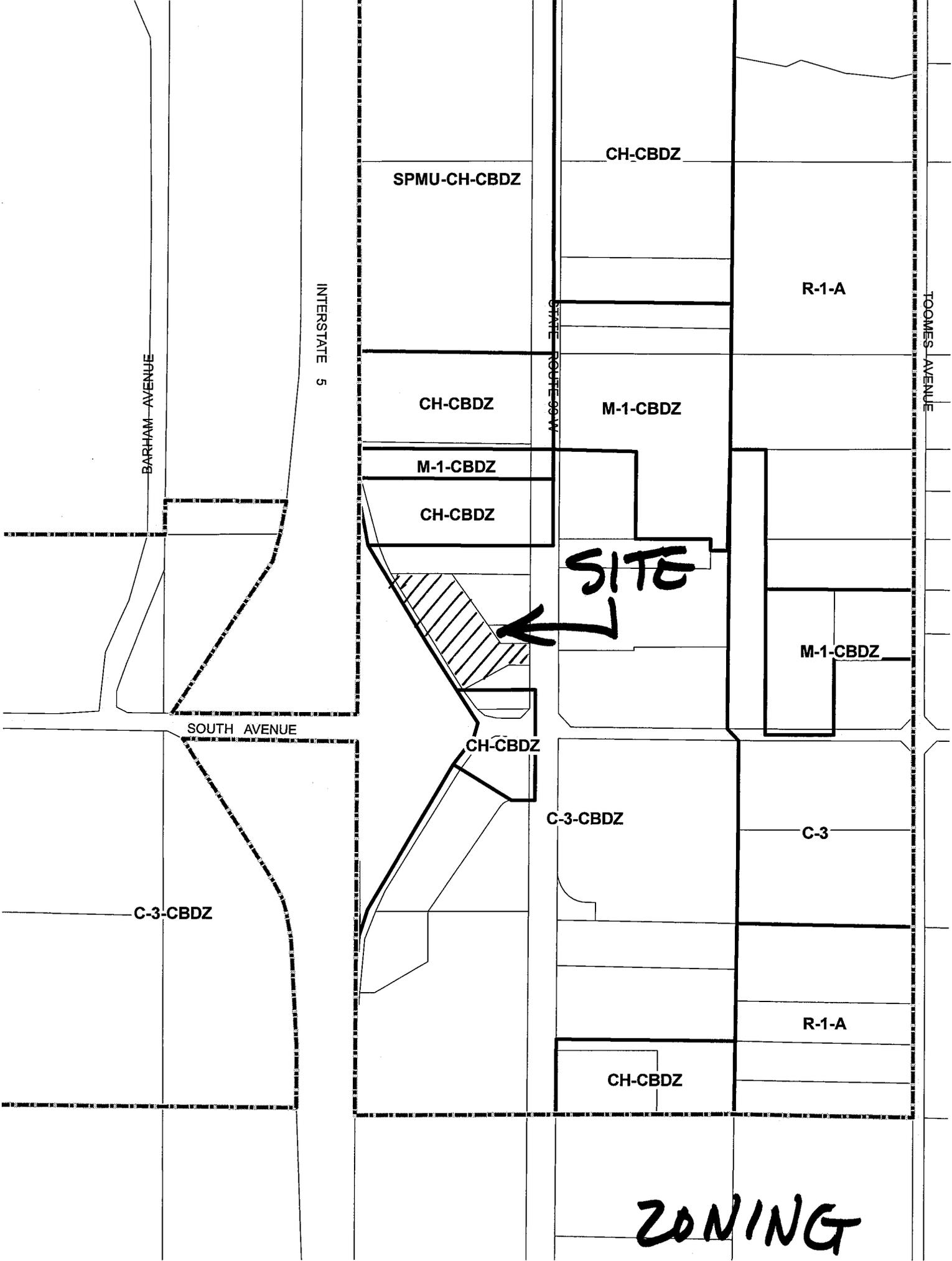
g. Garment manufacturing, paper products manufacturing;

3. Underground utility installations and above-ground utility installation for local service, except that substations generating plants and gas holders must be approved by the planning commission prior to construction; and the route of any proposed transmission line shall be discussed with the planning commission prior to acquisition. (Ord. 589 §13, 2001; Ord. 573 (part), 1997).

Section 17.49.060 Minimum height, bulk and space requirements.

In SPMU overlay districts, the minimum height, bulk and space requirements shall be as follows:

- A. Where conflict occurs between the regulations of this chapter and any building code or other regulations effective within the city, the more restrictive of any such regulations shall apply;
- B. Lot area, lot width, building coverage regulations, none;
- C. Front yard, fifteen feet;
- D. Side yard, none, except as required by the building code or other regulations;
- E. Rear yard, twelve feet where accessible from street, alley or parking lot for loading purposes. Building code and other regulations shall apply;
- F. Building height limit, four stories, but not to exceed fifty feet; and provided, that buildings shall be confined within inclined planes sloping inward at a ratio of one foot horizontally to two feet vertically, such planes beginning directly above property lines at an elevation of thirty feet above average ground grade;
- G. Loading area, twenty-foot alleys for loading and delivery purposes shall be provided adjacent to all lots to be used for commercial purposes. Ten feet of the required yard may be included in such alleys;
- H. Parking requirements as required by Chapter 17.51;
- I. Corner lots, side yard setback ten feet. (Ord. 573 (part), 1997).



SPMU-CH-CBDZ

CH-CBDZ

R-1-A

INTERSTATE 5

CH-CBDZ

M-1-CBDZ

STATE ROUTE 99 W

TOOMES AVENUE

M-1-CBDZ

CH-CBDZ

SITE

M-1-CBDZ

SOUTH AVENUE

CH-CBDZ

C-3-CBDZ

C-3

C-3-CBDZ

R-1-A

CH-CBDZ

ZONING



1110

AERIAL PHOTO

**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 3094 HIGHWAY 99 WEST		ASSESSOR'S PARCEL NUMBER 87-040-62	G.P. LAND USE DESIGNATION 99-W Specific Plan
	ZONING DISTRICT SPML1	FLOOD HAZARD ZONE X	SITE ACREAGE 1.82	AIRPORT SAFETY ZONE? N/A
	PROJECT DESCRIPTION: (attach additional sheets if necessary) TRUCK WASH OIL LUBE + TIRE			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit (Revision)				
APPLICANT INFORMATION	APPLICANT DILBAR SIARH BAIS		ADDRESS P.O. Box 1439	DAY PHONE 209-495-3788
	REPRESENTATIVE (IF ANY)		ADDRESS Corning CA	DAY PHONE
	PROPERTY OWNER		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: _____		PROPERTY OWNER: I have read this application and consent to its filing. Signed: Dilby Sh Bais	
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. UP 2004-209	RECEIVED BY: JTS	DATE RECEIVED 4/24/07	DATE APPL. DEEMED COMPLETE 4/24/07
	FEE RECEIVED/RECEIPT NO. \$175⁰⁰	CEQA DETERMINATION Exempt ND MND EIR		DATE FILED N/A



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED 4-24-07

General Information

1. Project Title: WASH OIL LUBE & TIRE

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:

- NOTE -

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 10350 sq. ft. in ____ floor(s).

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

5. Proposed scheduling/development. CHANGE WASH BAY TO LUBE & TIRE BAY

6. Associated project(s).

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.)

- NOTE -

**CITY OF CORNING
PLANNING APPLICATION**

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

-None-

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

-None-

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

-None-

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

-None-

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

- | | YES | NO |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 12. Change in existing topographic features, or substantial alteration of ground contours? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Change in scenic views or vistas from existing residential areas or public lands or roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Change in pattern, scale or character of general area of project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Significant amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Change in dust, ash, smoke, fumes or odors in vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Substantial change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Is the site on filled land or on slopes of 10 percent or more? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?
<i>ONLY WASTE OIL STORED in 1000 gallon Double walled TANK! WITH PROPER UL RATING</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Substantially increase energy usage (electricity, oil, natural gas, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Relationship to a larger project or series of projects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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.

- Note -

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.

- Note -

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 4-24-07

Signature Dilby Sh R's

For: _____

**CITY OF CORNING
PLANNING APPLICATION**

Required Supplementary Information:

(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)

General Plan Amendment:

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

Lot Line Adjustment:

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

Planned Development Use Permit

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

Parcel Map (Submit City of Corning Tentative Map Package)

Rezone or Prezone

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

Street Abandonment

1. Letter of Justification
3. Application fee (See Fee Schedule)

Subdivision (Submit City of Corning Tentative Map Package)

Time Extension:

1. Application fee (See Fee Schedule)

Use Permit:

1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

Variance:

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale)) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 1/2" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)

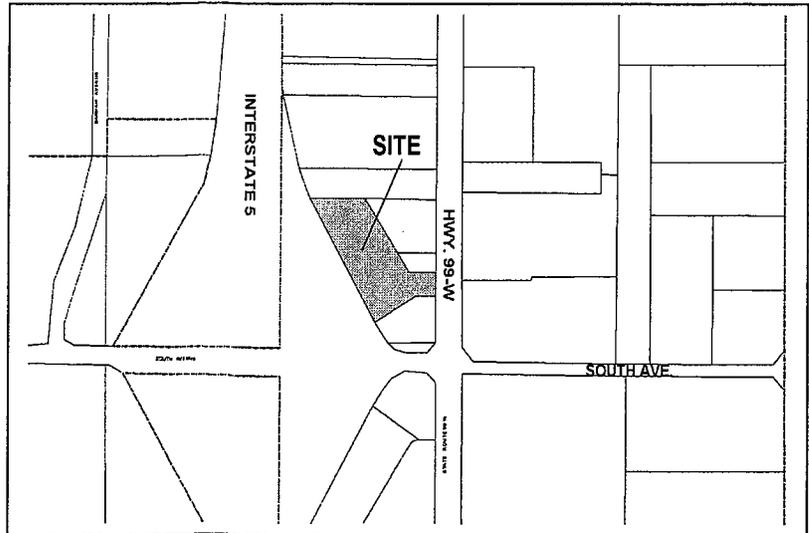
PUBLIC NOTICE-PUBLIC HEARING REVISION TO USE PERMIT NO. 2004-209; CORNING TRUCK WASH

The City of Corning must inform you of a project proposed for the property highlighted on the inset map to the right.

WHAT IS BEING PLANNED:

Mr. Dilbag Singh Bains proposes to expand the current Corning Truck Wash use to include a Truck Lubrication and Tire Shop.

The property is zoned C-3 and within the Corning Business Development Zone (CDBZ). New uses within the CDBZ require use permits prior to commencing operations. Assessor's Parcel Number 87-040-62; approximately 1.82 acres.



WHY THIS NOTICE:

The City wants you to be aware that the plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at 6:30 p.m. on Tuesday, May 15, 2007. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the City Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

John Brewer, Planning Director
794 Third Street
Corning, CA 96021
(530) 824-7036

**ITEM NO. E-5
GENERAL PLAN AMENDMENT 2007-1A;
AMEND HWY. 99-W SPECIFIC PLAN TO
REVISE HIGHWAY 99-W CROSS SECTION;
CITY OF CORNING**

May 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

SUMMARY:

The City of Corning adopted the Highway 99-W Corridor Specific Plan in January of 1997. The plan set out land use, design and development standards for properties fronting the segment of the old highway that parallels the freeway. The plan includes a drawing showing the ultimate constructed cross-section of Highway 99-W. A copy of that drawing is attached as Exhibit "B".

This project, if approved, would amend that cross section as shown on the drawing marked Exhibit "A". Since Specific Plans are the regulatory equivalent of a General Plan Land Use Element, this revision amounts to a General Plan Amendment.

STAFF RECOMMENDATION:

That the Planning Commission recommend the City Council:

- 1. ADOPT THE FIVE (5) RECOMMENDED FINDINGS.**
- 2. APPROVE GENERAL PLAN AMENDMENT 2007-1A, THEREBY REPLACING THE EXISTING HIGHWAY 99-W CROSS SECTION DRAWING WITH THE DRAWING MARKED EXHIBIT "A"**

FINDINGS:

1. This project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines.
2. Approval of GPA No. 2007-1A will encourage private and public development within the Highway 99-W Specific Plan Area by:
 - a) eliminating the substantial costs associated with undergrounding existing overhead electrical lines for properties fronting the east side of Highway 99-W, and,
 - b) shifting the centerline seven feet west will reduce the costs of bridge

widening at Jewett and Burch Creeks, since widening will be limited to just the west side of the existing bridge structures.

3. Approval of GPA No. 2007-1A is consistent with Goal E-1 (and it's Policies and Implementation Measures) of the Economic Development Element of the General Plan that reads: *"Expand the Economic base to maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety and service needs of Corning residents."*
4. Approval of the GPA will separate the bike lanes from the traffic lanes, thereby reducing the chances of bicycle/truck collisions and improving public safety in the Specific Plan Area.
5. Approval of General Plan Amendment 2007-1A is in the public interest.

BACKGROUND:

At a meeting of the City Engineer, Planning Director and Public Works Director in 2004, the matter of development costs applicable to the Specific Plan Area was discussed. Staff suspected the significant costs associated with street frontage improvements and undergrounding utilities were hindering commercial development. As a result of that discussion, City Engineer Ed Anderson completed an analysis of development costs associated with Highway 99-W Specific Plan Area and in accordance with the adopted cross section drawing (Exhibit "B").

Mr. Anderson completed estimates of the costs of street widening and undergrounding the electric and telephone lines along the old highway. His report, dated April 10, 2004, found that the street widening costs amounted to about \$228.50 per "front foot"; when the overall costs were split between respective street sides; meaning the total cost per linear foot was about \$557.00. The cost for undergrounding the telephone lines on the west side amounted to about \$50.00 per linear foot, while the cost to underground the electrical lines on the east side were about \$300.00 per linear foot.

Mr. Anderson's report concluded that the costs affecting the east side of the highway made many commercial developments infeasible. Armed with that information, staff went about designing an alternative cross section that would reduce the development costs, particularly those affecting the east side of the highway. The result is the drawing presented as Exhibit "A".

EXISTING & PROPOSED STREET STANDARD:

The adopted cross section (Exhibit "B") envisions an 80' curb-to-curb width with a 14' wide landscaped median within the current 100' wide right of way. This standard provides for two 13 foot-wide lanes in each direction and 7' wide bike lanes adjacent to the curb. Additionally, the adopted standard shows 5' wide sidewalks positioned just behind the curb and 5' wide planter strips behind the sidewalk.

Staff's primary objective was to reduce the overall development costs to facilitate development, particularly on the east side of the highway where undergrounding the electrical lines was most cost prohibitive. A secondary objective was to separate bicycle lanes from the vehicle lanes, since bikes and large vehicles such as trucks don't mix well.

Please refer to Exhibit "A". To accomplish the objectives we positioned the east side curb as near the existing electrical poles as possible. We then designed two 25 foot-wide "half widths" that would initially facilitate one travel lane and an acceleration/deceleration lane in each direction, and one 14 foot wide median left turn lane. Because the existing centerline is too close to the electrical poles/lines, it is necessary to shift the constructed centerline of the street seven (7) feet west.

At some point in the future, when long segments of the street are completed, the accel/decel lanes can shift slightly toward the center to become regular curbside travel lanes so that two (12.5' wide) lanes in each direction are provided. The sidewalks are widened to 8 feet to accommodate both bikes and pedestrians and are separated from the curb by landscaped parkways. The east side sidewalk is intended to meander for interest and aesthetics. No on-street parking will be permitted. The west side telephone lines will be undergrounded as the adjacent properties develop.

So, the reduced pavement width, elimination of the median curbs and gutters and landscaping, and the leaving the electrical lines overhead, will all result in cost savings. Additionally, there is also a windfall cost advantage to shifting the centerline seven feet west. It turns out that the shift will actually reduce the cost of bridge widening, since all widening will be limited to just the west sides of the bridges, eliminating the need for widening on the east sides of the bridges.

CEQA:

CEQA provides certain exemptions for projects deemed by the state to be of little environmental consequence. These exemptions are called "Categorical Exemptions" as they apply to entire categories of projects. CEQA Guidelines Section 15301 exempts *"...minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination"*. The entirety of the section is attached as Exhibit "C".

Some may consider utilizing this exemption a bit of a "stretch" when it affects the revision of a street standard, instead of a "minor alteration" to an existing street. However, this revised street standard will ultimately accommodate the same number of lanes as the existing standard. The point is there is no loss of capacity; in fact, by separating the bike path from the travel lane the revised standard will improve public safety.

FISH AND GAME FEES:

In the early 1990's, the state legislature adopted Assembly Bill 3158. The bill enacted fees to reimburse the California Department of Fish and Game for their staff time expended to review development projects. The bill essentially required developers to pay \$1,250.00 to the Department of Fish and Game whenever a Negative Declaration or a Mitigated Negative Declaration (or even an EIR for that matter) was approved/adopted. However, the law provided the lead agency (City) the option of finding No (DeMinimus) Impact to Fish and Game Resources, which effectively eliminated the fee. You probably recall the regular staff recommended findings of "DeMinimus Impact to Fish and Game Resources".

Well, all that changed in January of 2007 with the enactment of Senate Bill 1535 that removed the lead agency's ability to find DeMinimus Impact. Instead the new law requires the Department of Fish and Game to make that finding. As a result, it's unlikely that many applications will qualify for this fee exemption. In addition to removing the exemption, the bill also increased the fee from \$1,250.00 to \$1,800.00 plus a \$50.00 filing fee to the County Clerk. So, even the most minimal of projects that trigger CEQA will be responsible for \$1,850.00 in "Fish and Game" fees.

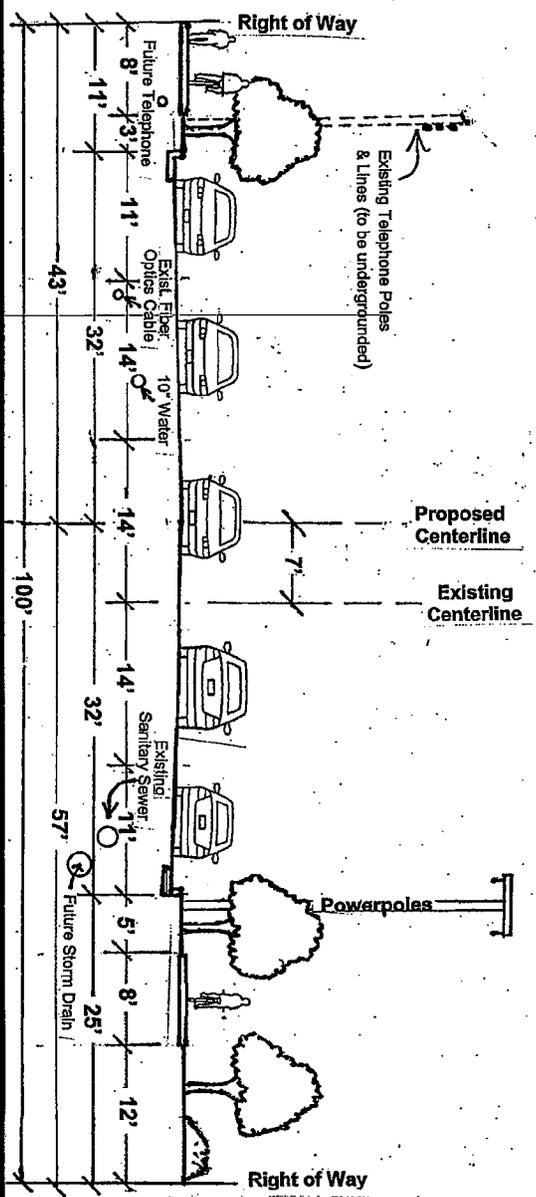
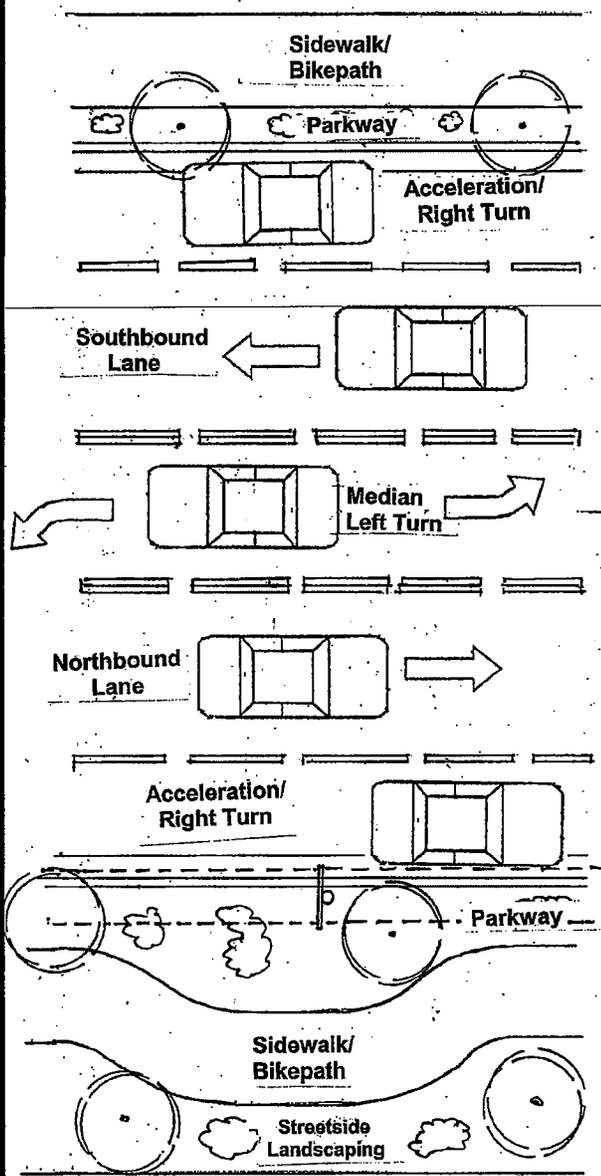
There is a concept in state law that requires a quantifiable relationship (or Nexus) between a service provided and the fee charged for the service. This is especially troubling since the California Department of Fish and Game rarely comments on any of the development projects occurring here in Corning, despite being sent each and every Negative Declaration. I can remember perhaps three or four responses to projects since I've been here in Corning (about 3½ years now). Moreover, the \$1,850.00 fee for their (non) review greatly exceeds what the City charges for processing the typical planning application that requires considerable staff time, analysis, coordination with other agencies, notification, publishing, staff reports, public hearings, etc.

You should also know that the Department of Fish and Game did not seek this fee increase or the elimination of the lead agency determination regarding impacts. Instead, according to my sources, the bill was sponsored by an environmental lobby and "rushed through" the process outside the normal course of public review.

For these reasons, you will likely notice staff recommending more CEQA exemptions, particularly when the City of Corning is the applicant, as is the case here. Your Planning Director may also work with others who are just now coalescing to challenge/amend this law.

PLAN VIEW

CROSS SECTION

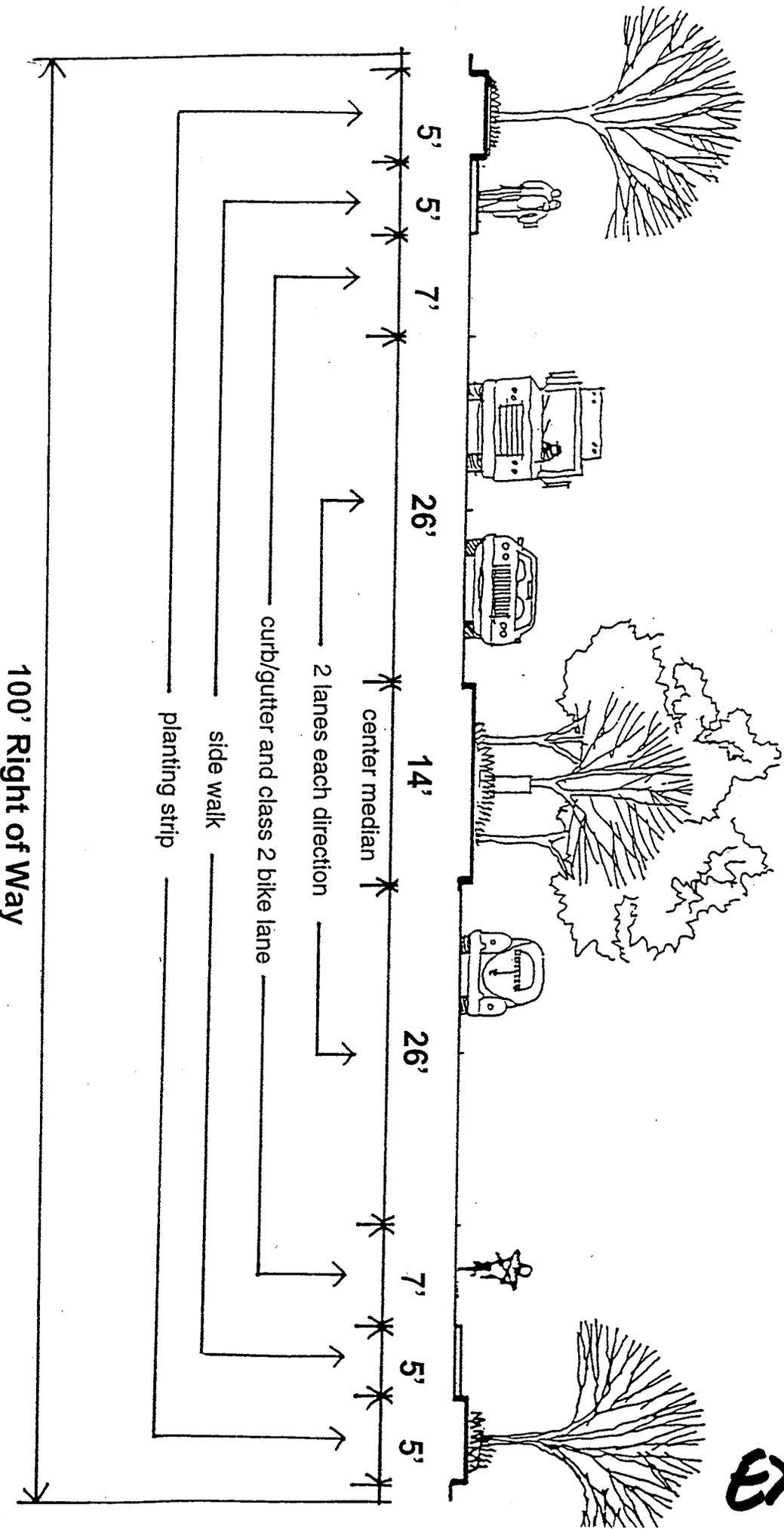


REVISED HWY. 99-W PLAN
 EXHIBIT "A"



Four Lane Arterial Street Section
(for Highway 99W & South Ave)

K1017 ER



100' Right of Way

EXHIBIT "B"

15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

(b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

 (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).

(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

(f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;

(g) New copy on existing on and off-premise signs;

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);

(i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;

(j) Fish stocking by the California Department of Fish and Game;

(k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;

(l) Demolition and removal of individual small structures listed in this subsection;

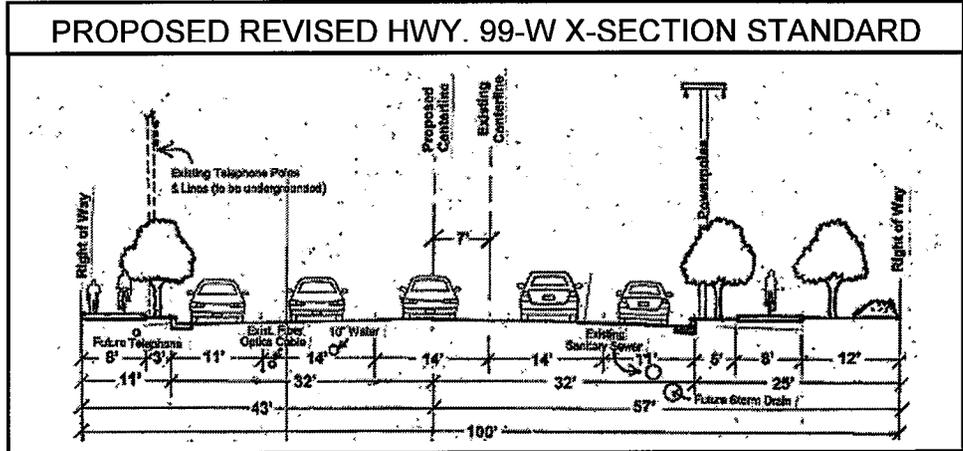
(1) One single-family residence. In urbanized areas, up to three single-family residences may be

PUBLIC NOTICE-PUBLIC HEARING; GENERAL PLAN AMENDMENT 2007-1A; REVISED HIGHWAY 99-W CROSS SECTION; CITY OF CORNING

The City of Corning must inform you of a proposed project to revise certain Highway 99-W Specific Plan Development standards.

WHAT IS BEING PLANNED:

The City of Corning adopted the Highway 99-W Specific Plan in January of 1997. A Specific Plan is a document that directs, in text and drawing form, how the City desires development to occur on properties along the former State Highway and between Solano Street and the south City Limit line.



Among the development standards of the Specific Plan is a cross sectional diagram showing the ultimate width and lane configuration of Highway 99-W. That diagram is particularly useful to determine project costs associated with street frontage improvements required when developing commercial properties in the Specific Plan Area.

Staff has recommended revising this standard to reduce street frontage improvement costs with the objective of facilitating commercial development and job creation in the area. Specifically, staff recommends that the current requirement to “underground” the overhead electrical lines be eliminated; that the street centerline be relocated seven feet west, the landscaped median be eliminated, and that eight foot wide sidewalks/bike paths be separated from the travel lanes. The proposed revised standard is shown on the inset drawing above. Larger scale drawings are available for review at City Hall.

WHY THIS NOTICE:

Amendment of a Specific Plan is the legal equivalent to amending the General Plan. For that reason this relatively minor street cross section revision requires a General Plan Amendment. However, since the ultimate highway constructed under the revised standard will essentially provide the same traffic capacity as the existing standard, staff has determined that the project is exempt from the California Environmental Quality Act (CEQA).

The City wants you to be aware that the plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at 6:30 p.m. on Tuesday, May 15, 2007. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

Please call or stop by City Hall if you have any questions or want to review the existing and proposed cross section drawings at more readable scales. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the City Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

John Brewer, Planning Director
794 Third Street
Corning, CA 96021
(530) 824-7036

To paper 4/24/07

Notice of Exemption

Form D

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of Corning
794 Third Street
Corning, CA 96021
(Address)

County Clerk
County of Tehama
P.O. Box 250
Red Bluff, CA 96080

Project Title: Gen. Plan Amendment 2007-1A; Revise Hwy. 99-W Cross Sectional Standard

Project Location - Specific:

Within the Highway 99-W Specific Plan Area; western portion of City of Corning

Project Location – City: Corning Project Location – County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:

Revision to Highway 99-W Specific Plan cross sectional standard for former state highway (now City street) 99-W.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Existing Facilities; Sec. 15301
- Statutory Exemptions. State code number: _____

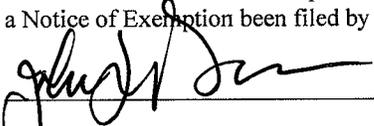
Reasons why project is exempt:

This is a minor modification of the cross sectional standard for the old highway. The proposed standard will provide the equivalent traffic capacity as the existing standard.

Lead Agency
Contact Person: John L. Brewer Area Code/Telephone/Extension: 530-824-7036

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: April 24, 2007 Title: Planning Director

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: _____

Revised 2005

**ITEM NO: F-6
EXTENSION REQUEST; TENTATIVE TRACT
MAP 05-1003; STONEFOX RANCH
SUBDIVISION; LOCATED ON THE SOUTH
SIDE OF SOLANO STREET, AND EAST OF
THE DEL NORTE AVENUE INTERSECTION**

May 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

PROJECT DESCRIPTION & BACKGROUND:

This is an application to extend the approval period for Tentative Tract Map 05-1003 that was approved on June 14, 2005 by the Corning City Council with 53 Conditions of Approval. The project was originally submitted by Michael Wold and was known as the "Wold Subdivision". The current owner/developer is Daniels Construction.

The project is an 80-lot Single-Family Residential subdivision between Solano Street and Carona Avenue. A reduced scale copy of the approved tentative map is attached. The project is being developed in three separate phases. The improvements for the first phase are underway now and include a masonry wall along Solano Street.

CORNING SUBDIVISION ORDINANCE:

The Corning Subdivision Ordinance (CMC Title 16) is the local ordinance that implements the provisions of the state Subdivision Map Act. The ordinance describes the process for consideration and approval or denial of subdivision applications. Title 16 includes time limit information. Please see the attached copy of Section 16.18.010. Subsection "A" limits the initial approval of the tentative map to 24 months (2 years). Subsection "C" authorizes extensions of up to two years to the life of tentative maps.

This application letter submitted by Keith Doglio at Rolls Anderson and Rolls, seeks a two year extension to the map approval.

DENIAL CRITERIA:

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

In this case there have been no Land Use Element revisions. The site remains designated for residential use and zoned R-1-8; Single-Family Residential-8,000 sq. ft. Minimum Parcel Size. The approved tentative map complies with the General Plan and with zoning. Staff recommends approval of a two-year extension.

STAFF RECOMMENDATION:

That the Planning Commission recommend that the City Council

- **Approve a two-year extension to the Stonefox Ranch Tentative Map initially approved on June 14, 2005. as requested in the extension request letter submitted April 24, 2007, thereby extending the life of the map to June 14, 2009.**

April 23, 2007

Mr. John Brewer
Planning Director
City of Corning Planning Department
794 Third Street
Corning, CA 96021

**SUBJECT: STONEFOX RANCH SUBDIVISION
TENTATIVE TRACT MAP 05-1003 EXTENSION**

Dear John:

The above referenced tentative tract map will expire June 14, 2007. We are writing to request a two year extension of the map in order to complete the project.

Please respond to this letter and provide us the new expiration date.

Sincerely,

ROLLS, ANDERSON & ROLLS



Keith Doglio

cc: Dan Fitzpatrick



**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 05-1003 (WOLD SUBDIVISION)**

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.)*

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 05-1003 (WOLD SUBDIVISION)**

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.)*

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 05-1003 (WOLD SUBDIVISION)**

- 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

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 05-1003 (WOLD SUBDIVISION)**

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-

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 05-1003 (WOLD SUBDIVISION)**

- 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 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.

Chapter 16.18

FINAL MAPS AND PARCEL MAPS

Sections:

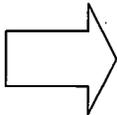
- 16.18.010 Filing final map.**
- 16.18.020 Fees.**
- 16.18.030 Data to accompany final map.**
- 16.18.040 Preparation of maps--Size, material and scale.**
- 16.18.050 Preparation of maps--Title.**
- 16.18.060 Preparation of maps--Adjacent lots.**
- 16.18.070 Preparation of maps--Subdivision boundary.**
- 16.18.080 Preparation of maps--Dimensions, bearing and curve data.**
- 16.18.090 Preparation of maps--Lots and blocks.**
- 16.18.100 Preparation of maps--Streets.**
- 16.18.110 Preparation of maps--Building setback line.**
- 16.18.120 Preparation of maps--Easements.**
- 16.18.130 Preparation of maps--High water line.**
- 16.18.140 Preparation of maps--Monuments.**
- 16.18.150 Preparation of maps--Certificates, acknowledgment and description.**
- 16.18.160 Preparation of maps--Description of property.**
- 16.18.170 Preparation of maps--Certificate regarding tax lien.**
- 16.18.180 Preparation of maps--Other documents.**
- 16.18.190 Action on final map by city engineer.**
- 16.18.200 Approval by city council.**
- 16.18.210 Public improvement agreement.**
- 16.18.220 Disapproval by city council.**
- 16.18.230 Recordation.**
- 16.18.240 Amending maps after recordation.**

Section 16.18.010 Filing final map.

A. An approved or conditionally approved tentative map shall expire twenty-four months after its approval or conditioned approval.

B. The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

C. Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of two years. If the advisory agency denies a subdivider's application for extension, the subdivider may appeal to the legislative body within fifteen days after the advisory agency has denied the extension. (Ord. 550 (part), 1994).



Section 16.18.020 Fees.

At the time of filing of the final or parcel map, the subdivider shall pay a filing fee to the planning department. Said fee shall be prescribed by resolution of the city council. (Ord. 550 (part), 1994).

ITEM NO F-7
USE PERMIT NO. 2004-211; LAYNE &
ANGEL MASON; MINOR REVISION TO
PLAY AREA FENCING STANDARD;
SUNSHINE SCHOOLHOUSE; 918 SOLANO
STREET.

MAY 15, 2007

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

JB

APPLICATION:

On May 1, 2007, Angel Mason contacted your Planning Director regarding the installation of a fence along the Second Street frontage of 918 Solano Street. The Director asked her to follow up the conversation with a letter. The letter is attached. Mrs. Mason seeks a revision to the condition dealing with fencing.

Mrs. Mason seeks to amend the condition to permit the installation of a 6' tall chain link fence with green vinyl slats. The letter explains her reasons why she wishes not to install a solid (wood) fence. Staff does not have the discretionary authority to approve this revision.

BACKGROUND:

On June 15, 2004, the Corning Planning Commission approved Use Permit No. 2004-211. The Use Permit entitled Layne and Angel Mason to operate a children's preschool serving not more than 24 children at 912 Solano Street.

In 2005, the Mason's acquired the adjacent property and wished to expand their childcare business. They submitted an application to amend the approved use permit. On October 15, 2005, the Planning Commission approved a revision to Use Permit 2004-211 thereby allowing expansion of the use to 60 children and into the adjacent building at 918 Solano Street. The revision also allowed the conversion of the approved use at 912 Solano Street to a "Daycare Center". See the attached photo showing the property as it appeared in 2003. After approval, the Mason's demolished the old Quonset hut building nearest the corner and remodeled the remaining building for the Pre-school use.

As part of the Use Permit revision in 2005, staff recommended the imposition of 6 additional Conditions of Approval. Recommended Condition No. 12 dealt with a "minimum" fencing standard for the new playground fence that was to be installed between the expanded building (918 Solano Street) and the Second Street sidewalk; essentially where the Quonset hut building was located. Condition 12 reads as follows:

12. NEW PLAYGROUND FENCING. *If a separate playground for the preschool is desired or required, it shall be located west of the preschool building. The playground*

shall be screened from the adjacent streets and the onsite parking area by a solid fence not less than four feet in height. Fence shall be attractive and durable and subject to approval by the Planning Director.

DISCUSSION:

The solid fence was recommended to serve as a visual screen between the streets (Solano and Second) and the playground. The minimum 48" height was to serve as a physical barrier between the children and the adjacent sidewalks/streets. A solid 48" fence would have minimal traffic sound reducing value, since sound could easily overtop the low fence.

Mrs. Mason makes two points in her letter; 1) a wood fence could provide bottom and top rails for the children to climb on, and 2) a wood fence could cause the children splinters as they rubbed against the fence. For those reasons, and at the recommendation of her fencing contractor, she requests the commission amend Condition No. 12 to permit the fence to be a 6' high chain link fence with green vinyl slats.

Locating a 6' high fence at this corner location could possibly interfere with sight vision of southbound Second Street motorists who queued at Solano Street. Staff visited the site. If the fence is located along a westerly projection of the front wall of the existing building, it will not present any obstruction to sight distance. See the attached drawing. Positioning the fence at this location will leave a "void" between the Solano Street sidewalk and the fence. For that reason, and because vinyl slats are not as opaque as a "solid" fence, staff recommends the area between the Solano Street sidewalk and the fence be completely landscaped, incorporating the two recently planted trees and additional plants positioned amid groundcover and/or decorative rock or bark. See the attached photographs including two that have been modified to show the potential fence location.

STAFF RECOMMENDATION:

That the Planning Commission:

- Amend Condition of Approval No. 12 of Use Permit 2004-211 to read:
 12. **NEW PLAYGROUND FENCING.** If a separate playground for the preschool is desired or required, it shall be located west of the preschool building. The playground shall be screened from the adjacent streets and the onsite parking area by a screening fence not less than four feet in height. The fence shall not project further south than the southern face of the building. The area between the fence and the Solano Street sidewalk shall be completely landscaped and irrigated. Fence type, plant species and groundcover shall be subject to approval by the Planning Director.

The Sunshine
Schoolhouse



May 1, 2007

John Brewer
City of Corning Planning Dept.
794 3rd St.
Corning, CA 96021

Dear John:

We are getting ready to start the new playground at our preschool located at 918 Solano St. Our use permit states that you want a 6 foot wood fence. After consulting with 3 different fencing contractors, all of them advised not to use a wood fence for a playground. It is their experience that they are unsafe. The kids want to climb on the boards at the bottom and it is easy for them to get splinters.

I would like to ask if we could put a 6 foot chain link fence with privacy slats. The fence we would like to put in is industrial strength and will have privacy slats that are already in the chain link so it is much more private than older types. We would also like to use dark green slats so it looks attractive. I hope that you agree this would be a suitable fence for our location. Please call if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Angel Mason".

Angel Mason
Owner

2ND STREET

R-1

YCHO STREET

2ND ST

918 SOLANO ST.
SITE



SOLANO ST.

M-1

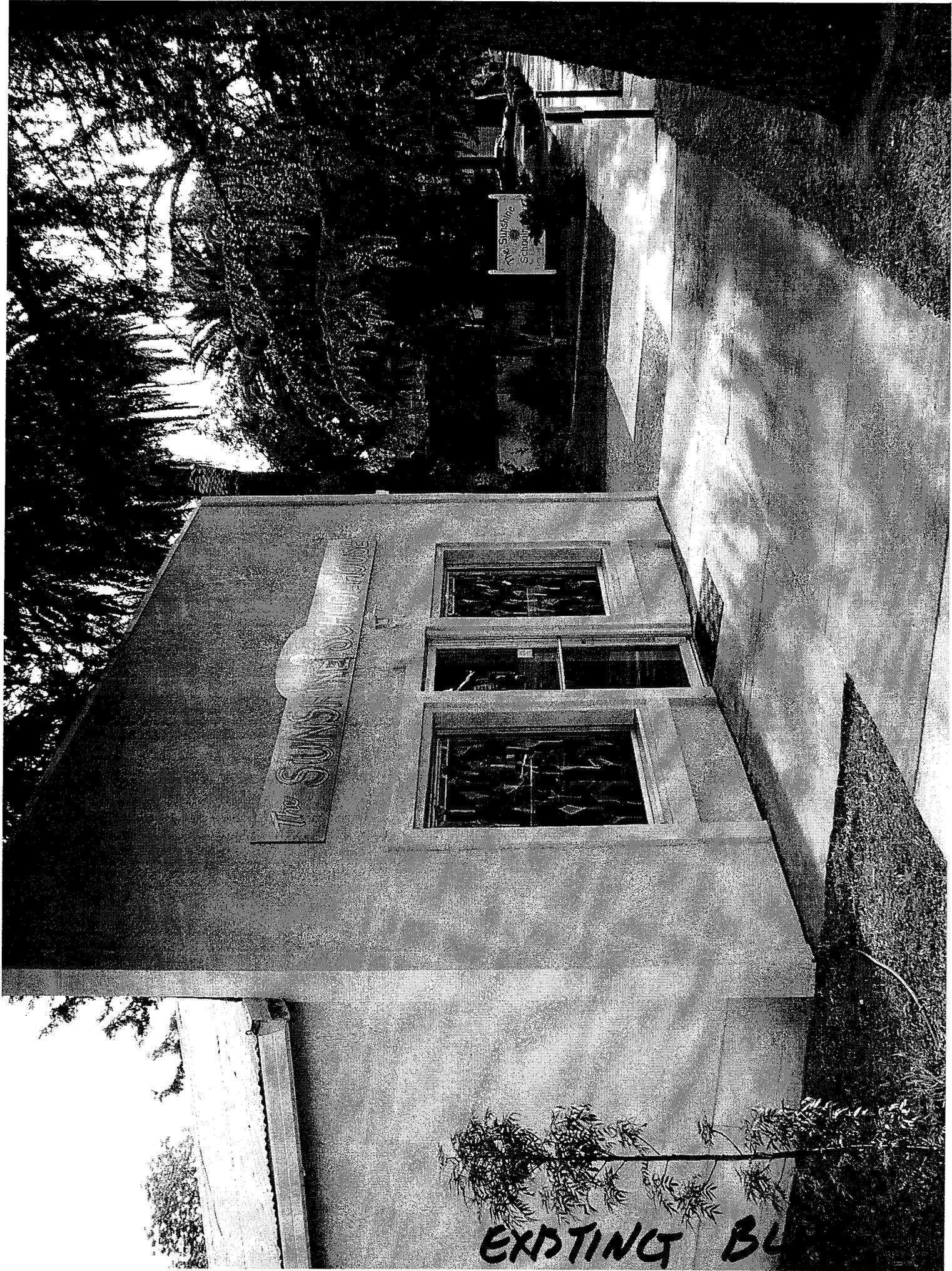
SOLANO STREET

SOLANO ST. "Quonset Hut" Bldg (Dem'd)

1ST STREET

R-1

R-1-2



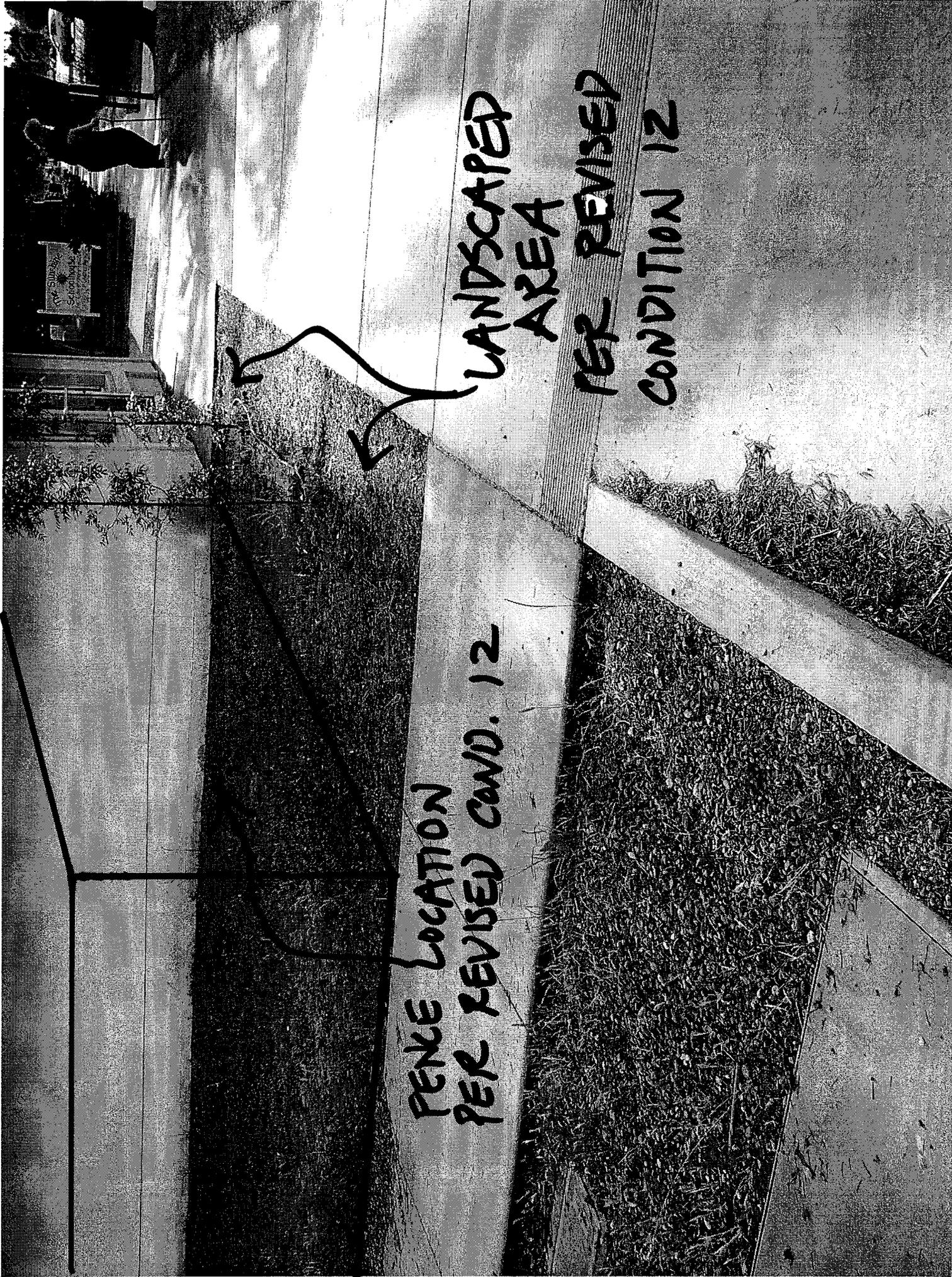
The SUNSHINE HOUSE

The Sunshine School

EXISTING BU

PENKE LOCATION
PER REVISED COND. 12

LANDSCAPED
AREA
PER REVISED
CONDITION 12



PROPOSED
PLAYGROUND

STREET

SECTION

708
1511511

CHEVROLET

4x4

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984

1984