



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, MAY 20, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

All members of the Planning Commission were present.

C. MINUTES:

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

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

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

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

2. **2014-2034 General Plan Update: Discussion on existing General Plan Elements Issues and Findings Evaluations with potential revisions and additions.**

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

H. ADJOURNMENT:

Lisa M. Linnet, City Clerk

POSTED: TUESDAY, MAY 13, 2014

The City of Corning is an Equal Opportunity Provider and Employer



**CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, JANUARY 21, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker**

Chairman: Robertson

All members of the Planning Commission were present.

C. MINUTES:

- 1. Waive the Reading and Approve the Minutes of the June 18, 2013 Planning Commission Meeting with any necessary corrections.**

Commissioner Poisson moved to approve the Minutes as written and Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

D. BUSINESS FROM THE FLOOR: None.

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

- 2. Use Permit 2014-268, Aurelio Solis Sr.; to establish an Auto Repair Shop in an M-1 Zoning District pursuant to Section 17.26.020 (A) of the Corning Municipal Code.**

Chairperson Robertson introduced this item by title and declared the Public Hearing open at 6:32 p.m. Planning Consultant John Stoufer briefed the Commission on the proposed Use Permit and the recommended four (4) Factual Subfindings and Legal Findings and the three (3) recommended Conditions of Approval. He explained that the business has been determined to be exempt from CEQA requirements and stated proper notification of tonight's Public Hearing had been sent to neighboring residents within the 300 ft. required area; as of tonight the City had received no responses.

Commissioner Reilly moved to close the Public Hearing at 6:35 p.m.; Commissioner Poisson seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

Commissioner Reilly moved to adopt the four (4) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2014-268 subject to the three Conditions of Approval. Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

F. REGULAR AGENDA:

- 3. Study Matter 2014-1, Bowenwork Clinic; determine if the establishment of a Bowenwork Clinic is exempt from the Use Permit requirements pursuant to Section 17.54.020 of the Corning Municipal Code.**

Item F-3 was introduced by title and Planning Consultant John Stoufer briefed the Commission on the issues relating to the Use Permit application submitted by Kelly Daniels. Mr. Stoufer stated he submitted this item in order for the Commission to determine whether the business type required a Use Permit. Chairperson Robertson confirmed that Conditional Use Permits are granted to the specific parcel or property, not the business.

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Commissioner Reilly announced that although he has known Ms. Daniels for over 20 years, his judgment will not be clouded regarding this issue. Commissioner Barron asked who issues the certification for this procedure; Ms. Daniels stated she is accredited by the Bowen Therapy Academy of Australia (BTAA).

Commissioner Poisson asked the advantages/disadvantages of requiring a Use Permit. Mr. Stoufer explained that if Ms. Daniels moved her business from one business site to another, should a Use Permit for this business be required, she would have to reapply for a Use Permit. Regardless of whether she is required to obtain a Use Permit, she would still be required to comply with the existing City Municipal Codes and associated fees. A Use Permit provides the City with more control.

Audience members Donna Osbourn and Sandra Hunter spoke in support of Ms. Daniels and her business explaining that what Ms. Daniels does is not really a massage.

Commissioners Poisson, Robertson, Reilly, Mesker and Barron, by consensus, agree that they don't believe it should require a Use Permit as a Massage Parlor. Commissioner Barron suggested changing this in the Codes in the future and associating it to some type of holistic medicine. Commissioner Reilly agreed with Commissioner Barron that this should be revisited for possible changes to the Codes.

4. General Plan Update Task Force – Public Workshop: Discussion on the General Plan Update in regards to where the Taskforce left off, and direction on continuing the process.

Commissioner Robertson introduced this item by title and Mr. Stoufer explained that the City finally cleared the States "Special Conditions" and can move forward.

Mr. Diaz stated he now believes the City can move forward and he and John can now work on consolidating the suggestions provided by the Commission and Staff and prepare a draft "Goals and Policy" to review. He further stated that the City has received a substantial State Caltrans Grant (\$150,000) for a Bike and Pedestrian Transportation Plan, and the City hopes to include the "Wayfinding Signs" within this.

Mr. Stoufer and Mr. Diaz will be developing the Conditions Report (2-3 months out followed by a couple of months to review).

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

H. ADJOURNMENT: 7:17 p.m.

Lisa M. Linnet, City Clerk



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, MARCH 18, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

All members of the Planning Commission were present except Commissioner Poisson.

C. MINUTES: The Minutes of the January 21, 2014 Planning Commission Meeting will be presented for approval at the next Planning Commission Meeting.

D. BUSINESS FROM THE FLOOR: None.

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

- 1. Use Permit 2014-269 - Corning Union High School District: Corning Union High School District is proposing to establish a 0.3 MW Photovoltaic Generation System (Solar Array) on property owned by the City of Corning pursuant to a Lease Agreement previously approved. Assessor's Parcel No. 75-080-29, address: 642 Blackburn Ave.**

Chairperson Robertson opened the Public Hearing at 6:32 p.m. Commissioner Poisson entered the meeting at 6:32 p.m.

Planning Consultant John Stoufer briefed the Commission on the contents of the Use Permit specifying the location of the solar arrays on the City's property. He explained that although the project didn't require approval from the County's Airport Land Use Commission, Staff did present the information for review by the City's Airport Commission. They saw no issues with the proposal. Mr. Stoufer stated Staff has recommended four Factual and Legal Subfindings along with four Conditions.

Commissioner Barron confirmed that the house on the property is owned by the City and that the current renter has no problems with this installation. Commissioner Poisson inquired about the fencing around the arrays and whether they have experienced problems in other areas with kids getting around the fencing; she was informed that it really hasn't been a problem in other areas. Commissioner Mesker inquired about the terms of the Lease Agreement and was informed it was a 25 year Lease. Commissioner Barron confirmed that the glare from the solar panels would not cause problems for pilots approaching the Airport. Mr. Stoufer stated that the City has researched this and the panels are supposed to be none glare and are not similar to those used in Barstow.

Commissioner Barron moved to close the Public Hearing at 6:43 p.m., Commissioner Reilly seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

Commissioner Poisson moved to adopt the five Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2014-269 subject to the following four (4) Conditions of Approval permitting the establishment of a 0.3 MW Photovoltaic Generation System on Airport property owned by the City of Corning. Commissioner Barron seconded the motion.

Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.

2. Use Permit 2014-270 – Corning Volunteer Fire Department: Establish an approximately 200' x 200' Fire Training Facility on City owned property zoned AV (Airport District), located at the northwest corner of Blackburn Ave./Marguerite Ave. Assessor's Parcel No. 75-080-25.

Chairperson Robertson opened the public hearing at 6:44 p.m. Planning Consultant Stoufer briefed the Commission on the proposal, explaining that it had been presented to and approved by the City's Airport Commission at the January 6, 2014 Meeting at which they recommended two of the Conditions of Approval. He stated that on January 14, 2014, the City Council approved the submittal of a Use Permit Application by the Corning Fire Department for the 200' by 200' Training Facility explaining that the City Council recommended the Planning Commission incorporate the two Conditions of Approval recommended by the Airport Commission should they approve the Use Permit.

Mr. Stoufer then explained that because the location of the proposed facility is within the "Approach Zone" of the Corning Municipal Airport's Comprehensive Airport Land Use Plan, the Fire Department submitted an application to the Tehama County Airport Land Use Commission (ALUC). The ALUC subsequently submitted the application to the California Department of Transportation, Division of Aeronautics who responded with a letter stating that activities should be avoided in approach zones that emit smoke as the California Airport Land Use Planning Handbook identifies sources of smoke as a potential hazard to airspace. For this reason, County Staff recommended that the ALUC find the facility incompatible with the Approach Safety Area guidelines. However, at the February 20, 2014 Meeting of the ALUC, following a presentation by City Staff and their receipt of a letter from Rainbow Aviation Services (the City's Fixed Base Operator) explaining that there would be no conflict with Airport operations, the ALUC adopted the 8 Subfindings and Findings presented by City of Corning Staff by a 5:1:0 vote.

Reilly asked about Exhibits B & C and where are they located; Chief Spannaus stated they are at Red Bluff and the L shaped ones are in Orland. (Commissioner Barron left at 6:50 p.m.). Commissioner Poisson then confirmed the exact proposed location of the training facility.

Commissioner Poisson moved to close the Public Hearing at 6:52 p.m. and Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Poisson and Mesker. Opposed: None. Absent: Barron. Abstain: None. Motion was approved by a 4-0 vote with Barron absent.**

Commissioner Reilly then moved to adopt the five (5) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2014-270 subject to the following five (5) Conditions of Approval permitting the establishment of a Fire Training Facility on Airport property owned by the City of Corning. Commissioner Mesker seconded the motion. **Ayes: Robertson, Reilly, Poisson and Mesker. Opposed: None. Absent: Barron. Abstain: None. Motion was approved by a 4-0 vote with Barron absent.**

F. REGULAR AGENDA: None.

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

H. ADJOURNMENT: 6:54 p.m.

Lisa M. Linnet, City Clerk

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
CONSERVATION ELEMENT				
Issues				
1. The City of Corning is bisected by a number of creeks (Jewett, Burch, etc.). The need to preserve existing riparian habit is reinforced by the habitat's inherent association with the 100 year floodplain. The preservation of riparian corridors can provide multiple benefits for the City. (LU, S)		N		The City is bisected by a number of creeks (Jewett, Burch, etc.). The conservation and proper maintenance of riparian corridors provides benefits to existing wildlife and fish.
2. Soil is an important resource that influences, both directly and indirectly, other natural resources. The condition of the soil directly affects the health of associated vegetation and wildlife species. The degradation of soil resources adversely affects agricultural practices. Accelerated soil erosion poses many environmental hazards, including; degradation of water quality, soil sterility, desertification, increased sedimentation of streams, and safety hazards.		N		Soil erosion poses environmental hazards, including degradation of water quality, soil sterility, desertification, increased sedimentation of streams, plant and wildlife habitat degradation.
3. Several possible threats which could impact groundwater quality and they include the introduction of contaminants (bacteriological, chemical, etc.), irresponsible disposal of household hazardous wastes, destruction of the natural drainage ways and significant reduction in recharge areas. (OS)		N		Groundwater quality and quantity can be adversely impacted through contaminants (gasoline, oils, chemical, untreated waste), disposal of household hazardous wastes, and significant reduction in recharge areas.
4. <u>New</u>			<u>There is an issue associated with wetlands and Army Corps jurisdictional waters.</u>	<u>Evaluate a policy for development to avoid delineated wetlands and/or Waters of the U.S.</u>
Findings				
1. It is imperative that the City of Corning maintain the naturally occurring riparian areas, and provide the potential for future regeneration.		N		The City should promote the conservation, restoration and maintenance of riparian habitat, where applicable.
2. The continued use of Agricultural lands are important to the social, economic, and environmental benefits of residents of Corning.		N		The continued use of the limited agricultural lands within the City could provide economic benefit to the underlying land owner(s).
3. The City of Corning has excellent groundwater resources. It is the responsibility of the city to ensure that activities within its jurisdictional boundaries do not adversely affect this		N		The City has excellent groundwater resources whose quantity and quality should be protected for existing and future residents and businesses.

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

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

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS

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

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

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
NOISE ELEMENT				
Issues				
1. Current and predicted noise level contours in Corning are presented in Figures 6, 7, 8, and 9. Figure 10 is the current Noise Contour Map for Figures 6, 8, and 9. The 60 dB contour lines on the map included in this element indicate where there may be conditions exceeding of the City noise standards. When compared with the land use map and field observation, it may be seen that the following locations are now experiencing or will experience noise problems in the future. (CIA)		N		There is a need to address developed and undeveloped parcels that are affected by existing and future day and night time noise levels that exceed acceptable decibel thresholds. Noise sources include traffic from I-5 and existing arterial and collector streets, railroad and airport operations, and to a limited degree, business and agricultural processing operations.
2. The only developed area in Corning that is affected by freeway traffic and within the 60 dBA contour is the apartment complex at the corner of Blackburn Avenue and Edith Avenue. The only vacant lot that may be developed in the future that is within the 60 dBA freeway contour is the lot with one residence at the corner of Corona Avenue and Highway 99W.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses freeway and street noise.	Delete
3. Developed areas throughout the City affected by railroad operations are: <ul style="list-style-type: none"> • The senior center at 4th Street and South Street. • Homes between the east side of 1st Street and the railroad from Fig Lane to North Street. • Homes east of Palm Avenue and Meadowbrook Lane to the Railroad. 	Y		A potential existing condition and not an issue. Noise Issue #1 addresses railroad operation noise.	Delete
4. Undeveloped areas within the 60 dBA railroad noise contour are: <ul style="list-style-type: none"> • Lot at the corner of Blackburn and 99W • Lot between Colusa Street and Butte Street adjacent to the railroad • Lots at the corner of 4th Street and Marin Street • Lots at the corner of Chicago Avenue and 4th Street • Lot on Palm Avenue 	Y		A potential existing condition and not an issue. Noise Issue #1 addresses railroad operation noise.	Delete

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
<ul style="list-style-type: none"> • Lot on the corner of Solano Street and 2nd Street • Lot on the corner of 1st Street and 2nd Street • Lot on Tehama Street west of 1st Street. 				
5. There are no residentially developed areas or other sensitive receptors within the 60 dBA airport noise contour. There is a vacant lot east of Marguerite Avenue and south of Aitken Avenue that lies within the 60 dBA airport contour. The Corning Airport Land Use Plan states: "The 2005 60 CNEL (Ldn) contour is as shown on the Airport Master Plan and affects little territory outside the airport boundary."	Y		A potential existing condition and not an issue. Noise Issue #1 addresses airport operation noise.	Delete
6. Noise from local truck traffic is particularly noticeable on South Avenue, Highway 99W, and Solano Street. Again, this is generally within the City standards for nonresidential land uses but noise from diesel engines and reefer box motors left on for extended periods of time could cause complaints.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses traffic noise.	Delete
7. It is expected that some periodic peak noises from agricultural operations in the area may exceed desired ambient levels. There is no accepted standard for these levels and they are not considered a significant problem in Corning.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses agricultural noise.	Delete
8. The major point source of noise in Corning is the Bell Carter plant on Second Street. Noises are from fork lifts, the speaker phone system, processing machinery and on-site cars and trucks. The truck traffic involves the pick-up and delivery of items processed in the plant. During daylight operations, at 2nd and Chestnut Streets, the average Leq was 65 dBA at 25 feet from the plant. The highest recorded noise level was 84 decibels from a truck within 25 feet. At 2nd and South Avenue the noise level was 66 dBA at 25 feet. At Second and Kirkwood, the recorded levels were 64 dBA at 25 feet and 63 dBA at 50 feet from the plant.	Y		A potential existing condition and not an issue. Noise Issue #1 addresses agricultural processing noise.	Delete

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

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
2. Future development along railroad lines and highways, if allowed, could cause significant noise problems.	Y		Addressed in Noise Finding #1.	Delete
3. Residential development near the airport, if allowed, could cause significant noise problems.	Y		Addressed in Noise Finding #1.	Delete
4. Some land uses in Corning are not currently compatible with existing noise levels and activities.	Y		Addressed in Noise Finding #1.	Delete
5. The Land Use Element of the Corning General Plan states: "The expected growth and development in Corning will increase noise levels along principal arterials and collector roadways and will expose people to elevated noise levels along those and the railroad corridors through the community." (LU, CIR)	Y		Addressed in Noise Finding #1.	Delete
LAND USE ELEMENT				
Issues				
1. Zone approximately 451 acres of land that is currently R-1-2, R-1-A, and C-1 down to R-1.	Y		Not an issue.	Delete
2. Agricultural land uses and possible conflicts with agricultural practices and residential uses need to be considered before urban uses are allowed on adjacent parcels.		N		There is the potential for operational conflicts between agricultural operations and residential uses.
3. Discourage development in areas prone to flooding.		N		There is a need to evaluate development within the FEMA 100-year floodplain and in areas prone to flooding.
4. Increase local control of land adjacent to the City.		N		There is a need to increase City control of land development in the County adjacent to the City and within the Sphere of Influence.
5. Plan a more efficient use of commercial and industrial land.	Y		Not an issue.	Delete
6. All future annexations will need to be contiguous to the City limits and meet all standards and policies of the City of Corning.	Y		Addressed in Land Use Issue #4.	Delete
7. <u>New</u>			<u>Concerns have been raised regarding light pollution.</u>	<u>Evaluate a policy to address light and glare impacts on sensitive land uses.</u>
8. <u>New</u>			<u>The 2009-2014 Housing Element identifies as series of land use actions that need to occur.</u>	<u>The 2009-2014 Housing Element identifies the following measures that need to be implemented:</u> <ul style="list-style-type: none"> • <u>Establish a "Mixed-Use" land use classification and identify sites in the City and</u>

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS

GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
				<p><u>Sphere of Influence.</u></p> <ul style="list-style-type: none"> • <u>Amend the General Plan Land Use Map to increase densities in the City and Sphere of Influence.</u> • <u>Establish density bonus policies.</u> • <u>Establish second residential unit policies.</u> • <u>Establish neighborhood improvement beautification policies.</u> • <u>Establish emergency and transitional housing policies.</u> • <u>Establish energy conservation policies.</u> • <u>Establish “whole livable neighborhoods: policies.</u> • <u>Establish Historic and Architectural Preservation policies.</u> • <u>Establish a Mobile Home Park Preservation and Improvement Policy.</u> • <u>Establish a Condominium Conversion Policy.</u> • <u>Establish a Single Room Occupancy Policy.</u>

Findings

<p>1. The rezoning from R-1-2 to R-1 designation of the following:</p> <ul style="list-style-type: none"> • The area bounded by Colusa Street between Toomes and 4th Street and Della Court between Toomes and Edith Avenue on the south, 4th Street on the east, Blackburn on the north, and Edith Avenue on the west. • The area bounded by Elizabeth and Herbert Avenue on the north, Toomes Avenue on the west, West Street on the east and the continuation of Fig Lane on the south. • The area bounded by East Street on the west, Colusa Street (and proposed ROW extension) on the north, Marguerite on the east, and one parcel north of Solano Street on the south. • The properties parallel to the eastern side of Marguerite (approximately 120 feet to the east of Marguerite) from Solano Street 	Y		<p>These areas have been rezoned from R-1-2 to R-1. State Planning and Zoning Law currently allows the construction of a second residential unit in an R-1 Zoning District. There are restrictions associated with permitting these second residential units the most notable are:</p> <ul style="list-style-type: none"> • The second residence must be constructed on an owner occupied parcel. • The second residential unit cannot exceed 1,200 sq. ft. in habitable floor space. 	Delete
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EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS				
GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
to Mooney Court.				
2. In addition, the area of Jennings Heights Subdivision (area of Divisidero to Solano and El Verano, Del Norte, and El Paso Avenues) rezoned from R-1-A to R-1.	Y		The A combining district has been removed and these areas are currently zoned R-1.	
3. Change the area zoned C-1, R-1-A, and R-4 to R-1 bounded by Solano Street on the north, Peach Street on the West, South Street on the south, and Marguerite Avenue on the east.			The A combining and R-4 are no longer applicable in this area but there is still some R-1 and C-1 along the south side of Solano Street this is a mixed use area something we should review and discuss.	Discuss
4. The City needs to adopt a right to farm ordinance to protect prior uses from complaints by urban users. Areas with prime agricultural soils should be protected from scattered urban development that would increase conversion from an agricultural use to an urban one.	Y		This has already been established by the City.	Delete
5. The City needs to adopt a Floodplain Overlay Zone to restrict development of 100 year flood plains. This would become an addition to the zoning ordinance. Areas in question should be verified by a hydrological study with a qualified engineer	Y		Addressed in Open Space Finding #4 and Land Use Issue #3	Delete.
6. The City needs to carefully review and plan all additions to the current sphere of influence and planning area.	Y		Sphere of Influence has already been adopted and no additional expansion is foreseen.	Delete
7. Annexation of the 10 acre parcel into the City at the northwest corner of Blackburn and Toomes Avenue for future school site.	Y		Completed.	Delete
8. The need for efficient planning and use of currently vacant commercial land along the I-5/99W corridor by developing a specific plan for this area. The City could encourage the development of industrial lands adjacent to the airport and north of Blackburn Avenue by better access across the S.P. right of way. (CIA)	Y		Completed	Delete
9. City should continue to maintain adequate vacant land zoned for commercial and industrial uses in relation to residential uses to provide for a Jobs/Housing Balance.		N		Maintain an adequate amount of vacant land for commercial and industrial uses in relation to residential uses to provide a "Jobs/Housing Balance."
10. When annexation occurs, all land must first be	Y		Required by law.	Delete

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GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
prezoned, annexation boundaries should be drawn to exclude county peninsulas (i.e. area around Centennial School etc.). Will the annexation benefit.				
11. Apply to LAFCO for Annexation and Sphere of Influence changes.	Y		Required by law.	Delete
12. Mitigation of potential environmental impact of new development will depend upon e adoption and enforcement of City's Land Development Standards.	Y		Implementation mechanism.	Delete
CIRCULATION ELEMENT				
Issues				
1. The need to protect future east west and north south right-of-ways for an efficient circulation system,		N		There is a need to maintain and/or establish east-west and north-south right-of-ways for an efficient circulation system.
2. Residential driveway access to arterial roadways,		N		There is a need to reduce residential driveway access to arterial roadways.
3. The lack of access to land east of Southern Pacific Railroad and west of the airport,		N		There is a need to extend Blackburn Avenue to the east of 99W and tie into Blackburn Avenue as it exists at Corning Union High School.
4. The high accident rate at Toomes and Solano Street.	Y		This is an existing condition.	Delete
5. City should start traffic count program.	Y		The City periodically undertakes traffic counts.	Delete
6. The need for a contiguous bicycle path system.		N		There is a need for a pedestrian and bicycle path system within the City and Sphere of Influence.
Findings				
1. Future circulation right-of-ways need to be defined and protected. Once right-of-ways are lost, the effectiveness of a circulation network can be greatly reduced.		N		Existing and future circulation right-of-ways need to be identified and/or maintained that meet acceptable standards to ensure a safe and efficient circulation system.
2. Future residential development along arterial roadways (numerous individual driveways) can greatly reduce the safety and capacity of a roadway.		N		There is a need to reduce existing and limit future residential development access to arterial streets to ensure existing and future safety and capacity of the circulation system.
3. Transportation is a regional issue. Important transportation corridors (99W, South Avenue, and Finnell Avenue etc.) need county and city cooperation in the planning of important arterials.		N		Existing and future arterial streets linking with County roadways need County and City coordination for maintenance and future expansion, as necessary.
4. The planning of future roadways need to meet	Y		Addressed into Circulation Finding #1.	Delete.

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GENERAL PLAN ELEMENTS	DELETE?		COMMENTS	POTENTIAL REVISED LANGUAGE
	Y	N		
all accepted standards to ensure a safe and efficient circulation network.				
RECREATION ELEMENT				
Issues				
1. A majority of people in the Corning Union High School District spend at least most, or some of their leisure time recreating in the City of Corning.	Y		Not an issue but a statement.	Delete
2. The City could use more indoor recreation facilities and the need for a community center exists.		N	Rodgers Theater is proposed to be used as a multi-purpose recreational facility. (This issue needs to be discussed further).	
3. It is apparent that existing Corning recreation facilities should be the focus of priority focusing on use, maintenance, management, and funding.		N		There is a need for recreational programs and facilities, their use, management, maintenance and funding.
4. In addition to facility management, there is a need for more recreation programs, and the need to direct, manage, and coordinate recreation services for the community of Corning.	Y		Addressed in Recreation Issue #3.	Delete
5. There is more than a majority of support within the public to charge fees to both developers and users in order to support recreation facilities and services. The majority of people feel there is a responsibility for local governments to provide this service to the general public. Currently, the City of Corning does not receive compensation or assistance from Tehama County for County residents that live within the boundaries of the Corning Union High School District.	Y		The City has established a development impact fee for park land acquisition and development.	Delete
6. Currently there is not a majority vote for supporting a recreation district, although, the "undecided" (24.8%) and the "no opinion" (5.4%) groups and the "yes" group combined would amount to 50.2%. With public education, increased awareness of the benefits of having a quality recreation aspect to a community, and the ability of the public to realize a benefit, a recreation district would be feasible.		N		Due to the lack of current and foreseeable funding sources, there is a need to establish a Recreation District, or other suitable mechanism, to fund the operation and maintenance of programs and facilities.

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

EXISTING GENERAL PLAN ELEMENTS ISSUES & FINDINGS EVALUATION & POTENTIAL REVISIONS & ADDITIONS

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

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