



**CITY OF CORNING  
PLANNING COMMISSION AGENDA**

**TUESDAY, SEPTEMBER 20, 2011  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

**C. MINUTES:**

**1. Waive the Reading and Approve the Minutes of the August 16, 2011 Planning Commission Meeting with any necessary corrections.**

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

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

**2. Use Permit 2011-262, AutoZone Stores:** Permit AutoZone Stores to construct an approximately 7,648 sq. ft. building to be used for the commercial sale of automotive parts. The site is located along the south side of Solano Street approximately 450 feet east of the Solano St./Edith Avenue – Highway 99W Intersection. Address: 2123 Solano Street, APN No. 71-140-03.

**3. Use Permit No. 2010-260, Blue Beacon, International:** Consider amending Condition No. 5 requiring immediate undergrounding of overhead telephone utilities and make a recommendation to the City Council on a possible reduction in the sewer related Development Impact Fees appurtenant to the project.

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

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

**H. ADJOURNMENT:**

**POSTED: FRIDAY, SEPTEMBER 16, 2011**

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



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**TUESDAY, AUGUST 16, 2011  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

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

All members of the Commission were present except Commissioner Robertson. One vacancy still remains on the Commission.

**C. MINUTES:**

**1. Waive the Reading and Approve the Minutes of the July 19, 2011 Planning Commission Meeting with any necessary corrections.**

John Stoufer pointed out some necessary corrections citing that Commissioner Barron is listed as voting on the issues before the Commission and he was in fact absent. Also pointed out was the wrongful spelling of some names. This being noted, Commissioner Barron motioned to approve the Minutes with the stated corrections. Commissioner Poisson seconded the motion. **Ayes: Reilly, Barron and Poisson. Opposed: None. Absent: Robertson. Abstain: None. Motion was approved by a 3-0 vote with Robertson absent and one vacancy on the Commission.**

**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. Continued Public Hearing: Discuss Amending the Outdoor Sign Regulations.**  
Continued discussion with Staff and Citizens regarding amending the "Outdoor Advertising Sign Regulations" to allow the placement of "Welcome/Gateway Signs" within the City.

Acting Chairperson Reilly introduced this item by title and presented a brief background on the issue emphasizing that this is the first in a multiphase process of changes to this current Ordinance. He stated that tonight in a public hearing we will be discussing what we are calling "Welcome/Wayfinding" Signs, these are the signs formally known as the Gateway Signs at the two Intersections where I-5 traffic comes off into the City (Solano St. at Edith/Hwy. 99-W and South Ave./Hwy. 99-W). Commissioner Reilly stated that the Adhoc Committee (consisting of two members of both the City Council and Planning Commission along with members of City Staff) will continue to meet to discuss future wayfinding proposals such as the possibility of utilizing Solano Street light poles for banners and street sign poles for wayfinding signs. He stressed that everything that is being done through this amendment has to do with the advertisers paying for the advertisement; the City would not be advertising for any business.

Planning Director Stoufer stated that he has received the regulations/language discussed by the Adhoc Committee relating to the Welcome/Wayfinding Signs and it is listed in the staff report as items A thru K. He further stated that he received tonight some recommended changes provided by former Planning Director and current Public Works Director John Brewer who worked diligently on the adoption of the existing Outdoor Advertising Sign Regulations. Mr. Stoufer then presented the Commission copies of Mr. Brewer's recommended changes to the proposed items A thru K.

He emphasized that these relate to the Welcome Signs only, it is not a regulation that would permit any other signs within the City at this time. He stated that these two signs would have to be either on private property or City Right-of-Way if the encroachment was permitted.

He stated that in reviewing Caltrans regulations, they will not allow a sign of this nature within their Easement or Right-of-Way. They will allow Gateway Signs. The Rotary Club is looking at something possibly for a monument as an entrance/gateway into the City, but you cannot advertise an individual business on there...those types can go within Caltrans Easements. Caltrans has very strict rules about signs within their Right of Way/Easements. Mr. Stoufer reiterated that Welcome/Wayfinding signs are **not allowed** to be within Caltrans Easements/Right-of-Ways, they can only be either on private property or City Right-of-Way if the encroachment was permitted.

Commissioner Reilly asked about Item E (Each business with a placard on the sign must pay a yearly fee of \$100 to the City of Corning) of Mr. Brewer's recommendations relating to the fee. In parentheses Mr. Brewer asks what is the purpose of this fee, maintenance was to be performed by the sign owners? Commissioner Reilly stated his disagreement with Mr. Brewer explaining that this was discussed at length by the Adhoc Committee. He explained the reasoning for that fee, which can be adjusted higher or lower, was to address such issues as closure of listed businesses, sign graffiti, whatever, the City can send Public Works out to remove a sign, remove the graffiti, etc., this was a provision put in place to ensure that the signs would be maintained and look great. Mr. Stoufer explained that Public Works is limited in employees and this is just one more duty we put on them. He stated it was actually discussed in Adhoc that these fees would allow the City to actually hire/contract for someone to perform the maintenance of the signs if necessary. Commissioner Reilly stated his belief that the fee is a legitimate fee to have in place; Mr. Stoufer stated it is a backup to ensure that the signs would be maintained. Commissioner Barron stated his belief and possibly the belief of businesses that the \$100 deposit and the \$100 annual fee might be excessive. Commissioner Poisson stated she didn't believe these fees to be out of line. Mr. Stoufer suggested other fee language options, such as splitting the cost of any maintenance between all businesses on the sign.

Acting Chairperson Reilly opened the Public Hearing at 6:48 p.m. Planning

**Tony Cardenas:** Stated if you charge businesses (sign owners) listed on the sign who contributed towards the sign construction the annual maintenance fee, they have no incentive to take care of their sign.

Commissioner Reilly suggested eliminating the \$100 annual fee and collecting only the initial deposit of \$100 with the stipulation that this be reviewed in 12-months to decide if additional language is needed to add a \$100 yearly maintenance fee. Mr. Stoufer suggested removing item "D" on his list of recommendations completely explaining that a new Resolution would be required to add the \$100 annual maintenance fee following the 12-month review as the Ordinance could not just be amended.

**Paulyne White:** Suggested adding a stipulation that the deposit be non-refundable. Commissioner Reilly agreed with this stating that due to liability issues, the City really wouldn't want business owners climbing up on ladders to remove their signs, but instead would want the City to remove them. The non-refundable fee could discourage this possible liability. Commission members agreed to both suggestions.

Planning Director Stoufer then asked for direction from the Commissioners on the language in the recommendations. The Commissioners present agreed by consensus to the following recommendations:

- ✓ **Opening Paragraph:** Commissioner Poisson stated she prefers Mr. Brewer's language, especially in the opening paragraph as it has more detail that makes it clear exactly what the Commission discussed. **This will eliminate the need for Item E on John Stoufer's list of recommendations.** This paragraph will state:

**A "Welcome/Wayfinding sign" is a freestanding "off-premises" sign that includes a community "welcome" message and directional information to 10 or fewer individual businesses which shall be displayed on individual placards which shall be located within 100 feet of the Edith Ave./Hwy. 99-W/Solano Street intersection or the South Ave./Hwy. 99-W intersection and comply with the following regulations and design standards:**

- ✓ **A: Not more than two such signs shall be permitted. Only one sign will be permitted at each intersection.**

Commissioner Barron requested clarification of whether this meant a total of 2 signs at 2 defined intersections or 1 sign at 2 defined intersections; it was stated the intent was the latter.

- ✓ **B: Use language listed on John Brewer's list of recommendations as B & C: B) Have a maximum of 10 business placards per sign. Five placard spaces will be reserved for businesses associated with the olive industry or agri-tourism.**
- ✓ **C: Businesses displaying placards shall be located within the City of Corning, or be associated with agri-tourism or the olive industry.**
- ✓ **D: The Commission approved Mr. Brewer's language recommendation with the additional statement that the fee would be non-refundable:  
Each business or businesses placing a placard on the Welcome/Wayfinding sign must make an initial non-refundable deposit with the City of Corning of \$100 for the future removal of the placard if that particular business ceases to exist or the businesses fail to maintain the sign or placard in proper condition as determined by the City Council.**
- ✓ **E: The maximum size shall be 350 cubic feet, maximum height 30 feet above grade, maximum width of 15 feet including support structures.**

Add the stipulation that "The artist's conceptual rendering of the sign must be presented and approved by the Planning Commission prior to installation" to Item I of John Stoufer's recommendations. Mr. Stoufer stated that he would be renumbering the recommendations and the addition mentioned would be included.

- ✓ **F: Incorporate the Corning marketing logo with graphics, color, design and style as adopted by the City Council. Each business placard placed on the sign must be identical in size, style, color and design.**
- ✓ **G: Be composed of materials that are durable for the projected life span of the sign and protected with approved graffiti resistant coatings.**
- ✓ **H: Be designed and constructed to minimize maintenance and be located in an area that will not impede vehicular sight distance at the intersections and minimize the likelihood of being struck by an errant vehicle. The Artist's conceptual rendering of the sign in the location where it will be constructed must be presented to and approved by the Planning Commission prior to installation.**
- ✓ **I: Be located where maintenance can be easily performed.**
- ✓ **J: Must obtain a Building Permit from the City of Corning Building Department and an Encroachment Permit if applicable (i.e. on within City Right-of-Way) from the City of Corning Public Works Department prior to construction of the sign and comply with any applicable Local, State, and Federal regulations.**

Also discussed was whether the placards could be two-sided. It was determined that they could.

With no further discussion, Commissioner Poisson moved to close the Public Hearing at 7:33 p.m. and Commissioner Barron seconded the motion. **Ayes: Reilly, Barron and Poisson. Absent:**

**Robertson. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Robertson absent and one vacancy on the Commission.**

Commissioner Poisson then moved to recommend that the City Council adopt a Resolution amending the Outdoor Advertising Sign Regulations allowing "Welcome Signs" as recommended by the Adhoc Committee with revisions recommended by the Planning Commission. Commissioner Barron seconded the motion. **Ayes: Reilly, Barron and Poisson. Absent: Robertson. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Robertson absent and one vacancy on the Commission.**

Mr. Stoufer then informed the Commissioners that he would send each of them a copy of the Resolution prior to its presentation to the City Council.

**F. REGULAR AGENDA: None.**

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

**H. ADJOURNMENT: 7:37 p.m.**

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**Lisa M. Linnet, City Clerk**

**ITEM NO: E-2  
USE PERMIT APPLICATION 2011-262;  
AUTOZONE STORES, CONSTRUCT AN  
APPROXIMATELY 7,648 SQ. FT. BUILDING  
TO BE USED FOR THE SALE OF  
AUTOMOTIVE PARTS ALONG THE SOUTH  
SIDE OF SOLANO ST., APPROXIMATELY  
450 FT EAST OF THE SOLANO ST. / EDITH  
AVE. – HWY 99W INTERSECTION.  
APN:71-140-03 ADDRESS:2123 SOLANO ST**

SEPTEMBER 20, 2011

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR

**PROJECT DESCRIPTION:**

Construct an approximately 7,648 sq. ft. building to be used for the commercial sale of automotive parts. The business will be located along the south side of Solano St. approximately 450 feet east of the Solano St. / Edith Ave. – Hwy 99W intersection. The parcel is zoned CH-CBDZ, Highway Service Commercial – Corning Business Development Zone. Pursuant to Section 17.48.020 of the Corning Municipal Code prior to the establishment of any commercial use in this district a use permit must be approved by the Planning Commission.

Address: 2123 Solano Street APN: 71-140-03

**GENERAL PLAN LAND USE DESIGNATION**

Hwy99-W - Highway 99W Corridor Specific Plan. The Highway 99W Corridor Specific Plan is intended to provide a more detailed examination of the planning issues in the corridor than could be achieved in the City's General Plan. The purpose of the Specific Plan is to provide a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W corridor.

**ZONING**

CH –CBDZ, Highway Service Commercial – Corning Business Development Zone. The CH Zone is intended to be applied along main road and highway frontages at proper intervals and locations to provide necessary services for the traveling public in developments designed for safety, convenience and fitting appearance. The CBDZ 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.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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

CEQA, Section 15303, New Construction or Conversion of Small Structures, Class 3 (c) consists of construction and location of limited numbers of new, small facilities or structures; installation of small structures 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 number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 sq. ft. in floor area on the 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.

This project proposes to construct a 7,648 sq. ft. building for the retail sales of automotive parts, operation of the building will not involve the use of significant amounts of hazardous substances. The building is less than 10,000 sq. ft. in an area zoned for commercial development where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive, therefore the project is exempt from CEQA pursuant to Section 15303, Class 3 (c).

## **CONSISTENCY WITH GENERAL PLAN**

### **LAND USE ELEMENT:**

The site is designated Commercial as shown on the Current Land Use Map for the Highway 99W Specific Plan area. Development of a commercial use for the retail sale of automotive parts at this location is consistent with the following Land Use Policies of the Corning General Plan and the Hwy. 99W Corridor Specific Plan.

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

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

### **CIRCULATION:**

Solano Street is classified as an arterial road in the Circulation Element, therefore the establishment of commercial retail sales of automotive parts along an arterial road is consistent with the General Plan and the Highway 99W. Corridor Specific Plan.

### **SAFETY**

The Safety and Public Facilities Element is intended to identify risks from hazards or safety problems within the specific plan area, and to provide an assessment of existing protection services and the impact future development may have on these services. The most significant hazard, identified at the time the specific plan was prepared, was the Dudley Truckstop located on 13.2 acres approximately 1 1/2 miles south of the site. This site was contaminated with petroleum from underground leaking tanks. Action was taken to remove and remediate the contaminated soils and the site is now the location of the Flying J Truckstop.

### **NOISE**

The General Plan Noise Element identified that normally acceptable range for office and commercial land uses is an Ldn value below 70 db (Ldn values of 67.5 to 77.5 are conditionally acceptable). Ldn is described as a statistical weighting of daytime and nighttime noises and is used as the basis of noise impact evaluation for land use planning. The decibel (db) scale is a logarithmic scale used to measure sound intensities. The retail sale of automotive parts will not significantly increase the noise levels above existing levels at the site.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2011-262:**

**Factual Subfinding #1**

The project proposes to construct a 7,648 sq. ft. building for the retail sales of automotive parts, operation of the building will not involve the use of significant amounts of hazardous substances. The building is less than 10,000 sq. ft. in an area zoned for commercial development. The project site has frontage along Solano Street where city water and sewer lines are available for use.

**Legal Finding #1**

The granting of Use Permit 2011-262 will permit the construction and development of a retail business in an area established with, and zoned for commercial development where all necessary public services and facilities are available, and therefore exempt from CEQA pursuant to Section 15303, Class 3 (c).

**Factual Subfinding #2**

The site proposed for the development of an AutoZone Store is located on a parcel that is zoned CH - CBDZ, Highway Service Commercial - Corning Business Development Zone.

**Legal Finding #2**

The establishment of an AutoZone Store for the retail sale of automotive parts is an allowed use in a CH -CBDZ Zoning District pursuant to the granting of a conditional use permit by the Planning Commission.

**Factual Subfinding #3**

The parcel proposed for an AutoZone Store is approximately one (1) acre in size, has less than a 2% slope in topography, and an appropriate shape for the retail sale of automotive parts.

**Legal Finding #3**

The parcel proposed for an AutoZone Store is adequate in size, shape and topography.

**Factual Subfinding #4**

The parcel has approximately 130 feet of frontage and direct access to Solano Street.

**Legal Finding #4**

The site has sufficient access to Solano Street and frontage improvements will be constructed to provide adequate width, pavement and capacity for access to the commercial building.

**Factual Finding #5**

AutoZone Stores propose to construct a building for the retail sale of automotive parts in area established with existing retail businesses serving the City of Corning and surrounding area.

**Legal Finding #5**

The establishment of an AutoZone Store will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**ACTION**

1. **MOVE TO ADOPT THE 5 FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT FOR USE PERMIT 2011-262.**  
**(PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED SUBFINDINGS & FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE SUBFINDINGS AND FINDINGS IF DEEMED APPROPRIATE BY A MAJORITY OF THE COMMISSION)**

**VOTE OF THE COMMISSION**

2. **MOVE TO APPROVE USE PERMIT 2011-262 SUBJECT TO THE 29 CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**  
**(PLEASE NOTE: THE COMMISSION HAS THE ABILITY TO MODIFY, DELETE OR ADD CONDITIONS PRIOR TO APPROVAL OF THE PROJECT.)**

**VOTE OF THE COMMISSION**

**OR:**

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

**Adopt findings in denial of the project and deny Use Permit 2011-262.**

**STAFF RECOMMENDS THE FOLLOWING  
CONDITIONS OF APPROVAL  
FOR USE PERMIT 2011-262:**

**CONDITION #1 – AGENCY COMPLIANCE:**

The development and continued operation of an AutoZone Store, permitted pursuant to Use Permit 2011-262, must comply with all applicable local, state, and federal laws and regulations. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

**CONDITION #2 – HANDICAPPED PARKING:**

Prior to issuance of a certificate of occupancy for the AutoZone Store the applicant must designate and appropriately mark handicapped parking spaces as approved by the Building Official.

**CONDITION #3 SIGN REGULATIONS:**

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

**CONDITION #4 – LANDSCAPING:**

Developer shall install permanent landscaping pursuant to the requirements set forth in the Hwy 99W Corridor Specific Plan in all areas outside building footprint or parking lot, and including landscaping within the adjacent public right of way along Solano Street. Landscaping shall be in accordance with approved Landscaping Plan, except as modified by these conditions of approval.

**CONDITION #5 – TREE BOXES:**

Trees lying within the public right of way shall be 24" box (minimum) upon planting.

**CONDITION #6:**

Landscaping to be provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to City Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

**CONDITION #7- REMOVE CONSTRUCTION DEBRIS:**

Prior to the issuance of a Certificate of Occupancy for the AutoZone Store all construction debris must be removed from the site.

**CONDITION #8 - FUGITIVE DUST PERMIT:**

Prior to commencement of any type of construction activities the applicant must submit a construction emission dust/control plan and obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

**CONDITION #9 - OPEN BURNING :**

No opening burning shall occur on this parcel unless a special land clearing permit is obtained from the Tehama County Air Pollution Control District.

**CONDITION #10 - 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 prior to the beginning of the rainy season (October 15<sup>th</sup>).

**CONDITION #11 - GRADING PLANS:**

Complete grading plans shall be submitted for approval by the City Engineer.

**CONDITION #12 - CULTURAL RESOURCES :**

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.

**CONDITION #13 - 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 Corning Police Department immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism.

**CONDITION #14 - 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.

**CONDITION #15 - 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.

**CONDITION #16 - SOILS INVESTIGATION:**

Prior to the issuance of a building permit for the truck wash facility the applicant shall submit a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special foundation design is necessary. 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 plans comply with building code requirements.

**CONDITION #17 – DRAINAGE ANALYSIS:**

Applicant shall provide a Drainage Analysis prepared by a registered Civil Engineer or Certified Hydrologist. The Analysis shall quantify the increased runoff resulting from a 25-year storm for a duration of four hours that will result from the development.

**CONDITION #18 – STORM DRAIN RETENTION:**

Storm Drain and retention facilities shall be in accordance with the Drainage Analysis, constructed to City Standards and approved by the Public Works Director.

**CONDITION #19- SOILS INFORMATION:**

Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

**CONDITION #20 - FINISHED GRADE:**

Finished grade must be graded to direct runoff to stormwater drain facilities within the public right-of way or established drainage facilities (detention basins) constructed on the parcel. No lot-to-lot runoff is permitted.

**CONDITION #21 - CONSTRUCTION HOURS:**

Excavation and construction work shall occur only between the hours of 7:00 AM to 7:00 PM, Monday through Friday, and between the hours of 8:00 AM to 6:00 PM on weekends and federally observed holidays.

**CONDITION #22 - CONSTRUCTION EQUIPMENT:**

The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained. When feasible, existing power sources, such as power poles, or clean fuel generators should be used, rather than temporary power generators. Minimize idling time to 10 minutes.

**CONDITION #23 - DEVELOPMENT IMPACT FEES:**

Development of the AutoZone Store at this location is subject to 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 a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.

**CONDITION #24 – PUBLIC IMPROVEMENTS:**

All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

**CONDITION #25 - CURB, GUTTER, & SIDEWALK IMPROVEMENTS:**

Sawcut between concrete curb and sidewalk. Demolish, remove and replace concrete curb and gutter along the entire Solano Street frontage of the property.

**CONDITION #26 - THERMOPLASTIC STRIPING:**

Install thermoplastic stop legend with bar at driveway intersection. Apply thermoplastic directional arrows in driveway lanes. Temporary signs must be in place during construction at all new driveway intersections.

**CONDITION #27 – CONCRETE MEDIAN:**

Install 1'-0" wide X 8" high concrete median with river-run rock veneer to segregate in & out lanes at driveway entrance. Position concrete/rock median to provide 12' exit lane and 17' entrance lane.

**CONDITION #28 - WATER & SEWER CONNECTIONS:**

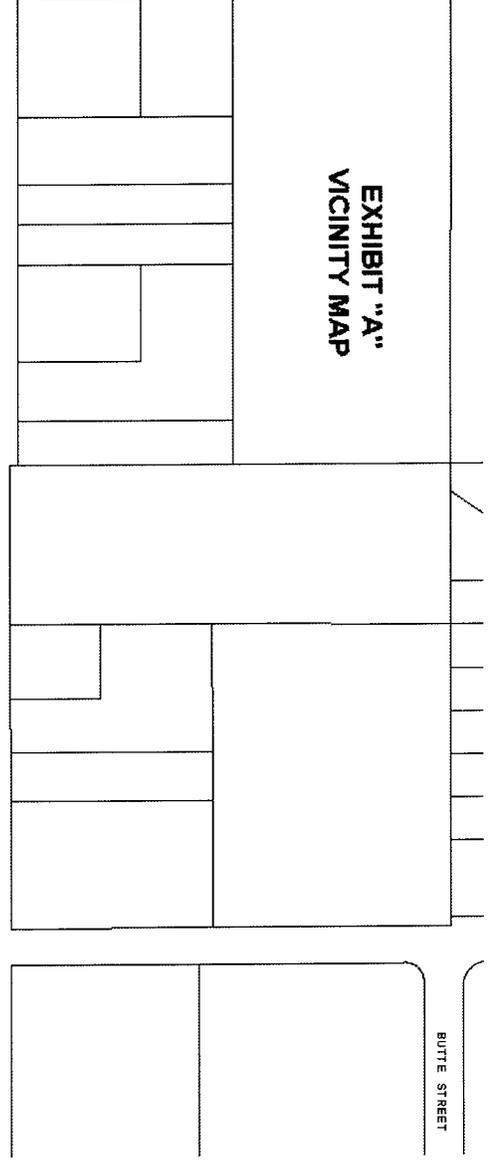
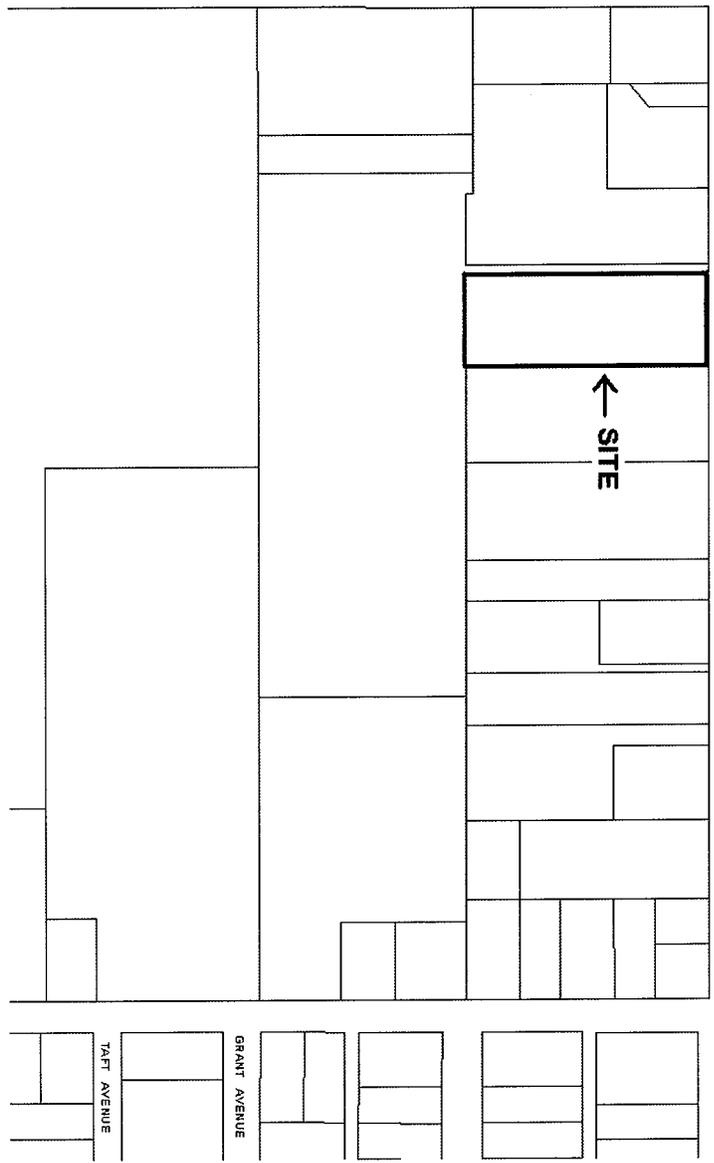
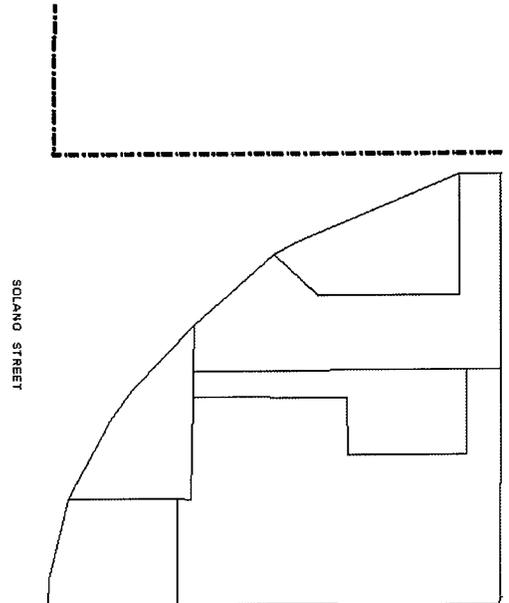
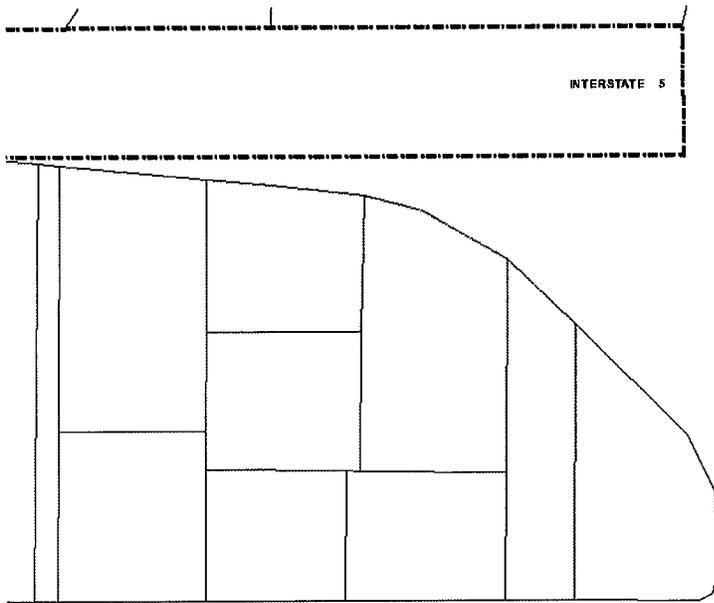
Water and sewer connections shall be completed in accordance with Public Works Specifications.

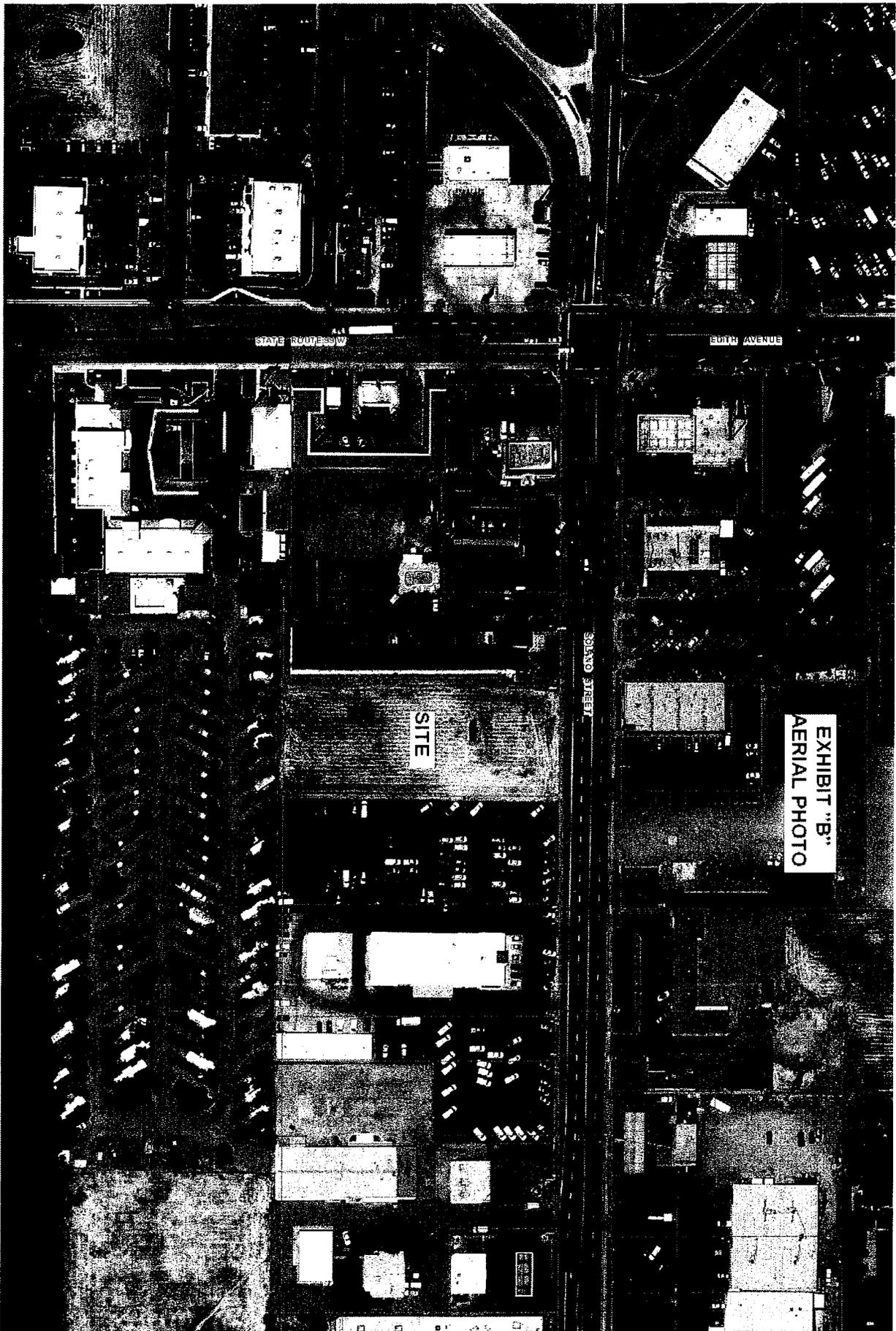
**CONDITION #29 - WATER METERS:**

All water meters to be Sensus compound meters to register in gallons.

**ATTACHMENTS**

Exhibit "A"	Vicinity Map
Exhibit "B"	Aerial Photo of Site
Exhibit "C"	Zoning Map
Exhibit "D"	General Plan Map
Exhibit "E"	Application with Preliminary Plan Drawings





STATE ROUTE 50 W

EDITH AVENUE

LEBBE CANYON

SITE

EXHIBIT "B"  
AERIAL PHOTO

INTERSTATE 5

SOLANO STREET

CH. CRUZ

CH. CRUZ

STATE ROUTE 99 W

EDITH AVENUE

CH. CRUZ

SITE

EXHIBIT "C"  
ZONING MAP

R-1

R-1

CH. CRUZ

CH. CRUZ

R-2

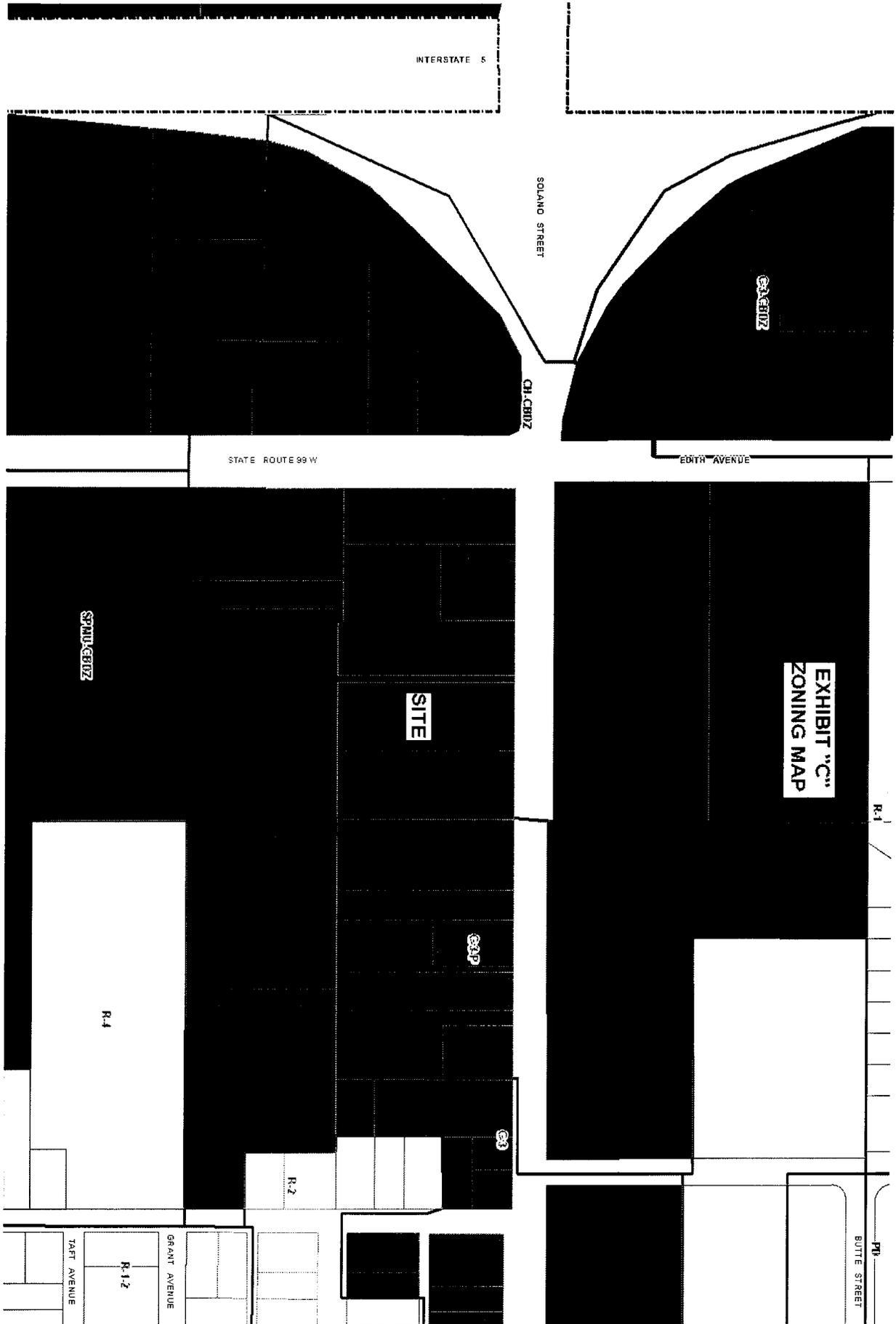
R-1

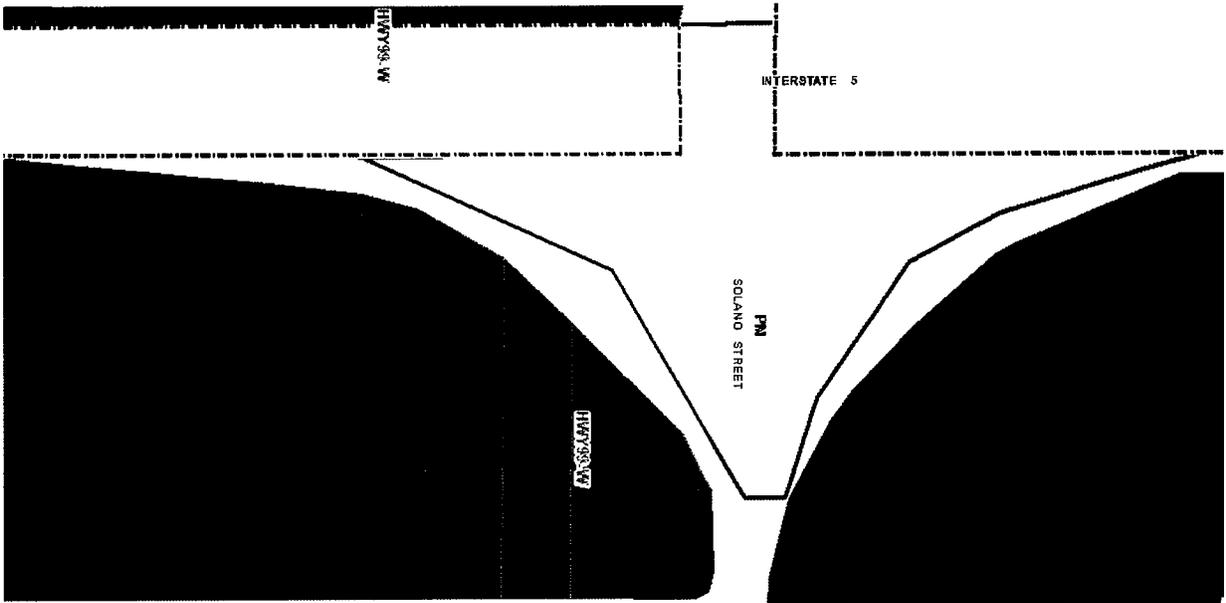
BUTTE STREET

GRANT AVENUE

R-12

TAFT AVENUE





STATE ROUTE 99 W

EDITH AVENUE

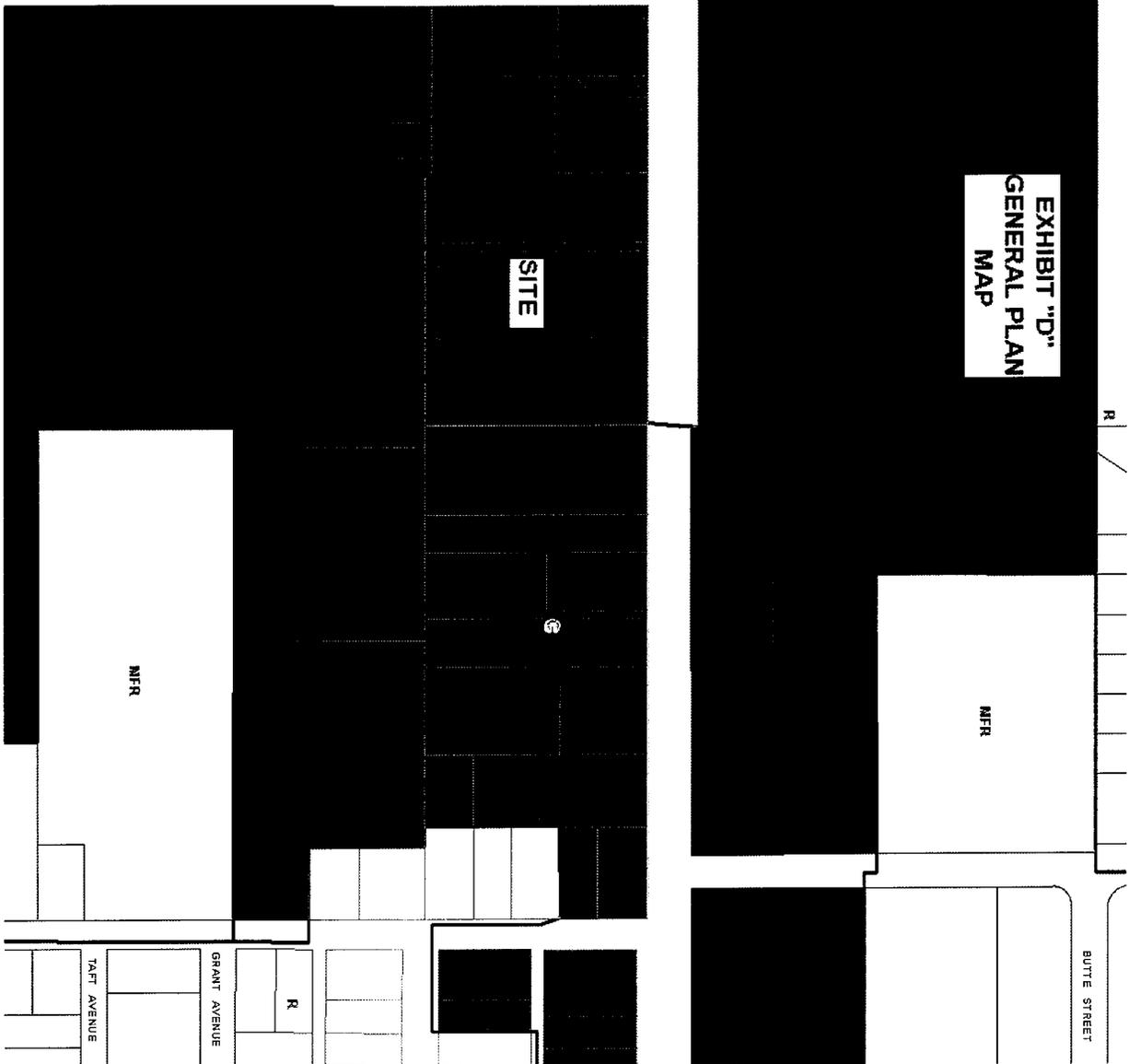


Exhibit "E"

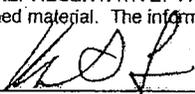
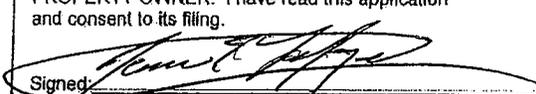
RECEIVED

JUL 27 2011

CITY OF CORNING  
 PLANNING APPLICATION  
 TYPE OR PRINT CLEARLY

CITY OF CORNING

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

PROJECT INFORMATION	PROJECT ADDRESS <b>SOLANO STREET</b>		ASSESSOR'S PARCEL NUMBER <b>77-140-003</b>	G.P. LAND USE DESIGNATION
	ZONING DISTRICT <b>CH-CBDZ</b>	FLOOD HAZARD ZONE	SITE ACREAGE <b>1.0</b>	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>CONSTRUCT AUTOGONE RETAIL COMMERCIAL BUILDING &amp; ASSOCIATED PARKING.</b>			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other _____				
APPLICANT INFORMATION	APPLICANT <b>RFE Engineering</b>		ADDRESS <b>Orangevale, CA 95662</b> <b>8680 Greenback Ln Ste 107</b>	DAY PHONE <b>(916) 989-3285</b>
	REPRESENTATIVE (IF ANY) <b>Bob Eyack</b>		ADDRESS	DAY PHONE
	PROPERTY OWNER		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: 		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.				

SUBMITTED INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. <b>2011-262</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>July 27, 2011</b>	DATE APPL. DEEMED COMPLETE
FEES RECEIVED/RECEIPT NO. <b>896583</b>		CEQA DETERMINATION Exempt ND MND EIR		DATE FILED

Ledger Properties LLC II  
1399 University Avenue  
Berkeley, CA 94702-1710

DATE: July 18, 2011

Regarding:

AutoZone Store# 4095

Solano Street

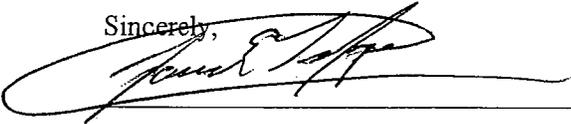
Corning, CA

To whom it may concern at city or township:

As the owner of the building at the above referenced location, I do hereby give authorization to Jones Sign Company, and/or the licensed sign vendor to secure permits, variances, and perform sign installations, removals or maintenance at the above referenced property.

Thank you for your cooperation in this matter.

Sincerely,



Printed Name: James Edwin Ledger

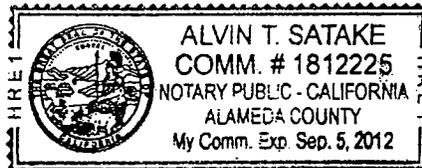
Title: Owner

SWORN to and subscribed before me this 21 day of July, 2011

Notary Public: ALVIN T. SATEA SATAKE

Personally Known  or Produced Identification

My Commission Expires:





# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

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

### General Information

1. Project Title: AUTOZONE SOLANO ST APW-17-140-003

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:

### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 7,248 sq. ft. in 1 floor(s).

4. Amount of off-street parking to be provided. 34 parking stalls. (Attach plans)

5. Proposed scheduling/development.

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.)

**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.

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

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

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

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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.

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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.

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**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.

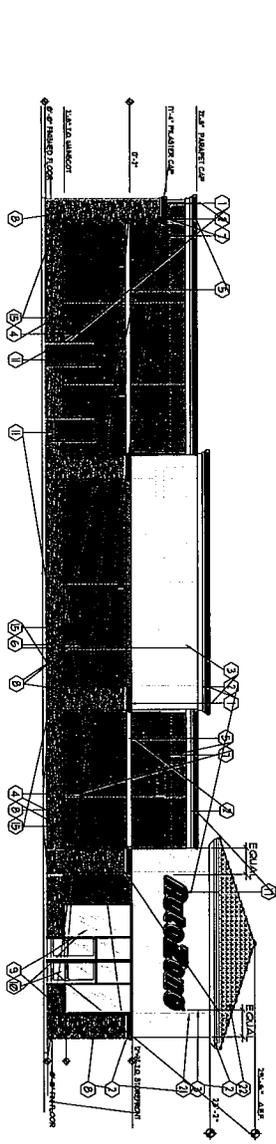
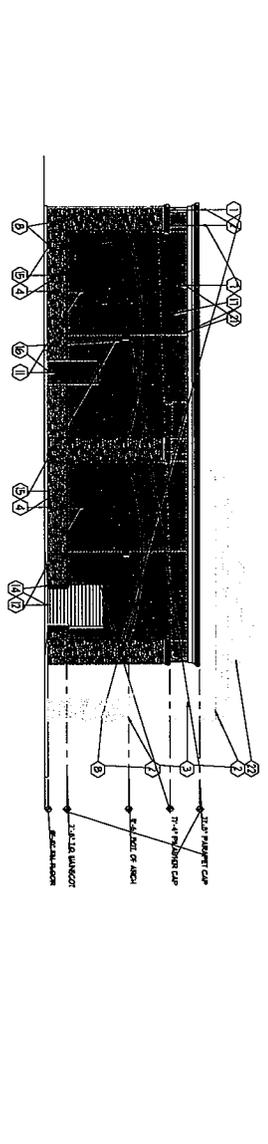
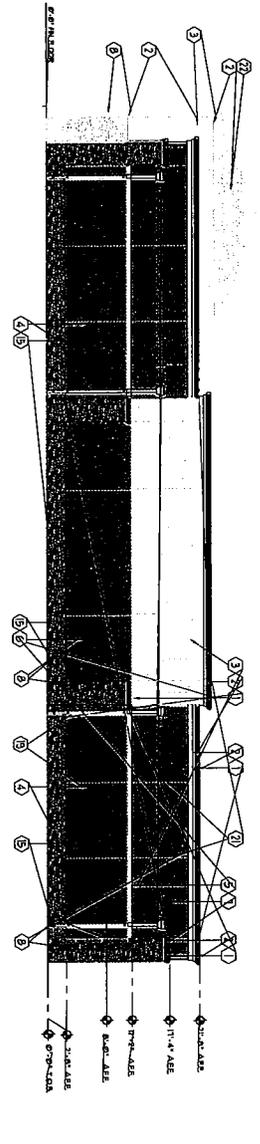
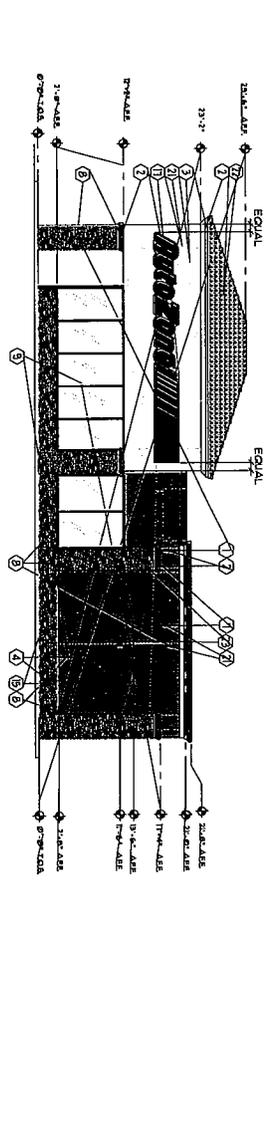
Date 7/25/11 Signature [Handwritten Signature]

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



**KEYNOTES**

- 1 Colored primer / Synthetic metal ceiling Color: Use standard medium gray
- 2 Stone finish on granite - Color: SW4001
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REVISIONS	
1	4
2	5
3	6

Architect: PHILLIP PECORD  
 123 South Front Street  
 Memphis, Tennessee 38103  
 TEL: 901-495-8706 FAX: (901) 495-8969  
 For Bidding & Contractor Information Contact:  
 F. W. Dodge Plan Room Tel. 615-884-1017

AutoZone Store No. 4095  
 SOLANA STREET  
 CORNING CA 96021  
**COLOR ELEVATIONS**

7/26/11  
 TN2  
**CE-1**

**ITEM NO: E-3  
AMEND CONDITION #5 OF USE PERMIT  
2010-260 AND CONSIDER A  
RECOMMENDATION TO THE CITY COUNCIL  
FOR THE REDUCTION OF DEVELOPMENT  
IMPACT FEES PURSUANT TO CONDITION  
#26; BLUE BEACON INTERNATIONAL, INC.  
APN: 87-040-70 ADDRESS: 3000 Hwy 99W**

SEPTEMBER 20, 2011

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR

**PROJECT DESCRIPTION:**

Amend Condition #5 of the original conditions of approval for Use Permit 2010-260 and make a recommendation to the City Council on the reduction of Development Impact fees pursuant to Condition #26 of the original conditions of approval as approved by the Planning Commission on January 18, 2011.

**DISCUSSION:**

On January 18, 2011 the Planning Commission approved Use Permit 2010-260 for Blue Beacon International, Inc. to construct a new truck wash facility with two 3,110 sq. ft. wash bays, a 1,357 sq. ft. equipment room, and 1,013 sq. ft. office space area. This facility will replace an existing truck wash operated by Blue Beacon International, Inc. located along the south side of South Ave. approximately 1000 feet east of the South Ave. / Hwy 99W intersection. The proposed location for the new truck wash is on the west side of Hwy 99W, approximately 800 feet north of the South Ave. / Hwy 99W intersection.

Condition #5 of the original conditions of approval reads as follows:

**CONDITION #5 – UNDERGROUND UTILITIES:**

*Underground existing telephone and CATV along the Highway 99-W frontage and remove existing utility pole as shown on the Improvement Plans, Utility Plan Sheet UP5, submitted with the Use Permit application.*

Condition #26 of the 36 original conditions of approval reads as follows:

**CONDITION #26 - DEVELOPMENT IMPACT FEES:**

*Development of the truck wash at this location is subject to 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 a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.*

*The City Council may consider and approve modifications to development impact fees related to sewer and water system impacts. Any such modifications shall be based on an engineer's report(s) and confirmed through actual monitoring of sewer and/or water usage.*

**Condition No. 5 Discussion.**

When staff first met with the engineer and a field representative from Blue Beacon International, Inc., their plans showed all utilities along their Hwy. 99-W frontage were to be undergrounded.

However, as the project proceeded, Blue Beacon found out that the cost to underground the Fiber-optics lines far exceeded their original projections. For that reason, Blue Beacon then sought another solution. They began discussing their options with Brian Stone of AT & T, the company who owns the phone lines along the west side of Hwy 99W. Public Works Director John Brewer was also involved in these discussions.

The solution that was identified includes Blue Beacon's payment for temporary elevation of the phone/fiber-optics lines, underground installation of the six conduits, and AT & T's agreement to complete the wire installation and pole removal from not just the Blue Beacon frontage, but for additional frontage to both the north and south. Mr. Stone has indicated that project will occur before the end of the calendar year.

Toward that end, Blue Beacon seeks to modify Condition No. 5 to allow them to raise the existing overhead utilities, allowing trucks ingress and egress to the truck wash, until AT&T undergrounds the utilities through the buried conduit. In light of Blue Beacon's monetary and conduit installation participation, staff supports the amendment.

**Condition No. 26 Discussion.**

Condition No. 26 requires the payment of Development Impact Fees. The City charges and collects fees to mitigate the impacts of new development on the water, sewer, transportation, drainage, and parkland infrastructure and the Wastewater Treatment Plant. The fees were adopted in 2005 by action of the City Council. Any reduction or adjustment to those fees must be approved by the City Council.

The letter and packet (attached) from Kevin Butler, Project Engineer, seeks relief from several of those specific fees. Among those are reduced Sewer and Sewer Plant Expansion Fees, Drainage Fees, Parkland Development Fees, Traffic Mitigation Fees, and the Highway 99-W Specific Plan Fees.

Since we received the request on Wednesday, September 14<sup>th</sup>, Staff has not had sufficient time to analyze the specific requests for DIF reduction prior to PC packet delivery. However, the request for reduction to sewer and WWTP expansion DIF is similar to another Truckwash Use Permit DIF reduction request from two years ago. In that case, the fees were eventually reduced based on an engineer's estimate of effluent generated and verification through water meter monitoring of sewer discharges. The

information presented by Mr. Butler similarly proposes monitoring sewer discharges through meter monitoring.

Staff will need to weigh the information presented by Mr. Butler and then make appropriate recommendations to the City Council at a subsequent meeting.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission modify Condition #5 for Use Permit 2010-260 as follows:**

**CONDITION #5 – UNDERGROUND UTILITIES:**

Temporarily raise the existing phone/fiber-optics lines along the Highway 99-W frontage and perform the underground installation of the six conduits, pursuant to AT & T's agreement to complete the wire installation and pole removal from not just the Blue Beacon frontage, but for additional frontage to both the north and south.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission modify Condition #26 for Use Permit 2010-260 as follows:**

As previously discussed staff has not had a chance to meet and form a response or recommendation pursuant to the engineers request for relief from the Development Impact Fees (DIF), therefore staff is recommending that the Commission review the packet of information, take public comment on the reduction of the DIF's, and discuss the issue prior to forming an opinion and making a recommendation to the Council.

**ACTION**

**MOVE TO AMEND CONDITION #5 OF USE PERMIT 2010 -260 AS RECOMMENDED BY STAFF AND CONSIDER A RECOMMENDATION TO THE CITY COUNCIL FOR THE REDUCTION IN DEVELOPMENT IMPACT FEES.**



**butler**  
ENGINEERING GROUP

September 13, 2011

CIVIL  
STRUCTURAL  
SURVEYING

John Brewer  
Public Works Director  
City of Corning  
794 Third Street  
Corning, California 96021

Re: Blue Beacon International, Inc, Truck Washes  
3000 Old Highway 99W, Corning, California  
APN 087-040-700  
Use Permit #2010-160  
BEG Job #10.528~L03

Dear Mr. Brewer:

On behalf of Blue Beacon we request the above referenced project is placed on the upcoming September 20<sup>th</sup>, 2011 planning commission agenda. We are requesting modifications to the approved use permit conditions and modifications to the development impact fee's (DIF).

Our request for modifications to the approved use permit conditions is as follows:

**Condition #5 ~ Underground Utilities**

We request modification of this item based on the extreme cost of relocating the fiber optics lines that are currently running overhead. It was our original understanding that the fiber optic lines were already underground when we agreed to this condition. The estimated cost from AT&T to relocate the fiber optic lines is \$140,000 along with \$60,000 additional costs from the general contractor for their portion of work. We have agreed to install 6 runs of 4" diameter (230') AT&T conduits along the property frontage (approximately 5' beyond the property lines both North & South) for future underground improvements, at a cost of approximately \$22,500, in addition we have already paid AT&T approximately \$15,000 to relocate the lines higher to accommodate the trucks and relocate the existing utility pole on site to align with the existing detention pond. Please refer to the revised C-5 drawing.

Additional consideration should also be given because we relocated all the power underground for both our project and the existing hotel to the south. No more power lines crossing old highway 99W. This was a requirement of PG&E because of how the original power was supplied to the existing hotel.



**butler**  
ENGINEERING GROUP

CIVIL  
STRUCTURAL  
SURVEYING

Our request for modifications to the DIF's is as follows:

1. Sewer Fee's
  - a. Sewer Capital Improvement Fee ~ request reduction in fee's as outlined in attached email and supporting data.
  - b. Sewer Plant Expansion Fee ~ request reduction in fee's as outlined in attached email and supporting data.
2. Water Capital Improvement Fee ~ no modification
3. Drainage Facility Fee ~ Request explanation of how \$3,900 per acre was determined for the project. Request this fee be waived based on the offsite drainage improvements being made and improvements along old highway 99W.
4. Park Land Development Fee ~ Request explanation of how 5 EDU's was determined for the project. Request this fee be waived based on the offsite improvements being made and improvements along old highway 99W.
5. Traffic Mitigation Fee ~ eliminate this fee based on the cost of the offsite improvements we have already paid as part of our conditions of approve under our use permit. Our total offsite improvements for this project are \$185,617.54, see attached fee breakdown from Cerami & Browning Construction, Inc.
6. Hwy 99W Specific Plan Fee ~ we request explanation of this fee's and what they are for. We would like these reviewed in part because of the sewer and water fee's we are paying above.

If you have any questions or comments, please feel free to give us a call.

Sincerely,

Kevin R. Butler, P.E.  
President  
Butler Engineering Group, Inc.

enclosures

## Kevin R. Butler

---

**From:** Tina Dorf [TinaD@bluebeacon.com]  
**Sent:** Monday, September 12, 2011 1:32 PM  
**To:** Kevin R. Butler  
**Cc:** Dana Morse; Dotty Roeder  
**Subject:** Corning Development Impact Sewer Fees Reduction Request  
**Attachments:** Aug 10 - July 11.xls; 3-2551\_Display\_DS.pdf

Kevin,

Attached is the spreadsheet that shows the relief we are requesting and the Magmeter we plan to install on the wastewater line to track the wastewater discharged.

This is an insertion type magmeter we currently use for measuring process wastewater at some of our other locations. It is a full pipe sensor. The accuracy is great (+/- 1% of the reading) and Signet provides an NIST traceable certificate with each magmeter.

Water bills will be utilized for the water usage.

Blue Beacon does not want to divulge the specifics of the water conservation reductions due to our competitive business, but the quantities will be verified by water usage and wastewater meter readings for 12 months.

This request is for the reduction of 50.65% from the Development Impact Sewer Fees as currently drafted - both the *Sewer Capital Improvement Fee* of \$43,224 to \$21,892.96, and the *Sewer Plant Expansion Fee* of \$288,000 to \$145,872. We are confident the data will reflect the requested reductions as noted with the 12 months of water meter and wastewater meter data to be submitted.

The deduction is requested as Blue Beacon will be reducing both the water use and wastewater discharge footprint. This reduction request is based on water conservation implementations with the evaporation / stratum layer quantity reduction. The Blue Beacon of Corning site City water billings from August 2010 to July 2011 were used for this evaluation.

Again, Blue Beacon is confident the water used to wastewater discharged quantity as to be measured for 12 months will document the 50.65% reduction request.

Please see Dana's notation on the traffic mitigation fees below.

Please pen a draft letter reflecting the same for the meeting for review.

Please call if any questions or you need any additional information.

Thanks,  
Tina L. Dorf  
Environmental Compliance Manager  
Blue Beacon International, Inc.  
office 785-825-2221  
cell 785-819-3250  
fax 785-822-3761  
e-mail [tinad@bluebeacon.com](mailto:tinad@bluebeacon.com)

**From:** Dana Morse  
**Sent:** Friday, September 09, 2011 1:10 PM  
**To:** Tina Dorf  
**Subject:** RE: Corning

He and the city will figure that cost.

Dana Morse  
Director of Real Estate and Development  
Blue Beacon International, Inc  
500 Graves Boulevard  
P. O. Box 856  
Salina, Kansas 67402-0856  
Office 785-825-2221  
Fax 785-822-3761  
[danam@bluebeacon.com](mailto:danam@bluebeacon.com)

---

**From:** Tina Dorf  
**Sent:** Friday, September 09, 2011 11:31 AM  
**To:** Dana Morse  
**Subject:** Corning  
**Importance:** High

What do I need to have Kevin state on the Traffic fees - or is that already mitigated?

## Blue Beacon of Corning's Water/Wastewater Usage Evaluation

Month	Current Water Bill Usage	Usage Due to Conservation Reduction (-29.5%)	Current Site Evaporation/Stratum Layer (-30%)	New Site Evaporation/Stratum Layer (-30%)	New Site Wastewater Discharge	Current Wastewater Discharge
Aug-10	616,000	434,280	184,800	130,284	303,996	431,200
Sep-10	440,000	310,200	132,000	93,060	217,140	308,000
Oct-10	532,000	375,060	159,600	112,518	262,542	372,400
Nov-10	459,000	323,595	137,700	97,079	226,517	321,300
Dec-10	448,000	315,840	134,400	94,752	221,088	313,600
Jan-11	570,000	401,850	171,000	120,555	281,295	399,000
Feb-11	506,000	356,730	151,800	107,019	249,711	354,200
Mar-11	485,000	341,925	145,500	102,578	239,348	339,500
Apr-11	525,000	370,125	157,500	111,038	259,088	367,500
May-11	474,000	334,170	142,200	100,251	233,919	331,800
Jun-11	716,000	504,780	214,800	151,434	353,346	501,200
Jul-11	563,000	396,915	168,900	119,075	277,841	394,100
<b>Total</b>	<b>6,334,000</b>	<b>4,465,470</b>	<b>1,900,200</b>	<b>1,339,641</b>	<b>3,125,829</b>	<b>4,433,800</b>

Current Average Water Use = 17,353 gpd

New Site Average Water Use = 12,234 gpd

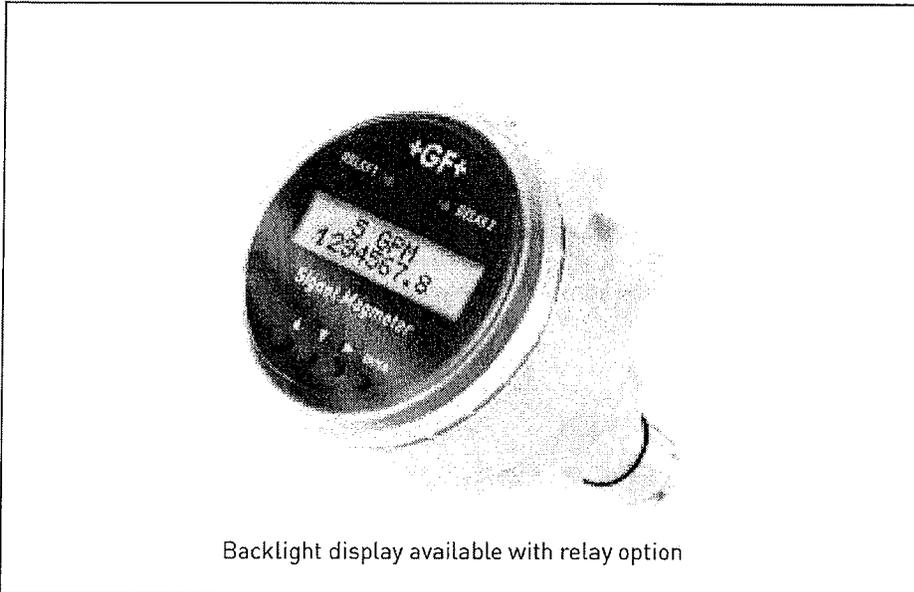
**New Site = 29.5% Reduction in Water Use**

Current Average Wastewater Discharge = 12,147 gpd

New Site Average Wastewater Discharge = 8,564 gpd

**New Site is 50.65% Reduction (3,125,829 / 6,334,000) from Current Water Use to Wastewater Discharge**

## Signet 2551 Magmeter with Integral Display



Backlight display available with relay option

### Features

- No moving parts
- Bi-directional flow
- Installs into pipe sizes DN 15 to DN 200 (0.5 to 8 in.)
- Flow rate range 0.05 to 10 m/s (0.15 to 33 ft/s)
- Measurement even in dirty liquids
- No pressure drop
- Corrosion resistant materials; PP or PVDF and stainless or Hastelloy C
- Multi-language menu display
- Empty pipe detection

### Description

The Signet 2551 Magmeter is an insertion style magnetic flow sensor without any moving parts. All versions are constructed of corrosion-resistant materials to provide long-term reliability with minimal maintenance costs. Utilizing the comprehensive line of Signet installation fittings, sensor alignment and insertion depth is automatic.

These versatile, simple-to-install sensors deliver repeatable flow measurement over a wide dynamic range in pipe sizes ranging from DN15 to DN200 (0.5 to 8 inches), satisfying the requirements of many diverse applications (contact factory for larger pipe sizes). Signet 2551 Magmeters offer three output options for use with Signet flow instrumentation using a fre-

quency or digital (S<sup>3</sup>L) sensor output. The 4 to 20mA output can be used for a direct input to PLCs, chart recorders, etc. Both, the 4 to 20 mA output and digital (S<sup>3</sup>L) sensor interface is available for long distance signal transmission of up to 1,000ft. The 2551 Magmeter with built-in display can be used for permanent and resettable total. And what's more, the display contains multi-languages with English, Spanish, German, French, Italian and Portuguese menu options.

The empty pipe detection features a zero flow output when the sensors are not completely wetted. The frequency output is bi-directional while the 4 to 20mA output can be set for uni- or bi-directional flow.

### Applications

- Chemical processing
- Demineralization re-generation
- Water and wastewater monitoring
- Metal recovery and landfill leachate
- Commercial pools, spas, and aquariums
- HVAC
- Scrubber control
- Neutralization systems
- Industrial water distribution

### Compatible Instruments

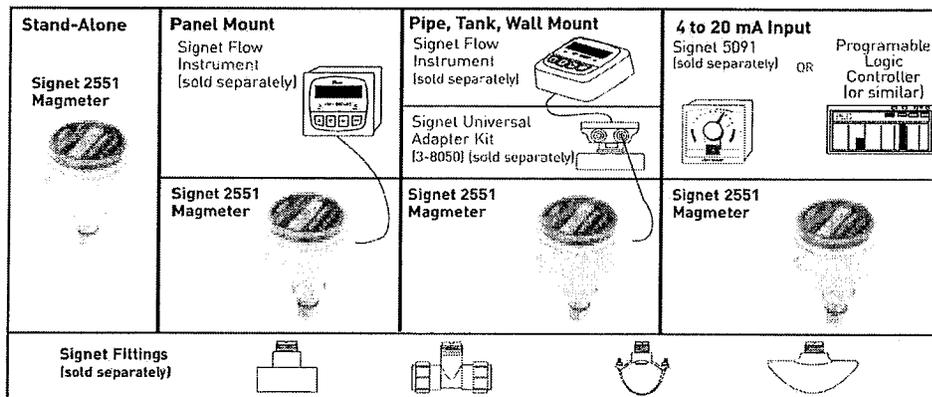
Below is a list of instruments compatible with each of the three output versions of the 2551:

• Frequency output compatibility:  
8550    5500    8900  
5600    5075

• Digital (S<sup>3</sup>L) output compatibility:  
8900

• 4 to 20mA output compatibility:  
5091    PLC (or similar)

### System Overview





## Specifications

### Wetted Materials:

Sensor body/Electrodes and Grounding ring:

- P0, -P1: Polypropylene/316L SS
- W0, -W1: PVDF/316L SS
- V0, -V1: PVDF and Hastelloy C

O-rings: FPM standard;  
EPDM, Kalrez optional

Case: PBT

Display Window: Polyamide

Protection rating:  
NEMA 4X/IP65 with clear plastic cap installed

### Power Requirements

- 4 to 20 mA: 21.6 to 26.4 VDC, 22 mA max.
- Frequency: 4.5 to 26.4 VDC, 15 mA max.
- Digital (S<sup>2</sup>L): 4.5 to 6.5 VDC, 15 mA max.
- Auxiliary (only required for units with relays): 9 to 24 VDC, 0.4A max

Reverse polarity and short circuit protected

### Performance

- Pipe size range:  
DN15 to DN 200 (0.5 in. to 8 in.); DN250 to DN300 (10 in. to 12 in.) PVC pipe sizes available - contact factory
- Flow Range  
Minimum: ±0.05 m/s (±0.15 ft/s)  
Maximum: ±10 m/s (±33 ft/s)
- Linearity: ±1% reading plus 0.01m/s (0.033 ft/s)
- Repeatability:  
±0.5% of reading @ 25°C (77°F)
- Minimum Conductivity: 20 µS/cm

### Output Specifications

Current output (4 to 20 mA):

- Loop Accuracy:  
32 µA max. error (25°C @ 24 VDC)
- Isolation: Low voltage <48 VAC/DC from electrodes and auxiliary power
- Maximum cable: 300 m (1000 ft.)
- Error condition: 22 mA
- Max. Loop Resistance: 3000
- Compatible with Signet Model 5091 or can be used with a PLC, PC or similar equipment

Frequency output:

- Output modes: Freq., Freq÷10, or Mirror Relay
- Max. Pull-up Voltage: 30 VDC
- Max. Current Sink: 50 mA, current limited
- Maximum cable: 300 m (1000 ft.)
- Compatible with Signet Model 5075, 5500, 5600, 8550, 8900

Digital (S<sup>2</sup>L) Output:

- Serial ASCII, TTL level 9600 bps
- Compatible with Model Signet 8900 instrument

### Relay Specifications

#1, #2 Type: Mechanical SPDT  
• Rating: 5A @ 30 VDC max.,  
5A @ 250 VDC max.

#3 Type: Solid State  
• Rating: 50mA @ 30 VDC,  
50mA @ 42 VAC

Hysteresis: User adjustable,  
plus timer delay

Trigger Delay: Adjustable

Relay Modes:  
Off, Low, High, Window, and  
Proportional Pulse  
Relay Source:  
Flow Rate, Resettable Totalizer  
Error Condition:  
Selectable; Fail Open or Closed

### Display Specifications

Characters: 2 x 16  
Contrast: User-set in four levels  
Backlighting (only on relay versions):  
Requires external 9-24 VDC,  
0.4 mA max.

### Environmental Requirements

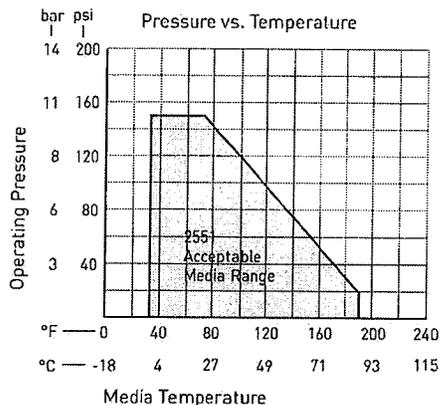
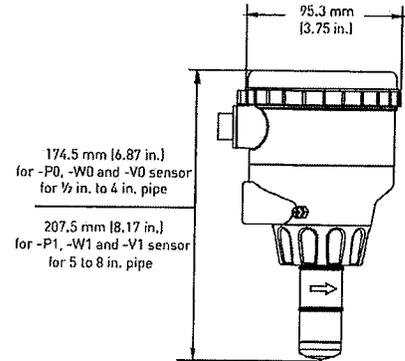
Storage Temperature:  
-20° to 70°C (-4° to 158°F)  
Relative Humidity :  
0 to 95% (non-condensing)  
Operating Temperature  
• Ambient: -10° to 70°C (14° to 158°F)  
• Media: 0° to 85°C (32° to 185°F)  
Max. operating pressure:  
10.3 bar @ 25°C (150 psi @ 77°F)  
1.4 bar @ 85°C (20 psi @ 185°F)

### Standards and Approvals

- CE, UL, CUL
- NEMA 4X / IP65 Enclosure (with cap installed)
- EMC: EN55011: 1998 +A1:99+A2:02  
Class B Emissions  
EN61326: 1997 +A1:98+A2:01  
EN61000-6-2:2001
- Safety: EN61010-1:2001

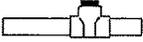
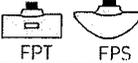
## Dimensions

Display Version



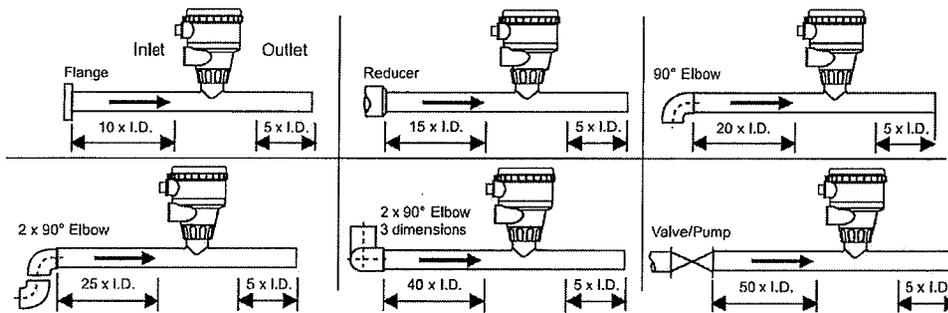
## Installation: Pipe Fittings

George Fischer Signet offers a wide selection of installation fittings that control the position of the Magmeter electrodes in relation to the dimensions of the pipe. Use the proper fitting for your system to obtain the best results from the Signet 2551 Magmeter.

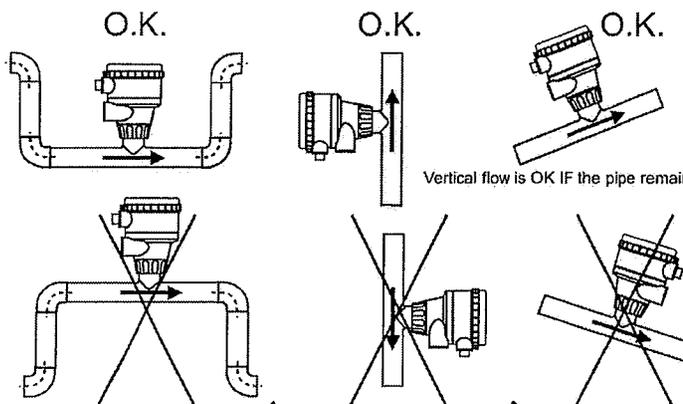
Type	Description	Type	Description
Plastic tees 	<ul style="list-style-type: none"> <li>• 0.5 to 4 inch versions</li> <li>• PVC or CPVC</li> </ul>	Iron, Carbon Steel, 316 SS Threaded tees 	<ul style="list-style-type: none"> <li>• 0.5 to 2 in. versions</li> <li>• Mounts on threaded pipe ends</li> </ul>
Metric Union Fitting 	<ul style="list-style-type: none"> <li>• For pipes from DN 15 to 50 mm</li> <li>• PP or PVDF</li> </ul>	Carbon steel & stainless steel Weld-on Weldolets 	<ul style="list-style-type: none"> <li>• 2 to 4 inch, cut 1-7/16 inch hole in pipe</li> <li>• Over 4 inch, cut 2-1/8 inch hole in pipe</li> </ul>
PVC Saddles 	<ul style="list-style-type: none"> <li>• 2 to 4 inch, cut 1-7/16 inch hole in pipe</li> <li>• 6 to 8 inch, cut 2-1/8 inch hole in pipe</li> </ul>	Fiberglass tees & saddles: FPT      FPS 	<ul style="list-style-type: none"> <li>• 1.5 in. to 8 in. PVDF insert</li> <li>• &gt; 8 in. PVC insert</li> </ul>
Iron Strap-on saddles 	<ul style="list-style-type: none"> <li>• 2 to 4 inch, cut 1-7/16 inch hole in pipe</li> <li>• Over 4 inch, cut 2-1/8 inch hole in pipe</li> </ul>	Metric Wafer Fitting 	<ul style="list-style-type: none"> <li>• For pipes DN 65 to DN 200</li> <li>• PP or PVDF</li> </ul>

## Location of Fitting

Optimal performance requires a full pipe. However, the empty pipe detection (EPD) feature will turn on, allowing for zero output, when the electrodes are not fully wetted.



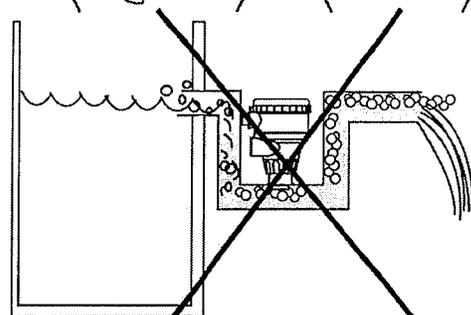
Select a location with sufficient distance of straight pipe immediately upstream and downstream of the sensor.



Vertical flow is OK IF the pipe remains full at all times.

These configurations ensure that the pipe is always filled. The sensor cannot be exposed to air bubbles at any time.

Avoid these situations unless you are certain that the sensor will not be exposed to air bubbles.



In a gravity-flow system, the tank must be designed so the level does not drop below the outlet. This causes the pipe to draw air in from the tank, which will be carried directly across the Magmeter electrodes, resulting in a very erratic output.



## Ordering Information

Model 2551 Insertion MagMeter Ordering Matrix					
3-2551					
<b>Sensor Body (Transducer) and electrodes/grounding ring materials - Choose one</b>					
-P	Polypropylene and 316L SS				
-W	PVDF and 316L SS				
-V	PVDF and Hastelloy C				
<b>Pipe size - Choose one</b>					
0	DN15 to DN100 (1/2 to 4 in.)				
1	DN125 to DN200 (5 to 8 in.)				
<b>Display Options - Choose One</b>					
-2	With Display, two SPDT relays, one solid state relay				
-4	With Display, one open collector output				
<b>Output options - Choose One</b>					
1	Frequency, Digital (S <sup>3</sup> L), Frequency-10, Mirror Relay (open collector)*				
2	4 to 20 mA output				
3-2551	-P	0	-2	2	<b>Example Part Number</b>

### Application Notes

- Note minimum process liquid conductivity requirement is 20 µs/cm
- Install sensor using standard Signet installation fittings for best results
- Sensor is capable of retrofitting into existing 515 and 2536 fittings.

\*This output option is an open collector output that mirrors one relay output.

Mfr. Part Number	Code	Mfr. Part Number	Code	Mfr. Part Number	Code
3-2551-P0-21	159 001 267	3-2551-V0-21	159 001 269	3-2551-W0-21	159 001 271
3-2551-P0-22	159 001 273	3-2551-V0-22	159 001 275	3-2551-W0-22	159 001 277
3-2551-P1-21	159 001 268	3-2551-V1-21	159 001 270	3-2551-W1-21	159 001 272
3-2551-P1-22	159 001 274	3-2551-V1-22	159 001 276	3-2551-W1-22	159 001 278
3-2551-P0-41	159 001 261	3-2551-V0-41	159 001 263	3-2551-W0-41	159 001 265
3-2551-P0-42	159 001 279	3-2551-V0-42	159 001 281	3-2551-W0-42	159 001 283
3-2551-P1-41	159 001 262	3-2551-V1-41	159 001 264	3-2551-W1-41	159 001 266
3-2551-P1-42	159 001 280	3-2551-V1-42	159 001 282	3-2551-W1-42	159 001 284

## Accessories and Replacement Parts

Mfr. Part No.	Code	Description
<b>O-Rings</b>		
1220-0021	198 801 186	O-ring, FPM (Viton®)
1224-0021	198 820 006	O-ring, EPDM
1228-0021	198 820 007	O-ring, FFPM (Kalrez®)
<b>Replacement Transducers</b>		
3-2551-P0	159 001 211	PP/316LSS, DN15 to DN100 (0.5 to 4 in.) pipe
3-2551-P1	159 001 212	PP/316LSS, DN125 to DN200 (5 to 8 in.) pipe
3-2551-W0	159 001 234	PVDF/316LSS, DN15 to DN100 (0.5 to 4 in.) pipe
3-2551-W1	159 001 235	PVDF/316LSS, DN125 to DN200 (5 to 8 in.) pipe
3-2551-V0	159 001 376	PVDF/Hastelloy-C, DN15 to DN100 (0.5 to 4 in.) pipe
3-2551-V1	159 001 377	PVDF/Hastelloy-C, DN125 to DN200 (5 to 8 in.) pipe
<b>Replacement Electronics Module</b>		
3-2551-21	159 001 372	Magmeter Display Electronics, frequency or digital (S <sup>3</sup> L) output
3-2551-22	159 001 373	Magmeter Display Electronics, 4 to 20mA output
3-2551-41	159 001 374	Magmeter Display Electronics, frequency or digital (S <sup>3</sup> L) output, w/relays
3-2551-42	159 001 375	Magmeter Display Electronics, frequency or digital (S <sup>3</sup> L) output, w/relays
<b>Other</b>		
7300-7524	159 000 687	24VDC Power Supply 7.5W, 300mA
7300-1524	159 000 688	24VDC Power Supply 15W, 600mA
7300-3024	159 000 689	24VDC Power Supply 30W, 1.3A
7300-5024	159 000 690	24VDC Power Supply 50W, 2.1A
7300-1024	159 000 691	24VDC Power Supply 100W, 4.2A
3-8551.521	159 001 378	Clear plastic cap for display
1222-0042	159 001 379	O-ring for clear plastic cap, EPDM

### George Fischer Signet, Inc.

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 For Worldwide Sales and Service, visit our website: [www.gfsignet.com](http://www.gfsignet.com) • E-mail: [signet.ps@georgfischer.com](mailto:signet.ps@georgfischer.com)  
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3-2551.090 (B-8/05)

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**CERAMI &  
BROWNING**  
CONSTRUCTION, INC.

Date: 9/8/11

Right of way improvements

Re: Blue Beacon Corning, Ca.

Here is the cost for the installation of the improvements in the public right of way

Description	Unit Price	Units	Extension
<b>Sunrise Excavating</b>			
Gas bore, trench and backfill			\$8,270.00
Water main tap and meter			\$2,800.00
Sewer boring and hookup			\$15,700.00
Primary, secondary and cable bores			\$12,000.00
AT&T conduit along property line (6 runs of 4" 230" long)			\$19,550.00
Offsite base and paving			\$39,890.00
<b>Eric Stephens Electrical, Inc.</b>			
New trenching and backfill per PG&E plan			\$22,724.00
Primary vault			\$6,928.24
Street light conduit and pull boxes			\$1,782.00
New pedestal box			\$961.00
Additional secondary work on the PG&E plan			\$904.00
Additional primary work on the PG&E plan			\$4,089.00
Comcast cable TV to hotel			\$1,570.00
<b>Muse Concrete</b>			
Sidewalk, curb and gutter			\$16,450.00
Street light bases, curb gutter and sidewalk replacement			\$2,048.00
<b>Cerami &amp; Browning</b>			
Material including tax			\$0.00
Labor	\$78.00		\$0.00
Equipment Rental			\$0.00
Supervision	\$78.00	200	\$15,600.00
Temp Facilities			\$650.00
Insurance and Bonds			\$5,137.99
Profit & Overhead			\$8,563.31
<b>Total</b>			<b>\$185,617.54</b>

This work will extend the job 25 working days.

Approved: \_\_\_\_\_  
Dana Morse

Date: \_\_\_\_\_

Joe Cerami  
Cerami & Browning Construction, Inc.

CERAMI & BROWNING CONSTRUCTION, INC.  
4475 Tenaya Court Suite A, Redding, Ca. 96003  
Phone ( 530 ) 222-2345 Fax ( 530 ) 222-8663. License Number B 746224

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

TYPE ONLY IN GRAY SHADED CELLS-SAVE AS SHEET BY ADDRESS

<b>Applicant</b>	Blue Beacon	<b>APN:</b>	87-040-70	<b>SPECIFIC PLAN AREA?</b>  Y
<b>Site Address</b>	3000 Hwy. 99 W	<b>Date:</b>	15-Sep-10	
<b>Project</b>	Truck Wash	<b>Site Area</b>	3.12	

TYPE ONLY IN GRAY SHADED CELLS-SAVE BY ADDRESS TO P:/DEVIMPFEES/DIFWORKSHEETS

1. SEWER FEES				
A. SEWER CAPITAL IMPROVEMENT FEE				
USE	METER SIZE	EDU'S	SCIF	TOTAL FEE
Commercial, Churches & Schools	3/4" - 1"	2	\$1,284	
Commercial	1 1/2"	2.5	\$1,605	
Commercial	2"	3	\$1,926	
Commercial	3"	6	\$3,852	
Commercial	4"	10	\$6,420	
Commercial	6"	36	\$23,112	
Truck/Car Wash	N/A	72	\$43,224	\$43,224
All Restaurants	N/A	3	\$1,926	
	<b>NUMBER OF SEATS/STOOLS</b>			
Bar/ per 10 seats/stools		1	\$642	\$0
	<b>NUMBER OF ROOMS</b>			
Hotels/Motels 1 EDU for each 3 rooms w/o kitchen		1	\$642	\$0
Hotels/Motels 1 EDU for each 2 rooms w/kitchen		1	\$642	\$0
Extended Stay Motels or Hotels 1 EDU per room		1	\$642	\$0
<b>SUM OF SEWER CAPITAL IMP. FEES:</b>				43224

DEVELOPMENT IMPACT FEES

SWR 02

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

TYPE ONLY IN GRAY SHADED CELLS-SAVE AS SHEET BY ADDRESS

<b>Applicant</b>	Blue Beacon	<b>APN:</b>	87-040-70			<b>SPECIFIC PLAN AREA?</b>  Y	
<b>Site Address</b>	3000 Hwy. 99-W	<b>Date:</b>	15 Sep 10				
<b>Project</b>	Truck Wash	<b>Site Area</b>	3.12				
<b>DEVELOPMENT IMPACT FEES (Continued)</b>	<b>B. SEWER PLANT EXPANSION FEE</b>					<b>SWR 06</b>	
	<b>USE</b>	<b>METER SIZE</b>	<b>EDU'S</b>	<b>SPEF FEE</b>	<b>TOTAL FEE</b>		
	Commercial, Churches & Schools	3/4" - 1"	2	\$8,000			
	Commercial	1 1/2"	2.5	\$10,000			
	Commercial	2"	3	\$12,000			
	Commercial	3"	6	\$24,000			
	Commercial	4"	10	\$40,000			
	Commercial	6"	36	\$144,000			
	Truck/Car Wash	N/A	72	\$288,000	\$288,000		
	All Restaurants	N/A	3	\$12,000			
		<b>NUMBER OF SEATS/STOOLS</b>					
	Bar/ per 10 seats/stools		1	4,000	\$0		
		<b>NUMBER OF ROOMS</b>					
	Hotels/Motels 1 EDU for each 3 rooms w/o kitchen		1	\$4,000	\$0		
	Hotels/Motels 1 EDU for each 2 rooms w/kitchen		1	\$4,000	\$0		
	Extended Stay Motels or Hotels 1 EDU per room		1	\$4,000	\$0		
	<b>SUM OF SEWER PLANT EXPANSION FEES:</b>						288000
	<b>2. WATER CAPITAL IMPROVEMENT FEE</b>						
	<b>USE</b>	<b>METER SIZE</b>	<b>EDU'S</b>	<b>FEE/EDU</b>	<b>FEE FOR USE</b>		<b>TOTAL FEE</b>
	Commercial, Churches & Schools	3/4" - 1"	2	\$709	\$1,418		
	Commercial	1 1/2"	2.5	\$709	\$1,772.50		
	Commercial	2"	3	\$709	\$2,127		\$2,127
	Commercial	3"	6	\$709	\$4,254		
Commercial	4"	10	\$709	\$7,090			
Commercial	6"	36	\$709	\$25,524			
Commercial Fire Connection	4"-6"	4	\$709	\$2,836			
<b>SUM OF WATER FEES:</b>					2127		

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

TYPE ONLY IN GRAY SHADED CELLS-SAVE AS SHEET BY ADDRESS

<b>Applicant</b>	Blue Beacon	<b>APN:</b>	87-040-70	<b>SPECIFIC PLAN AREA?</b>  Y	
<b>Site Address</b>	3000 Hwy. 99-W	<b>Date:</b>	15-Sep-10		
<b>Project</b>	Truck Wash	<b>Site Area</b>	3.12		
<b>DEVELOPMENT IMPACT FEES</b> (Continued)	<b>3. DRAINAGE FACILITY FEE</b>				DRA 01
		<b>ACREAGE</b>	<b>TOTAL FEE</b>		
	Fee based on \$3,900 per acre	3.12	\$	12,168	
	<b>4. PARK LAND DEVELOPMENT FEE</b>				PLA 08
		<b>ACREAGE</b>	<b>FEE PER EDU</b>	<b>TOTAL FEE</b>	
	Fee based on 5 EDUs/acre	3.12	\$875	\$13,650	
	<b>5. TRAFFIC MITIGATION FEE'S FOR BRIDGES, STREETS AND TRAFFIC SIGNALS</b>				TRA 04
		<b>ACREAGE</b>	<b>FEE PER EDU</b>	<b>TOTAL FEE</b>	
	Fee based on 5 EDUs/acre	3.12	\$4,819	\$75,176 <i>May Be Mitigate</i>	
	<b>TOTAL DEVELOPMENT IMPACT FEES:</b>			<b>\$434,345</b>	

<b>HWY. 99-W SPECIFIC PLAN FEES</b>	<b>HWY. 99-W ZONE OF BENEFIT FEES</b>		
	<b>FEE</b>	<b>ACREAGE</b>	<b>TOTAL FEE</b>
Water System Fee	\$1170/Acre		\$ 3,650
Sewer Sytem Fee	\$2020/Acre	3.12	\$ 6,302.40
Water Well Fee	\$590/Acre		\$ 1,840.80
<b>TOTAL HWY. 99-W SPECIFIC PLAN FEES</b>			<b>\$ 11,794</b>

<b>OTHER FEES</b>	<b>OTHER FEES</b>			<b>ENC01</b>
	<b>FEE/PARCEL</b>	<b>PARCELS</b>	<b>TOTAL FEE</b>	
Encroachment Permit	\$15	1	\$ 15	

**SUM OF ALL FEES: \$ 446,154**

**AMT. PAID** \_\_\_\_\_  
**BY:** \_\_\_\_\_  
**DATE PAID:** \_\_\_\_\_  
**CHECK NO.** \_\_\_\_\_

<b>FEES SUMMARY BY FUND</b>		
<b>FUND NO.</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
SWR 02	SEWER CAP IMP	\$ 43,224.00
SWR 06	SEWER PLANT EXP	\$ 288,000.00
WTR 07	WATER CAP IMP	\$ 2,127.00
DRA 01	DRAINAGE	\$ 12,168.00
PLA 08	PARKLAND DEV	\$ 13,650.00
TRA 04	TRAFFIC MITIGATION	\$ 75,176.40

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

TYPE ONLY IN GRAY SHADED CELLS-SAVE AS SHEET BY ADDRESS

<b>Applicant</b>	Blue Beacon	<b>APN:</b>	87-040-70	<b>SPECIFIC PLAN AREA?</b>  Y
<b>Site Address</b>	3000 Hwy. 99 W	<b>Date:</b>	15-Sep-10	
<b>Project</b>	Truck Wash	<b>Site Area</b>	3.12	
	99-W SPEC PLAN	\$	11,793.60	
ENC 01	ENC. PERMIT	\$	15.00	
	Total:	\$	446,154.00	