



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY 20, 2016
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

C. MINUTES:

1. Waive the reading and approve the Minutes of the August 16, 2016 Planning Commission Meeting with any necessary corrections. THIS ITEM HAS BEEN PULLED AND WILL BE PRESENTED AT THE NEXT MEETING FOR APPROVAL.

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 2016-283; Steve Bates: Establish an auto detailing shop in an existing building located within the Hwy. 99W Corridor Specific Plan area and zoned CH-CBDZ, Highway Service Commercial – Corning Business Development Zone. Located on the east side of Hwy. 99W just north of the Blossom Avenue right-of-way. Address: 1251 Hwy. 99W; APN: 71-202-23.

3. Rezone 2016-05, Ordinance 670, Propose recommendation to the City Council on rezoning various properties throughout the City of Corning from M-1 (Light Industrial), C-2, (Central Business District), R-2 (Two Family Residence District), CH-CBDZ (CH-Hwy. Commercial, CBDZ- Corning Business Development Zone), and R-1 (Single Family Residential) to R-3 (Neighborhood Apartment District), R-4 (General Apartment District), C-2 (Central Business District and P-Q (Public or Quazi-Public Use District) pursuant to Implementation Measure LU-(1) from the City of Corning 2014-2034 General Plan.

F. REGULAR AGENDA:

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: FRIDAY, SEPTEMBER 16, 2016

**ITEM NO: E-2
USE PERMIT APPLICATION 2016-283,
STEVE BATES; ESTABLISH AN AUTO
DETAILING SHOP IN AN EXISTING
BUILDING LOCATED IN THE HWY 99W
CORRIDOR SPECIFIC PLAN. THE EXISTING
BUILDING IS LOCATED ON THE EAST SIDE
OF HWY 99W JUST NORTH OF THE
BLOSSOM AVENUE RIGHT-OF-WAY.
APN: 71-202-23 ADDRESS: 1251 HWY 99W.**

SEPTEMBER 20, 2016

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING CONSULTANT

PROJECT DESCRIPTION:

Steve Bates has submitted an application to establish an auto detailing shop in an existing building located within the Hwy 99W Corridor Specific Plan area and zoned CH-CBDZ, Highway Service Commercial-Corning Business Development Zone. The existing building is located on the east side of Hwy 99W., just north of the Blossom Avenue right-of-way and behind an existing building that was previously used as a pet store. Address: 1251 Hwy 99W. APN: 71-202-23

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 15301, Existing Facilities, Class 1 provides exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

This project will allow the applicant to establish an auto detailing business in an existing building that historically has been used for a variety of retail businesses. The auto detailing business is a negligible expansion of the previous commercial retail use of the building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2016-283;

Factual Subfinding #1

The applicant proposes to establish an auto detailing business in an existing building that has previously been used for a variety of retail businesses. The building is adequate in size and area for the auto detailing business and no expansion of the building will be required.

Legal Finding #1

The granting of Use Permit 2016-283 is a negligible expansion of the previous existing use of an existing building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

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

Legal Finding #2

The establishment of an auto detailing shop 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 existing building is located on a parcel that has less than a 2% slope in topography, and is appropriate in shape for the establishment of an auto detailing business.

Legal Finding #3

The parcel and existing building proposed for use as an auto detailing business pursuant to Use Permit 2016-283 is adequate in size, shape and topography.

Factual Subfinding #4

The parcel and building have frontage and existing access from Hwy 99W.

Legal Finding #4

The site has sufficient access to Hwy 99W for the development of an auto detailing shop in the existing building.

Factual Finding #5

The existing building proposed for use as an auto detailing shop is located in an area designated for, and established with, a wide variety of commercial uses within the Hwy 99W Corridor Specific Plan area.

Legal Finding #5

The establishment of an auto detailing shop in an existing building previously used for a variety of commercial uses and located in an area established with a variety of commercial businesses 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 AND APPROVE USE PERMIT 2016-283 SUBJECT TO THE 9 CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**

(PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED FACTUAL SUBFINDINGS & LEGAL FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE FACTUAL SUBFINDINGS AND LEGAL FINDINGS AND REMOVE, MODIFY, OR ADD TO THE RECOMMENDED CONDITIONS OF APPROVAL IF DEEMED APPROPRIATE BY A MAJORITY 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 2016-283.

**STAFF RECOMMENDS THE FOLLOWING
CONDITIONS OF APPROVAL
FOR USE PERMIT 2016-283:**

CONDITION #1 – AGENCY COMPLIANCE:

The development and continued operation of an auto detailing shop, permitted pursuant to Use Permit 2016-283, must comply with all applicable local, state, and federal laws and regulations.

CONDITION #2 – HANDICAPPED PARKING:

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

CONDITION #3 - SIGN REGULATIONS:

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

CONDITION #4 – BUILDING PERMIT:

Prior to the issuance of a Certificate of Occupancy for the auto detail business the applicant must obtain a building permit from the City of Corning Building Department and complete all remodel improvements to the existing building.

CONDITION #5: CONSTRUCTION DEBRIS:

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

CONDITION #6: ON-SITE VEHICLES:

No more than 4 vehicles will be allowed on-site and no non-operational or vehicles for sale will be allowed to park on-site.

CONDITION #7: BUSINESS HOURS:

Business hours will be limited from 8:00 AM to 6:00 PM Monday thru Saturday.

CONDITION #8: LARGE COMMERCIAL VEHICLES PROHIBITED:

No large commercial trucks or trailers will be allowed to be detailed on-site.

CONDITION #9: PROPERTY MAINTENANCE:

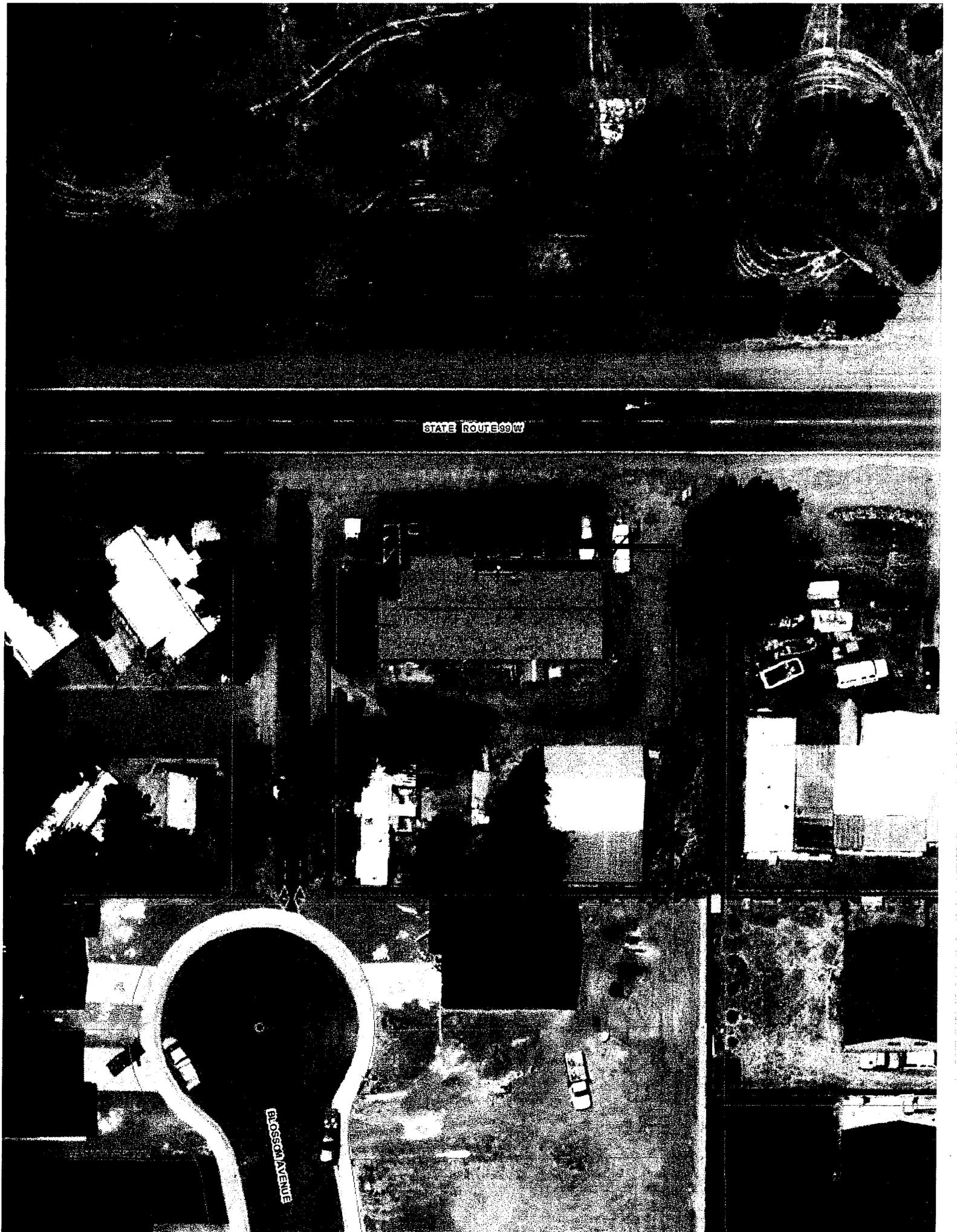
The property must be maintained in a clean and secure manner at all times.

ATTACHMENTS

Exhibit "A"	Aerial Photo/Vicinity Map
Exhibit "B"	Application

STATE ROUTE 99 W

BLOSSOM AVENUE



RECEIVED

CITY OF CORNING
 PLANNING APPLICATION
 TYPE OR PRINT CLEARLY

SEP 08 2016

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

Exhibit "B" CITY OF CORNING

PROJECT INFORMATION	PROJECT ADDRESS 1251 Hwy 99 W		ASSESSOR'S PARCEL NUMBER 71-202-23		G.P. LAND USE DESIGNATION Hwy 99 W Specific Plan		
	ZONING DISTRICT CH-CB02		FLOOD HAZARD ZONE		SITE ACREAGE		
					AIRPORT SAFETY ZONE? NO		
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Auto Detailing shop in existing building located in Hwy 99 W Specific Plan area						
APPLICATION TYPE (Check All Applicable)							
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit							
APPLICANT INFORMATION	APPLICANT Steve Bates		ADDRESS 1251 99W Highway		DAY PHONE 530 209 8458		
	REPRESENTATIVE (IF ANY)		ADDRESS Corning CA 5600 Walton Dr. RB 96080		DAY PHONE		
	PROPERTY OWNER Suzanne K. Cynthia		ADDRESS 1623 Colusa St Corning		DAY PHONE 530-410-2111		
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER						
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed:			PROPERTY OWNER: I have read this application and consent to its filing. Signed:			
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.							

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. 2016-283	RECEIVED BY: JS	DATE RECEIVED 9/8/2016	DATE APPL. DEEMED COMPLETE
FEES RECEIVED/RECEIPT NO.		CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt ND MND EIR		DATE FILED



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Use Permit 2016-283

2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

Building permits for remodel of building

Additional Project Information

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

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

5. Proposed scheduling/development.

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.)

N/A

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

City oriented auto detailing shop.

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

N/A

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

N/A

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

Chapter 11.24 requires Use Permit for proposed use.

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
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Environmental setting

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

Existing building to be upgraded per Building Code requirements.

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.

Existing building located along Hwy 99 W - residential use established east along Blossom Ave.

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 _____

Signature _____

For: _____

**ITEM NO. E-3
REZONE 2016-5; ORDINANCE 670;
REZONE VARIOUS PARCELS TO BE
CONSISTENT WITH MULTI-FAMILY
RESIDENTIAL (MFR) COMMERCIAL (C) AND
PUBLIC (P) LAND USE DESIGNATIONS
FROM THE 2014-2034 GENERAL PLAN**

SEPTEMBER 20, 2016

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER, PLANNING CONSULTANT

PROJECT DESCRIPTION:

Rezone various properties throughout the City of Corning from M-1, C-2, R-2, CH-CBDZ, and R1- to R-3, R-4, C-2, and P pursuant to Implementation Measure LU-(1) from the City of Corning 2014-2034 General Plan. Please refer to attached Exhibit 'A' which is Table LU-4 from the General Plan identifying Land Use Reclassifications by APN and Exhibit "B" Assessors Maps for parcels being rezoned.

GENERAL PLAN LAND USE CLASSIFICATIONS:

The MFR, Mutli-Family Residential Land Use Designation is intended to provide neighborhood and general apartment high density living and office environments, or a combination thereof, receiving a full range of services.

The C, Commercial Land Use Designation is intended provide for commercial uses. Specific categories are determined by Zoning which include: Neighborhood and Central Business Districts, General and Highway Service Commercial Districts.

The P, Park Land Use Designation is intended to provide for community recreation facilities and also for the protection of significant wildlife, plant, fisheries, and wetland habitat resources.

PROPERTY OWNER NOTIFICATION:

A letter was sent to each property owner who's property is being considered for rezoning. The letter informed them of this public hearing and identified the existing zoning and proposed zoning pursuant to the adoption of the City of Corning 2014-2034 General Plan.

ENVIRONMENTAL:

The California Environmental Quality Act (CEQA) Section 15162 Subsequent EIR's and Negative Declaration states;

- (a) *"When an EIR has been certified of a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:"*

- (1) *"Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;"*
- (2) *"Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or"*
- (3) *"New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:"*
 - (A) *"The project will have one or more significant effects not discussed in the previous EIR or negative declaration;"*
 - (B) *"Significant effects previously examined will be substantially more severe than shown in the previous EIR;"*
 - (C) *"Mitigation measures or alternatives previously found not to be feasible would be in fact feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives. or"*
 - (D) *"Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives."*

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Multi-Family Residential (MFR), Commercial (C), Public (P) and analyzed the environmental impacts associated with designating and zoning these parcels to be consistent with these Land Use Designations. There have been no changes in the project that would require additional environmental review therefore the project is exempt from CEQA pursuant to Section 15162.

STAFF RECOMMENDATION:

Staff recommends the following Factual Subfindings, Legal Findings and Action for consideration by the Planning Commission:

Factual Subfinding #1

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Multi-Family Residential (MFR), Commercial (C), Public (P) and analyzed the environmental impacts associated with designating and zoning these parcels to be consistent with these Land Use Designations..

Legal Finding #1

There have been no changes in the project that would require additional environmental review prior to rezoning these parcels to be consistent with the General Plan Land Use Designations therefore the project is exempt from CEQA pursuant to Section 15162.

Factual Subfinding #2

On September 8, 2015 the Corning City Council adopted the 2014-2034 City of Corning General Plan. The General Plan grouped elements into the Natural Resources Group, Public Health and Safety Group, and Community Development Group. Each group has associated elements with goals, objectives, policies, and implementation measures.

Legal Finding #2

Rezoning the parcels designated Multi-Family Residential (MFR), Commercial (C), Public (P), is consistent with the Community Development Group of the Corning General Plan

Factual Subfinding #3

Table LU-1 in the 2014-2034 Corning General Plan provides a description and maximum densities for parcels designated Multi-Family Residential on the adopted Land Use Map within the General Plan.

Legal Finding #3

The allowed uses and densities in the R-3 & R-4 Zoning Districts are consistent with the General Plan Land Use Classifications as shown on Table LU-1 of the 2014-2034 Corning General Plan.

Factual Subfinding #4

The California Department of Housing and Community Development (H&CD) requires that communities meet the Regional Housing Needs Assessment (RHNA) numbers that they determine are needed to provide for affordable housing within the community.

Legal Finding #4

The City of Corning adopted the 2014-2034 General Plan and designated more land Multi-Family Residential to assure that the City met the RHNA numbers as determined by H&CD.

Factual Subfinding #5

To comply with State Law the City of Corning must zone parcels designated Multi-Family Residential (MFR) to either R-2, R-3, or R-4.

Legal Finding #5

Development of multi-family residential units on parcels zoned R-2, R-3, and R-4 will provide affordable housing within the City of Corning.

ACTION:

Move to recommend that the City Council adopt the 5 Factual Subfindings and Legal Findings as presented in the staff report (or as modified by the Commission) and approve and adopt Rezone 2016-05 pursuant to Ordinance No. 670.

Or;

Make a motion to recommend that the City Council deny approval of Rezone 2016-05 and Ordinance No. 670.

ATTACHMENTS:

- Exhibit "A" TABLE LU-4, GENERAL PLAN LAND USE RECLASSIFICATION
(Parcels included in this rezone action have been underlined)
- Exhibit "B" ASSESSOR'S MAP PARCELS BEING REZONED

Exhibit "A"

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DENSITY FACTOR	POTENTIAL D.U.'S	D.U.'S	LAND USE STATUS ¹	EXISTING DWELLING UNITS			D.U.'S ON VACANT PARCELS		
				GP	ZONE	GP	ZONE					LLR	SP	SVRR	EVRR	STP	YRR
1	069-150-40	10.00		U	R-1	R	R-1	6	60.0		V				60		
2	069-150-41	10.75		U	R-1	R	R-1	6	64.5		V				64		
3	069-150-42	9.34		U	R-1	MFR	R-4	20	186.8		V					186	
4	069-150-43	0.98	42,689	U	R-1	MFR	R-4	20	19.6		1			1			
5	069-150-44	7.62		U	R-1	R	R-1	6	45.7		V				45		
6	069-150-53	7.77		U	R-1	R	R-1	6	46.6		V				46		
7	069-150-54	10.00		U	R-1	R	R-1	6	60.0		V				60		
8	069-150-71	2.00		U	R-1	R	R-1	6	12.0		1				12		
9	069-150-72	19.18		U	R-1	R	R-1	6	115.1		V				115		
10	071-134-8	0.37	16,250	C	C-2	MFR	R-4	20	7.4		C-Bldg						7
11	071-134-9	0.15	6,500	C	C-2	MFR	R-4	20	3.0		1						2
12	071-134-10	0.37	16,250	C	C-2	MFR	R-4	20	7.4		V					1	7
13	071-136-5	0.09	3,915	I	M-1	C	C-2		N/A		V						
14	071-136-6	0.21	9,085	I	M-1	C	C-2		N/A		V						
15	071-136-7	0.15	6,500	I	M-1	C	C-2		N/A		V						
16	071-136-8	0.07	3,000	I	M-1	C	C-2		N/A		C-Bldg						
17	071-136-9	0.10	4,500	I	M-1	C	C-2		N/A		C-Bldg						
18	071-136-10	0.03	1,500	I	M-1	C	C-2		N/A		C-Bldg						
19	071-136-11	0.24	10,500	I	M-1	C	C-2		N/A		C-Bldg						
20	071-140-48	2.19		C	C-3	R	R-1	6	13.1		V				13		
21	071-171-4	0.43	18,750	R	R-2	MFR	R-4	10	4.3		2				2		2
22	071-173-1	0.26	11,250	R	R-2	MFR	R-3	16	4.1		3				3		1
23	071-173-2	0.26	11,250	R	R-2	MFR	R-3	16	4.1		1				1		3
24	071-173-3	0.26	11,250	R	R-2	MFR	R-3	16	4.1		2				2		2
25	071-173-4	0.26	11,250	R	R-2	MFR	R-3	16	4.1		3				3		1
26	071-175-7	0.34	15,000	I	M-1	C	C-2		N/A		C-Bldg						
27	071-250-04	9.62		R	R-1-A	P	P		N/A		P						
28	071-250-14	7.73		R	R-1-A	LLR	LLR		3.8		P						
29	071-250-32	1.96		HWY99-W	CH-CBDZ	MFR	R-4	20	39.2		V					39	
30	071-250-35	6.82		R	R-1	P	P		N/A		P						
31	071-250-38	10.87		HWY99-W	CH-CBDZ	MFR	R-4	20	217.4		V					217	
32	071-250-61	Minimal		R	R-1	P	P		N/A		P						
33	071-250-63	1.95		R	R-1	P	P		N/A		P						
34	071-280-2	1.37		R	R-1 & R-1-A	LLR	LLR	0.5	0.7		1				1		
35	071-280-6	0.25	10,710	R	R-1-2	LLR	LLR	0.5	0.1		1				1		

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL D.U.S.		LAND USE STATUS ¹	EXISTING D.U.S. ²			D.U.S ON VACANT PARCELS ³		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	D.U.S.		LTR	SP	MTR	DMR	SR	MTR
36	071-280-13	0.18	7,680	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.1	1	1					
37	071-280-14	0.00	216	R	R-1-2	LLR	LLR	0.5	0.0	1	1					
38	071-280-16	0.31	13,342	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
39	071-280-18	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
40	071-280-19	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
41	071-280-20	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
42	071-280-21	0.63	27,342	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
43	071-280-23	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
44	071-280-24	3.41	3,41	R	R-1-A	LLR	LLR	0.5	1.7	1	1					
45	071-280-25	4.46	4,46	R	R-1-A	LLR	LLR	0.5	2.2	V	1					2
46	071-280-26	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
47	071-280-27	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
48	071-280-28	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
49	071-280-29	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
50	071-280-30	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
51	071-280-31	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	V	1					1
52	071-280-32	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
53	071-280-33	1.00	43,560	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
54	071-280-34	0.35	15,300	R	R-1-2	LLR	LLR	0.5	0.2	1	1					
55	071-280-35	0.20	8,500	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
56	071-280-36	1.08	8,840	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
57	071-280-37	1.90	1,12	R	R-1-2 & R-1-A	LLR	LLR	0.5	1.0	1	1					
58	071-280-38	0.20	8,840	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.6	1	1					
59	071-280-39	0.20	13,342	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
60	071-280-40	0.31	6,750	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
61	071-291-3	0.15	24,165	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
62	071-291-10	0.55	24,165	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
63	071-291-11	4.09	10,500	A	R-1-A	LLR	LLR	0.5	2.0	V	1					2
64	071-291-12	0.24	14,450	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
65	071-291-13	0.33	9,000	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
66	071-291-14	0.21	13,650	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
67	071-291-18	0.31	9,750	R	R-1-2	LLR	LLR	0.5	0.2	1	1					
68	071-291-19	0.22	12,600	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
69	071-291-21	0.29	13,500	R	R-1-A	LLR	LLR	0.5	0.1	1	1					
70	071-291-22	0.31	30,450	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
71	071-291-23	0.70	30,450	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.3	1	1					

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS

TABLE LU-4

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DUS		LAND USE STATUS ¹	EXISTING DWELLING UNITS		DUS ON VACANT PARCELS ²	
				GP	ZONE	GP	ZONE	DENSITY FACTOR	DUS		LLR	SF	LLR	SF
72	071-291-24	1.02	44,550	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1			
73	071-291-25	0.57	24,750	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.3	1	1			
74	071-291-27	0.91	39,600	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1			
75	071-291-28	0.26	11,252	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
76	071-291-29	0.28	12,265	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
77	071-291-35	0.40	17,308	A	R-1-A	LLR	LLR	0.5	0.2	1	1			
78	071-291-36	0.14	6,210	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
79	071-291-37	0.55	24,126	A	R-1-A	LLR	LLR	0.5	0.3	1	1			
80	071-291-38	0.26	11,226	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
81	071-291-39	0.24	10,372	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
82	071-291-40	0.02	900	A	R-1-2	LLR	LLR	0.5	0.0	1	1			
83	071-292-7	0.27	11,661	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
84	071-292-8	0.43	18,894	A	R-1-A	LLR	LLR	0.5	0.2	1	1			
85	071-292-11	0.24	10,574	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
86	071-292-14	0.23	9,928	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
87	071-292-18	0.29	12,450	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
88	071-292-21	0.24	10,552	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
89	071-292-22	0.23	10,088	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
90	071-292-23	0.25	10,862	R	R-1-A	LLR	LLR	0.5	0.1	1	1			
91	071-292-24	0.25	11,018	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
92	071-292-25	0.26	11,175	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
93	071-292-26	0.18	7,644	R	R-1-2	LLR	LLR	0.5	0.1	1	1			
94	071-292-27	0.16	6,967	A	R-1-A	LLR	LLR	0.5	0.1	1	1			
95	071-300-28	2.27		A	R-1-A	LLR	LLR	0.5	1.1	1	1			
96	071-300-51	1.00		A	R-1-A	LLR	LLR	0.5	0.5	1	1			
97	071-300-52	8.83		A	R-1-A	LLR	LLR	0.5	4.4	1	1			3
98	071-300-63	10.53		U	R-1	LLR	LLR	0.5	5.3	V				5
99	071-300-73	0.40		U	R-1	LLR	LLR	0.5	0.2	1				
100	073-010-1	0.23	17,277	R	R-1	MFR	R-3	16	3.7	1				2
101	073-010-2	8.17		R	R-2 & OS	MFR	R-3	16	130.7	V				1
102	073-010-72	1.09		R	R-1	C	C-1	N/A						130
103	073-120-77	1.44	Zoning	MFR	R-2	MFR	R-3	16	23.0	V				23
104	073-120-78	2.06	Zoning	MFR	R-1	MFR	R-3	16	33.0	V				33
105	073-260-21	8.00		R	R-1	MFR	R-3	16	128.0	V				128
106	075-020-19	12.00		I	M-1	LLR	LLR	0.5	6.0	V				6
107	075-020-39	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5

**TABLE LU-4
GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS**

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL D.U.'S		LAND USE STAMP ¹	EXISTING D.U.'S		D.U.'S ON VACANT PARCELS	
				GP	ZONE	GP	ZONE	DENSITY FACTOR	D.U.'S		FRONT	SIDE	REAR	D.U.'S
108	075-020-40	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
109	075-020-41	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
110	075-020-42	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
111	075-080-3	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
112	075-080-29	10.00		R	R	PM	PM	PM	5.0	I				5
113	075-080-39	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
114	075-080-52	10.00		U	PD	LLR	LLR	0.5	5.0	V				5
115	075-080-53	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
116	075-080-54	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5
117	075-080-58	5.00		U	PD	LLR	LLR	0.5	2.5	V				2
118	075-080-59	15.00		U	PD	LLR	LLR	0.5	7.5	V				7
119	087-050-6	9.74		A	R-1-A	LLR	LLR	0.5	4.9	I	1			3
120	087-050-31	4.86		A	R-1-A	LLR	LLR	0.5	2.4	I	1			1
121	087-050-53	3.92		A	R-1-A	LLR	LLR	0.5	2.0	V				2
122	087-050-54	1.97		A	R-1-A	LLR	LLR	0.5	1.0	I	1			1
123	087-050-55	5.12		A	R-1-A	LLR	LLR	0.5	2.6	I	1			2
124	087-050-56	4.62		A	R-1-A	LLR	LLR	0.5	2.3	V				2
125	087-100-55	3.84		A	R-1-A	LLR	LLR	0.5	1.9	V				1
126	087-100-56	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1
127	087-100-57	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1
128	087-100-58	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1
Totals									1,347	82	66	0	13	1,300

Notes:
¹ Identifies existing uses on the parcel. V indicates the parcel is vacant. C-Bldg indicates that there is an existing commercial building on the parcel. A number identifies the number of dwelling units on the parcel.
² A number identifies the number of existing dwelling units on the parcel.
³ The number identifies how many dwelling units could be developed on the parcel.

Exhibit "B"

SUBDIVDED LAND IN SE1/4 SEC. 15, & NE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.

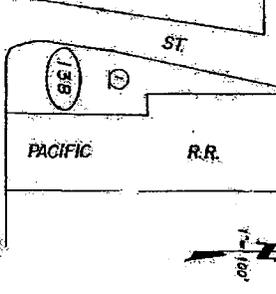
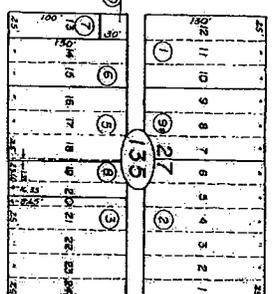
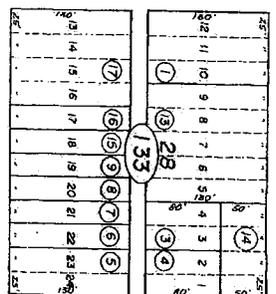
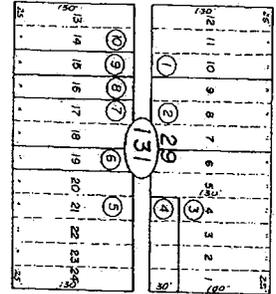
11

71-13

YOLO

ST. 8

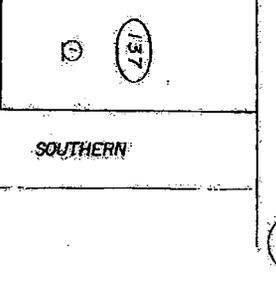
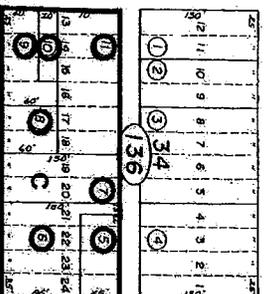
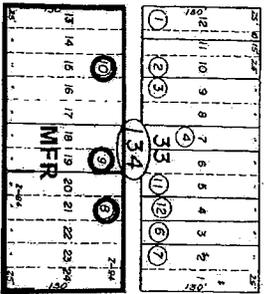
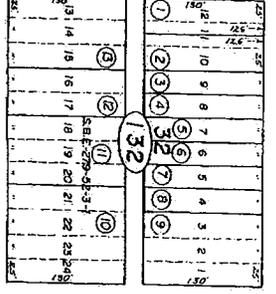
YOLO
ST.
75



SOLANO

ST. 8

Bk.
75



MARIN

ST. 8

SOUTHERN

R.S. BK. Z, Pg. 94

17

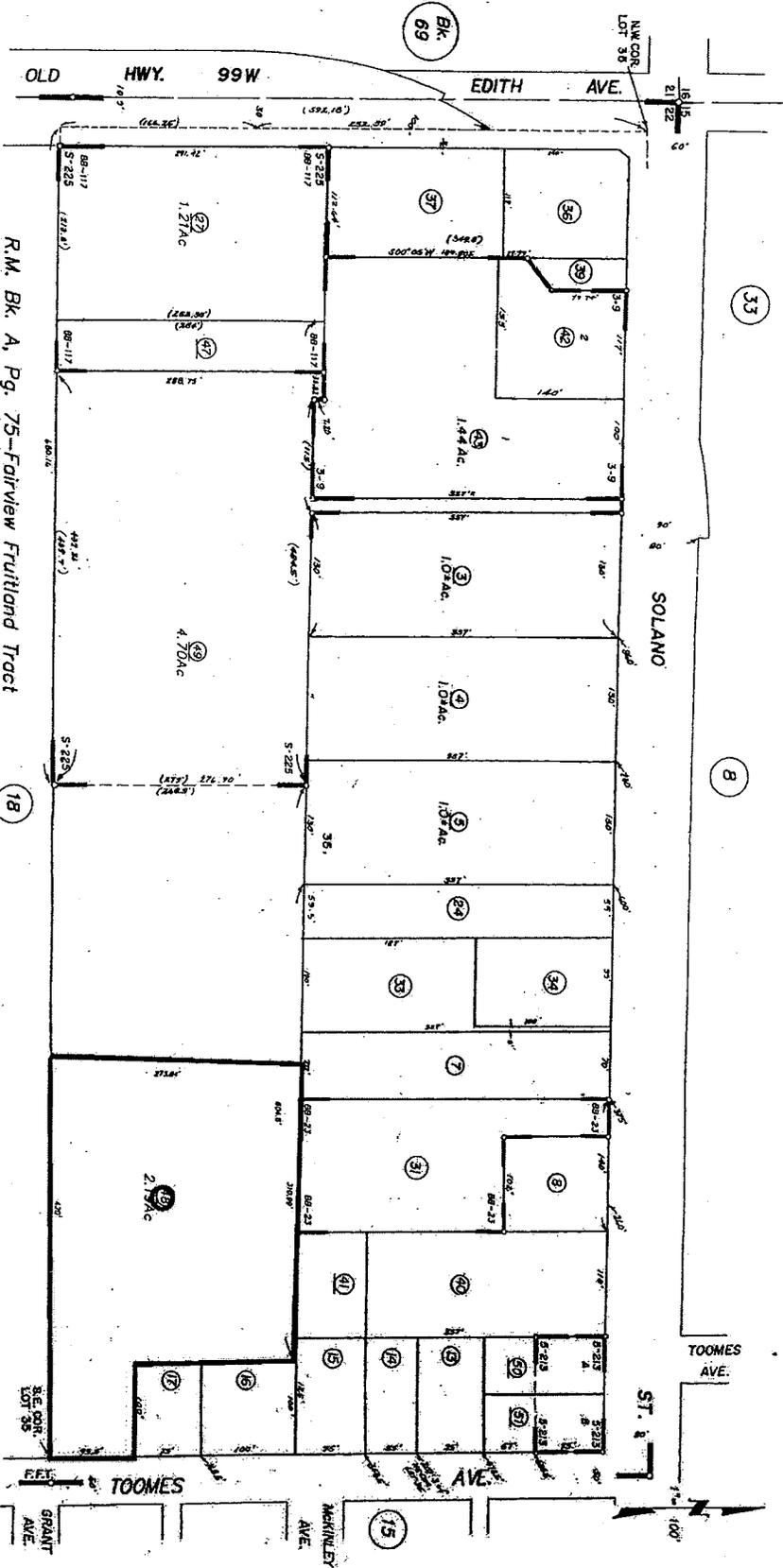
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 -Pg. 13
County of Tehama, Calif.

AP 071-134
AP 071-136

SUBDIVIDED LAND IN NW 1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.

71-14



- R.M. Bk. A, Pg. 75—Fairview Fruitland Tract
- R.M. Bk. L, Pg. 2—Southwesterly ptn. City of Corning
- R.S. Bk. S, Pg. 225
- P.M. Bk. J, Pg. 9—P.M. No. 721
- R.M. Bk. 5, Pg. 213—P.M. No. 78-238
- R.S. Bk. BB, Pg. 23
- R.S. Rk. RR, Pn. 117

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

Assessor's Map Bk. 71—Pg. 14
County of Tehama, Calif.
AP 071-140

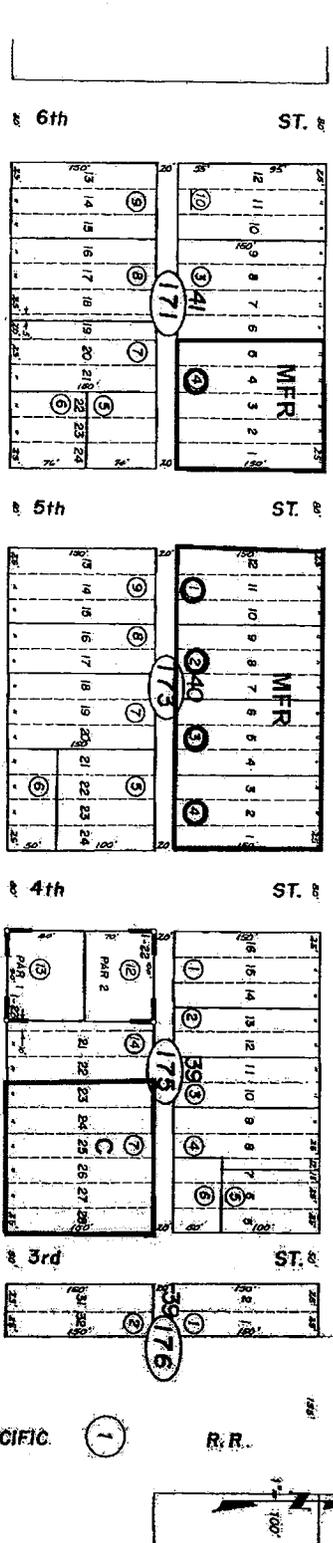
SUBDIVDED LAND IN NE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.

13

71-17

MARIN

ST. 2



16

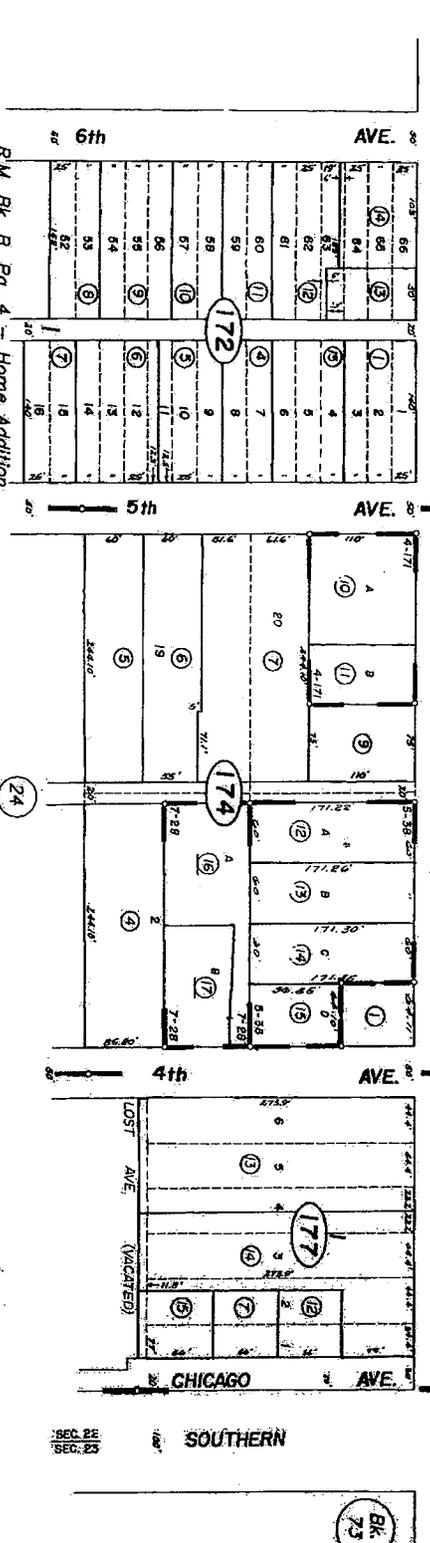
SOUTH

H.A.S.A.

S.A.S.A-2

ST. 2

BK 75



R.M. Bk. B, Pg. 4 - Home Addition
 R.M. Bk. B, Pg. 10 - South Side Addition No. 2
 P.M. Bk. 5, Pg. 38 - P.M. No. 78-44
 R.M. Bk. B, Pg. 11 - South Side Addition No. 2
 P.M. Bk. 7, Pg. 28 - P.M. No. 80-134
 R.M. Bk. 1, Pg. 22 - P.M. No. 187
 P.M. Bk. 4, Pg. 171 - P.M. No. 77-119

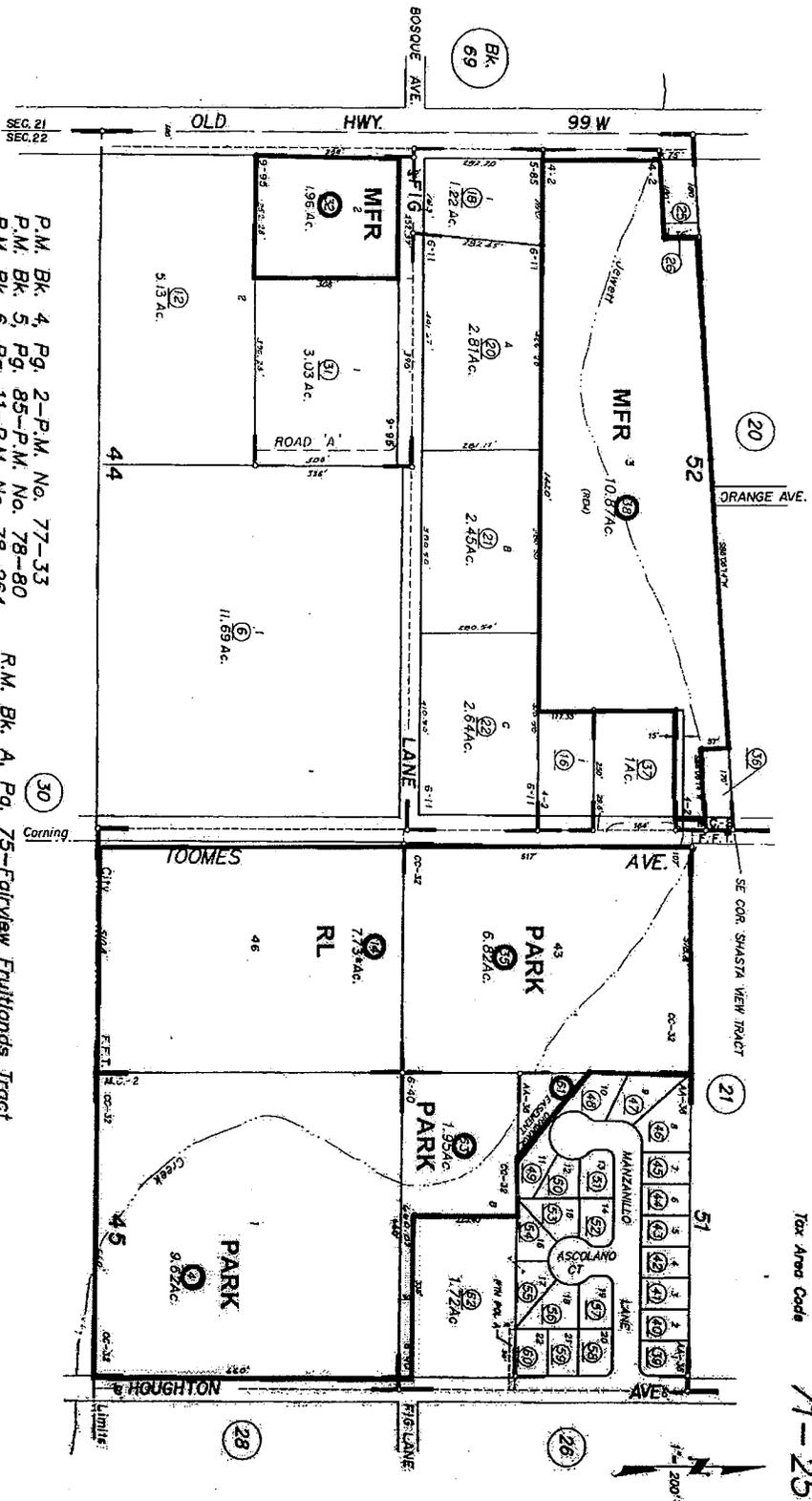
NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map, Bk. 71 - Pg. 17
 County of Tehama, Calif.
 AP 071-171
 AP 071-173
 AP 071-175

SUBDIVIDED LAND IN W1/2 SEC. 22, T.24N., R.3W., M.D.B.&M.

Tax Area Code

71-25



- P.M. Bk. 4, Pg. 2-P.M. No. 77-33
- P.M. Bk. 5, Pg. 85-P.M. No. 78-80
- P.M. Bk. 6, Pg. 11-P.M. No. 78-264
- P.M. Bk. 6, Pg. 40-P.M. No. 79-58
- P.M. Bk. 9, Pg. 95-P.M. No. 89-28

- R.M. Bk. A, Pg. 75-Fairview Fruitlands Tract
- R.M. Bk. B, Pg. 1-Maywood Colony No. 2
- R.M. Bk. L, Pg. 2-Southwesterly Ptn. Corning
- R.M. Bk. AA, Pg. 36-Tract No. 03-1007
- R.S. Bk. CC, Pg. 32

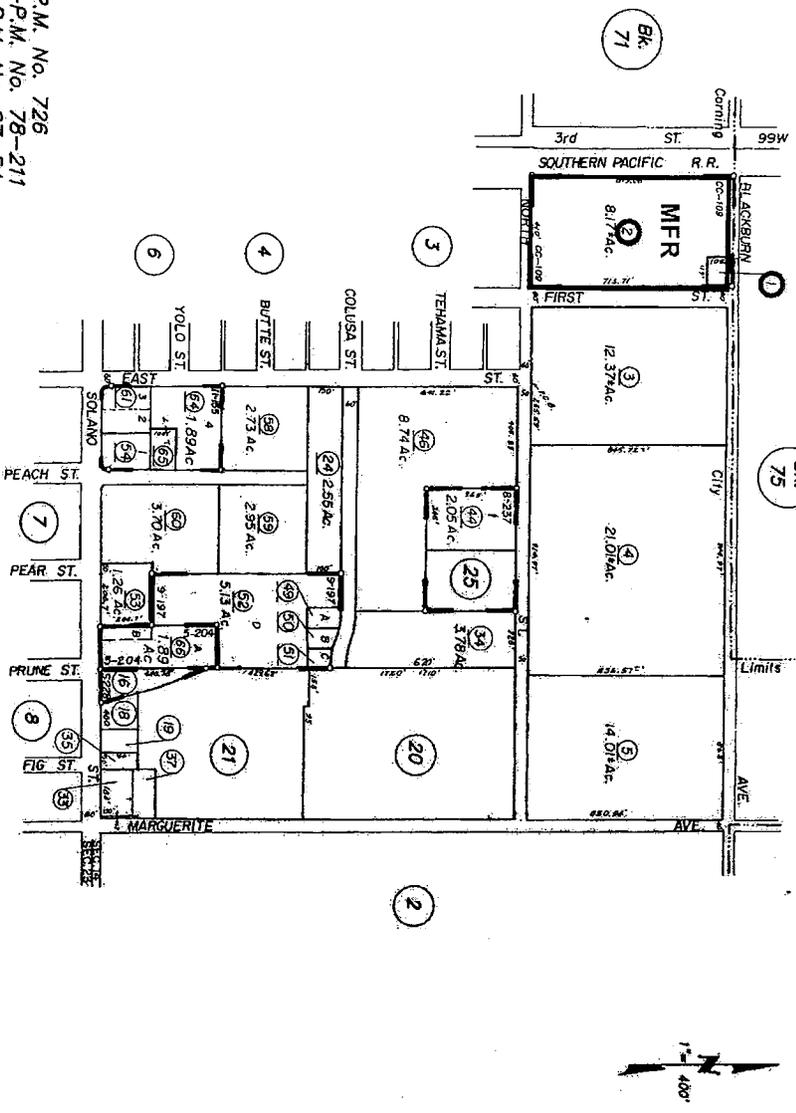
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 -Pg. 25
County of Tehama, Calif.

AP-071-250

PTN. SW1/4 SEC. 14, T.24N., R.3W., M.D.B.&M.

73-01



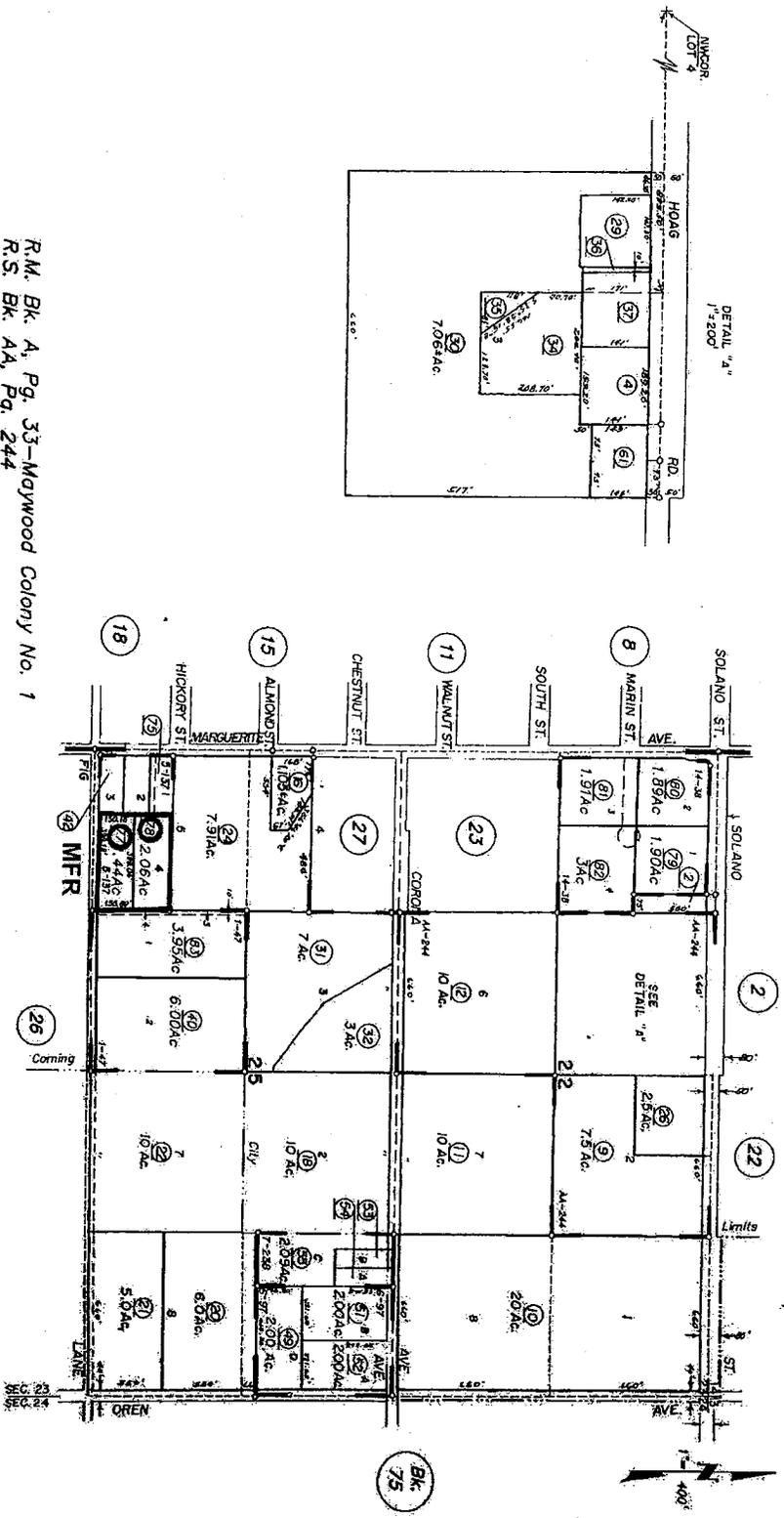
R.S. Bk. S, Pg. 228
 R.S. Bk. CC, Pg. 109
 P.M. Bk. 3, Pg. 50-P.M. No. 726
 P.M. Bk. 5, Pg. 204-P.M. No. 78-211
 P.M. Bk. 8, Pg. 237-P.M. No. 87-54
 P.M. Bk. 9, Pg. 197-P.M. No. 90-30
 P.M. Bk. 11, Pg. 155-P.M. No. 97-5

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

Assessor's Map Bk. 73 -Pg. 01
 County of Tehama, Calif.
 AP 073-010

SUBDIVIDED LAND IN NE1/4 SEC. 23, T.24N., R.3W., M.D.B.&M.

73-12



- R.M. Bk. A, Pg. 33-Maywood Colony No. 1
- R.S. Bk. A4, Pg. 244
- P.M. Bk. 1, Pg. 47-P.M. No. 212
- P.M. Bk. 5, Pg. 137-P.M. No. 77-255
- P.M. Bk. 6, Pg. 97-P.M. No. 79-23
- P.M. Bk. 7, Pg. 238-P.M. No. 83-76
- P.M. Bk. 14, Pg. 38-P.M. No. 07-20

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

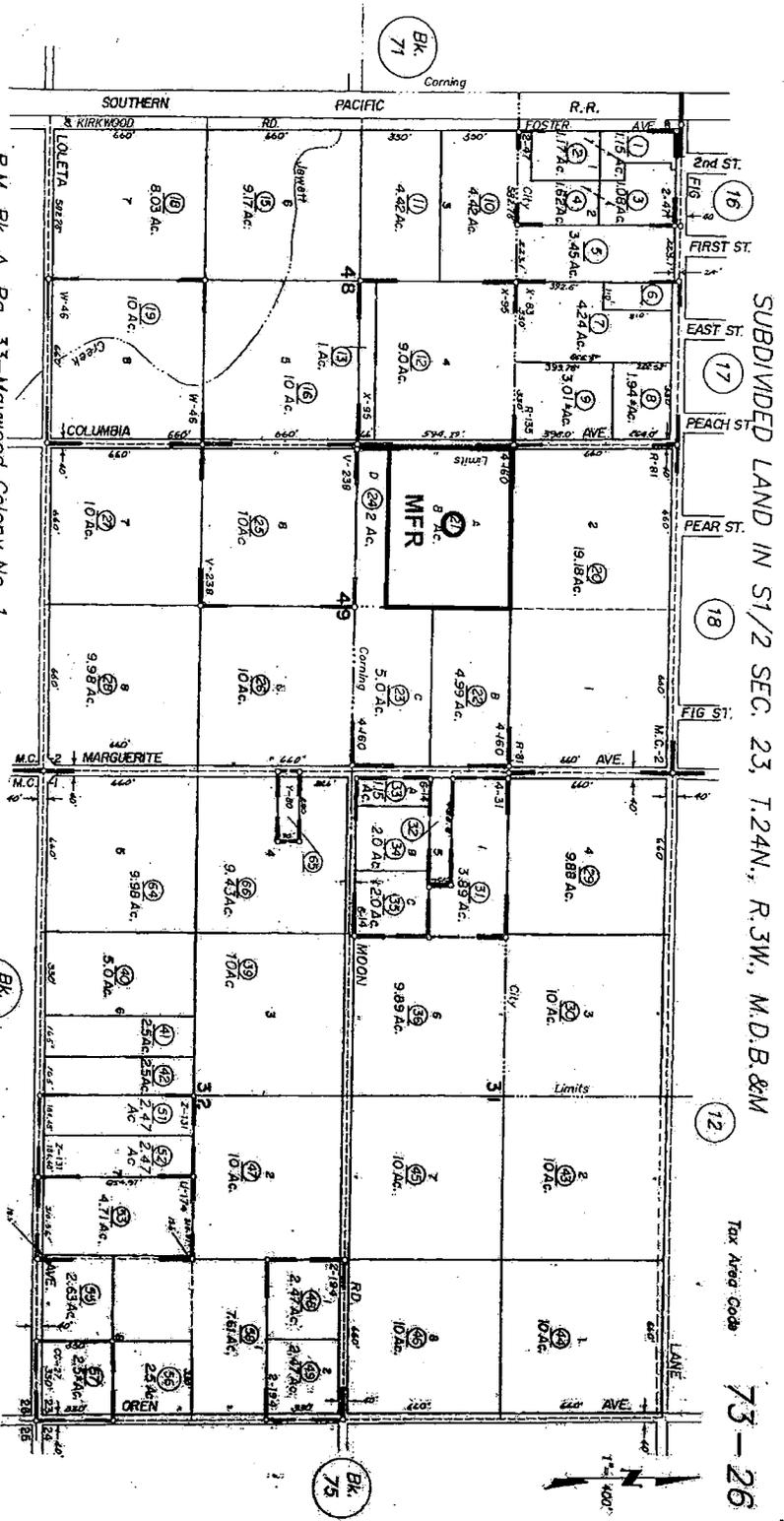
Assessor's Map Bk. 73 -Pg. 12
County of Tehama, Calif.
AP 073-120

- R.M. Bk. A Pg. 33-Maywood Colony No. 1
- R.M. Bk. B, Pg. 1-Maywood Colony No. 2
- R.S. Bk. G, Pg. 7
- R.S. Bk. R, Pg. 81
- R.S. Bk. R, Pg. 135
- R.S. Bk. U, Pg. 174
- R.S. Bk. V, Pg. 238
- R.S. Bk. W, Pg. 46
- R.S. Bk. X, Pg. 83
- R.S. Bk. X, Pg. 95

- R.S. Bk. Y, Pg. 80
- R.S. Bk. Z, Pg. 131
- R.S. Bk. CC, Pg. 27
- P.M. Bk. 2, Pg. 47-P.M. No. 539
- P.M. Bk. 4, Pg. 31-P.M. No. 641
- P.M. Bk. 4, Pg. 160-P.M. No. 77-3
- P.M. Bk. 6, Pg. 14-P.M. No. 78-242

AP 073-260

Assessor's Map Bk. 73 -Pg. 26
County of Tehama, Calif.



SUBDIVIDED LAND IN S1/2 SEC. 23, T.24N., R.3W., M.D.B.&M

Tax Acre Code 73-26

Bk. 71

Bk. 75

Bk. 87