



**CITY OF CORNING
CITY COUNCIL AGENDA**

**TUESDAY, SEPTEMBER 9, 2008
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 7:30 p.m.

B. ROLL CALL:

Council:

**Hill
Dickison
Zuniga
Turner
Strack**

Mayor:

C. INVOCATION AND PLEDGE OF ALLEGIANCE:

D. PROCLAMATIONS, RECOGNITION'S, APPOINTMENTS:

E. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Council 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 Council 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.

F. CONSENT AGENDA: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

- 1. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
- 2. Waive the Reading and Approve the Minutes of the August 26, 2008 Meeting with any necessary corrections.**
- 3. September 3, 2008 Claim Warrant - \$249,419.**
- 4. Treasurer's Report – August 2008.**
- 5. Wages and Salaries –August 2008 - \$356,691.91.**
- 6. August 2008 Building Permit Valuation - \$872,116.**
- 7. August 2008 – Southwest Water Company Wastewater Operation Summary Report.**
- 8. Approve Agreement with Tehama County Health Services Agency for Influenza/Hepatitis A & B Vaccine Administration and Approve Resolution No. 09-09-08-01 Authorizing the City Manager to Execute Annual Agreement.**
- 9. Award Contract for Community Development Block Grant General Administration and Program Operator to Grants Administrator JoAnn Anders.**

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY EMPLOYER

G. ITEMS REMOVED FROM THE CONSENT AGENDA:

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

10. Public Hearing: Resolution No. 09-09-08-02; A Resolution Approving a Fiscal Year 2008-2009 CDBG Planning/Technical Assistance Grant Application for the Preparation of a "Housing Element Update".

11. Public Hearing: Tentative Tract Map 08-1002, Use Permit No. 252; Rezone 2008-1, Salado Orchard Apartments Phase 2, Pacific West Communities, Inc. Proposal to subdivide an existing 4.79 acre parcel and create 12 Single-Family Residential (R-1) parcels and a 1.75 acre Multi-Family Residential Parcel. Rezone 2008-1 will rezone the 1.75 acre parcel from R-1 to Planned Development District (PD). Use Permit 252 would allow the construction of three 8-Plex Apartment Buildings (24 Units total) on the proposed 1.75 acre parcel. Property is located on the west side of Toomes Avenue approximately 650 feet south of the Toomes Avenue/Blackburn Avenue intersection. APN: 71-020-71.

At the August 19, 2008 Corning Planning Commission meeting, a Public Hearing was held and by a vote of 4:0:1, with one Commissioner abstaining from voting due to his residential proximity to the project, the Commission approved a recommendation to the City Council. The approved recommendation to the City Council is to:

- Adopt** the 10 Subfindings & Findings as presented in the Staff Report; and
- Adopt** the Mitigated Negative Declaration filed on the project; and
- Approve** Tentative Tract Map 08-1002, Use Permit 252 & Rezone 2008-1 subject to the 67 Recommended Conditions of Approval.

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

J. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

K. COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:

L. REPORTS FROM MAYOR AND COUNCIL MEMBERS:

- 12. Hill:**
- 13. Dickison**
- 14. Zuniga:**
- 15. Turner:**
- 16. Strack:**

M. ADJOURNMENT!:

POSTED: SEPTEMBER 5, 2008



**CITY OF CORNING
CITY COUNCIL MINUTES
TUESDAY, AUGUST 26, 2008
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 7:30 p.m.

B. ROLL CALL:

Council:

**Hill
Dickison
Zuniga
Turner
Strack**

Mayor:

All Councilors were present with exception of Mayor Strack.

C. INVOCATION AND PLEDGE OF ALLEGIANCE:

City Manager Kimbrough led the Pledge of Allegiance.

D. PROCLAMATIONS, RECOGNITION'S, APPOINTMENTS:

- 1. Proclamation Designating September 2008 as National Alcohol and Drug Addiction Recovery Month, and September 20th as City of Corning Recovery Happens Day.**

Vice Mayor Hill presented the Proclamation to Patricia Rasmussen, Tehama County Drug and Alcohol Advisory Board Chairperson. Ms. Rasmussen invited everyone to the Recovery Picnic September 20, 2008 at the Red Bluff River Park.

E. BUSINESS FROM THE FLOOR:

Councilor Turner spoke about the possibility of closing the dam at Lake Red Bluff. He stated that he would like this item agendized for a future meeting. He suggested possibly Martin Nichols of the City of Red Bluff could come and speak on the issue as well as possibly someone from the Farm Bureau. He stated that the loss of this recreational facility could affect the City's Transient Occupancy Taxes by way of lost revenues during the events held there. Councilor Turner reiterated that this loss very possibly will affect our economy.

F. CONSENT AGENDA: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

- 2. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
- 3. Waive the Reading and Approve the Minutes of the August 12, 2008 meeting with any necessary corrections.**
- 4. August 20, 2008 Claim Warrant - \$184,371.49.**
- 5. Business License Report – August 20, 2008.**
- 6. Approve Final Payment Under Infrastructure Reimbursement Agreement with Flying J Owners.**

Councilor Zuniga motioned approval of Consent Items 2-6 and Councilor Dickison seconded the motion. **Ayes: Hill, Dickison, Zuniga and Turner. Opposed: None. Absent: Strack. Abstain: None. Motion approved by a vote of 4-0 with Strack absent.**

G. ITEMS REMOVED FROM THE CONSENT AGENDA: None.

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

- 7. Variance No. 2007-1; Appealing Planning Commission Denial of Amendment to Condition No. 2 that Prohibits Eave Encroachment to 5' – 0" from the Side Property Line. The Amendment would allow Eave Encroachment to 4' – 0" from the Side Property Line. APN: 73-141-08; Charles Nace.**

Applicant, Mr. Charles Nace withdrew his request for appeal of this action. Public Hearing therefore canceled.

I. REGULAR AGENDA:

- 8. League of California Cities Annual Meeting Policy Resolutions – Review and Give Direction to City Delegate.**

Vice Mayor Becky Hill introduced this item by title and asked City Manager Stephen Kimbrough to briefly speak on the proposed Resolutions. Mr. Kimbrough stated his concerns with Resolution No. 2, (the 211 System) because it doesn't state where the funding will come from. He informed the Council and audience that the 211 System was a non-emergency partner to the 911 System. By Council consensus of those present, Council would like a no vote on proposed Resolution No. 2, no on proposed Resolution No. 4 and No. 3 – No. Following discussion on proposed Resolution No. 1 (League Bylaws Amendments regarding additional caucuses), by a vote of 3-1 (Hill, Dickison and Turner opposing and Councilor Zuniga voting to approve) Council directed the City delegate to vote to oppose the Resolution.

- 9. Presentation by Alan Abbs, Tehama County Air Pollution Control Officer on the State Air Board's Scoping Plan for the Greenhouse Gas regulations.**

Alan Abbs gave a brief presentation to the Council on the Climate Change Draft Scoping Plan: A Framework for Change. He discussed the ways in which the State plans to meet the 2020 goal of reducing carbon emissions per the State Legislative Act relating to carbon emission reduction that was signed by the Governor in 2006. He also discussed the suggested methods to fund these programs, the potential use of revenues, and the potential economic impacts and health benefits.

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

K. COMMUNICATIONS, CORRESPONDENCE AND INFORMATION: None

L. REPORTS FROM MAYOR AND COUNCIL MEMBERS:

10. Hill: None

11. Dickison: Stated that she collected the donated food items for the Tripartite Board Food Drive and delivered them. The City collection was about the same as those collected in other areas.

12. Zuniga: None.

13. Turner: None.

14. Strack: Absent.

M. ADJOURNMENT!: 8:14 p.m.



MEMORANDUM

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: LORI SIMS
ACCOUNTING TECHNICIAN

DATE: September 3, 2008

SUBJECT: Cash Disbursement Detail Report for the
Tuesday, September 9, 2008 Council Meeting

PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending	08-29-08	\$	147,716.60
B.	Payroll Disbursements	Ending	08-28-08	\$	79,958.36
C.	Cash Disbursements	Ending	09-03-08	\$	21,744.04
GRAND TOTAL					\$ <u>249,419.00</u>

REPORT.: Aug 29 08 Friday
 RUN.....: Aug 29 08 Time: 14:41
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 08-08 Bank Account.: 1020

PAGE: 001
 ID #: FY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description
006774	08/21/08	YOL00	YOLO COUNTY FIRE	-150.00	.00	-150.00	080721u	Ck# 006774 Reversed
007000	08/20/08	NAC00	NACE, CHARLES	200.00	.00	200.00	080820	PROF SVCS-PLANNING (REFUN
007001	08/25/08	COR13	CORNING VOLUNTEER FIRE	150.00	.00	150.00	273093	VEH OP/MAINT-FIRE
007002	08/25/08	STAL6	STATE BD. OF EQUALIZATION	1200.00	.00	1200.00	080825	MAT & SUPPLIES-AIREPORT
007003	08/25/08	UNI01	UNIGARD INSURANCE COMP.	10044.00	.00	10044.00	080821	Gen.Insurance General Cit
007004	08/26/08	DET01	DETROIT INDUSTRIAL TOOL	312.22	.00	312.22	754203	EQUIP MAINT-FIRE
007005	08/27/08	BOR00	BORER, NATHANIEL	40.00	.00	40.00	080825	LIFEGUARD CERTIFICATION-P
007006	08/27/08	FLY00	FLYING J.	103238.15	.00	103238.15	080827	INFRASTRUTURE REIMB-ECON.
007007	08/27/08	GLE01	GLENN, DUSTY	150.00	.00	150.00	080825	LIFEGUARD CERTIFICATION-P
007008	08/27/08	HOA02	HOAG, CASEY	150.00	.00	150.00	080825	LIFEGUARD CERTIFICATION-P
007009	08/27/08	IRO00	IRONS, PHADIE	150.00	.00	150.00	080825	LIFEGUARD CERTIFICATION-P
007010	08/27/08	JOR03	JORGENSEN, ERIKA	40.00	.00	40.00	080825	LIFEGUARD CERTIFICATION-P
007011	08/27/08	LOW03	LOWE, MARIHA	150.00	.00	150.00	080825	LIFEGUARD CERTIFICATION-P
007012	08/27/08	SAW00	SAWYER, STEPHANIE	40.00	.00	40.00	080825	LIFEGUARD CERTIFICATION-P
007013	08/27/08	SIM04	SIMCOX, NICHOLAS	40.00	.00	40.00	080825	LIFEGUARD CERTIFICATION-P
007014	08/29/08	ACT01	ACI ENTERPRISES, INC.	276.75	.00	276.75	7919	WorkmensComp. General Cit
007015	08/29/08	ARA02	ARAMARK UNIFORM SRV. INC.	33.70	.00	33.70	4074221	Mat/Supplies-
007016	08/29/08	BAI01	BAILEY'S	60.64	.00	60.64	P08771450	MAT & SUPPLIES-
007017	08/29/08	BAS01	BASIC LABORATORY, INC	86.00	.00	86.00	0807071	ProfServices Water Dept.
007018	08/29/08	CAM02	CAMELLIA VALLEY SUPPLY	3117.89	.00	3117.89	0668135	MAT & SUPPLIES-WTR
007019	08/29/08	CHE02	CHEM QUIP, INC.	782.70	.00	782.70	2045024IN	MAT & SUPPLIES-WTR
007020	08/29/08	COM01	COMPUTER LOGISTICS, INC	3840.00	.00	3840.00	42611	Equip.Maint.-GEN. CITY
007021	08/29/08	COR03	CORNING RENTALS	65.00	.00	65.00	30360	A/C CITYWIDE-STR PROJ
				420.00	.00	420.00	30362	A/C CITYWIDE-STR PROJ.
				122.50	.00	122.50	30377	A/C CITYWIDE-STR PROJ
				167.50	.00	167.50	30434	A/C CITYWIDE-STR PROJ

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description
			Check Total.....	775.00	.00	775.00		
007022	08/29/08	COR11	CORNING SAFE & LOCK	2.47	.00	2.47	2259	MAT & SUPPLIES-REC
				14.13	.00	14.13	2261	MAT & SUPPLIES-
				44.95	.00	44.95	2262	MAT & SUPPLIES-STR
			Check Total.....	61.55	.00	61.55		
007023	08/29/08	COR12	CORNING FORD MERCURY, INC	607.34	.00	607.34	125071	Veh Opr/Maint-
				451.58	.00	451.58	125567	Veh Opr/Maint-FIRE
				30.11	.00	30.11	125905	Veh Opr/Maint-
			Check Total.....	1089.03	.00	1089.03		
007024	08/29/08	COR33	CORNING VETERAN'S HALL	12.00	.00	12.00	674755	MAT & SUPPLIES-REC
007025	08/29/08	DUD01	DUDLEY'S EXCAVATING	600.00	.00	600.00	6989	MAT & SUPPLIES-SWR
007026	08/29/08	GRA02	GRAINGER, W.W., INC	241.19	.00	241.19	971528897	MAT & SUPPLIES-BLD MAINT
				29.19	.00	29.19	971528898	MAT & SUPPLIES-STR
				65.75	.00	65.75	971528899	MAT & SUPPLIES-STR
			Check Total.....	336.13	.00	336.13		
007027	08/29/08	HIT01	HI-TECH EMER VEH SERV, INC	201.27	.00	201.27	124603	VEH OP/MAINT-FIRE
007028	08/29/08	HOL04	HOLIDAY MARKET #32	2.56	.00	2.56	25820	Mat/Supplies-FINANCE
				75.27	.00	75.27	25822	COMMUNITY EVENTS-PW
			Check Total.....	77.83	.00	77.83		
007029	08/29/08	LAR01	LARRY'S PEST & WEED,	4667.00	.00	4667.00	13066	WEED/TREE SPRAY-STR
007030	08/29/08	MCC01	MCCOY'S HARDWARE & SUPPLY	44.97	.00	44.97	080825	MAT & SUPPLIES-FIRE
				207.92	.00	207.92	080825A	MAT & SUPPLIES-
			Check Total.....	252.89	.00	252.89		
007031	08/29/08	MCD01	MCDANIEL SIGN COMPANY	250.00	.00	250.00	2850	VEH REPL-POLICE
				80.44	.00	80.44	2859	MAT & SUPPLIES-POLICE
				750.75	.00	750.75	2860	OTS DUI GRANT-POLICE
			Check Total.....	1081.19	.00	1081.19		
007032	08/29/08	MYW00	MY WHITEBOARDS.COM	1415.00	.00	1415.00	52037	MAT & SUPPLIES-COMM. EVEN
007033	08/29/08	NOR01	NORTH VALLEY BARRICADE	339.18	.00	339.18	11250	SAFETY ITEMS-

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description
007034	08/29/08	OFF01	OFFICE DEPOT	101.23	.00	101.23	440479664	MAT & SUPPLIES-POLICE
007035	08/29/08	PAC16	PACIFIC TELEMANAGEMENT	303.00	.00	303.00	59273	COMMUNICATIONS-GEN CITY
				43.55	.00	43.55	60485	COMMUNICATIONS-GEN. CITY
			Check Total.....:	346.55	.00	346.55		
007036	08/29/08	PAT02	PATTERSON ELECTRIC,	98.37	.00	98.37	1284	MAT & SUPPLIES-BLD MAINT
				76.90	.00	76.90	1287	BLD MAINT-MECH MAINT
			Check Total.....:	175.27	.00	175.27		
007037	08/29/08	PGE2A	PG&E	46.85	.00	46.85	080815	ELECT-BLUE HERON CT
007038	08/29/08	PGE2B	PG&E	6805.51	.00	6805.51	080825	ELECT-WWTP
007039	08/29/08	TEH01	TEHAWA ASPHALT	1089.36	.00	1089.36	3015	A/C CITYWIDE-STR PROJ
007040	08/29/08	TRI02	TRI-COUNTY NEWSPAPERS	72.15	.00	72.15	016550000	Print/Advert. City Clerk
				61.05	.00	61.05	016557480	Print/Advert. City Clerk
				233.10	.00	233.10	016558020	Print/Advert. City Clerk
				52.73	.00	52.73	016562350	Print/Advert. City Clerk
			Check Total.....:	419.03	.00	419.03		
007041	08/29/08	USB01	US BANCORP	913.59	.00	913.59	105714752	Rents/Leases-GEN CITY
007042	08/29/08	VAL01	VALLEY INDUSTRIAL COMM.	110.33	.00	110.33	212225	COMMUNICATIONS-FIRE
007043	08/29/08	WES02	WESTERN BUSINESS PRODUCTS	35.76	.00	35.76	014013	Equip.Maint.-FIRE
007044	08/29/08	WIM01	WIMER, GAREN	1625.00	.00	1625.00	440	MAT & SUPPLIES-STR
007045	08/29/08	WIN02	WINGATE, MONROE	1188.00	.00	1188.00	080827	DEVELOPER REIMBURSEMENT/P
			Cash Account Total.....:	147716.60	.00	147716.60		
			Total Disbursements.....:	147716.60	.00	147716.60		
			Cash Account Total.....:	.00	.00	.00		

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
3596	08/26/08	BAN03	POLICE OFFICER ASSOC.	210.00	.00	210.00	A80826	POLICE OFFICER ASSOC
3597	08/26/08	EDD01	EMPLOYMENT DEVELOPMENT	3547.83	.00	3547.83	A80826	STATE INCOME TAX
				906.16	.00	906.16	1A80826	SDI
			Check Total.....:	4453.99	.00	4453.99		
3598	08/26/08	ICW01	ICMA RETIREMENT TRUST-457	2233.98	.00	2233.98	A80826	ICMA DEF. COMP
3599	08/26/08	OEU03	OPERATING ENGINEERS	400.00	.00	400.00	A80826	CREDIT UNION SAVINGS
3600	08/26/08	PERS1	PUBLIC EMPLOYEES RETIRE	28229.83	.00	28229.83	A80826	PERS PAYROLL REMITTANCE
3601	08/26/08	PERS4	Cal Pers 457 Def. Comp	653.25	.00	653.25	A80826	PERS DEF. COMP.
3602	08/26/08	PRE03	PREMIER WEST BANK	5802.25	.00	5802.25	A80826	HSA DEDUCTIBLE
3603	08/26/08	VAL06	VALIC	1795.50	.00	1795.50	A80826	AIG VALIC P TAX
3604	08/28/08	AFL01	AMERICAN FAMILY LIFE	2022.18	.00	2022.18	A80831	AFLAC INS.PRE TAX
3605	08/28/08	BLU02	BLUE SHIELD OF CALIFORNIA	10236.00	.00	10236.00	A80831	MEDICAL INSURANCE
3606	08/28/08	OEU01	OPERATING ENGINEERS #3	17832.00	.00	17832.00	A80831	MEDICAL INSURANCE
3607	08/28/08	OEU02	OPERATING ENG. (DUES)	205.00	.00	205.00	A80831	UNION DUES MGMT
				533.00	.00	533.00	1A80831	UNION DUES POLICE
				380.00	.00	380.00	2A80831	UNION DUES DISPATCH
				608.00	.00	608.00	3A80831	UNION DUES
			Check Total.....:	1726.00	.00	1726.00		
3608	08/28/08	PRI04	PRINCIPAL	2683.98	.00	2683.98	A80831	DENTAL INSURANCE
				519.80	.00	519.80	1A80831	VISION INSURANCE
			Check Total.....:	3203.78	.00	3203.78		
3609	08/28/08	TRA03	TRANSAMERICA WORKSITE MKT	1159.60	.00	1159.60	A80831	LIFE INSURANCE
			Cash Account Total.....:	79958.36	.00	79958.36		
			Total Disbursements.....:	79958.36	.00	79958.36		

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
007060	09/02/08	BRE01	BREWER, JOHN	400.00	.00	400.00	000A809011	VEH OP/MAINT-
007061	09/02/08	CAR03	CARDENAS, ANTHONY	400.00	.00	400.00	000A809011	ProfServices PoliceService
007062	09/02/08	COR07	CORBIN WILLITS SYSTEMS	729.72	.00	729.72	000A809011	Finance Dept.
007063	09/02/08	COR09	CORNING CHAMBER OF COMM.	1600.00	.00	1600.00	000A809011	CngChamberComm. Economic
007064	09/02/08	HAL05	HALL, ROBERT	104.70	.00	104.70	000A809011	ProfServices FireDepartme
007065	09/02/08	KEN00	KEN VAUGHAN & SONS	704.17	.00	704.17	000A809011	Landscape Maint-Parks
007066	09/02/08	KEN01	KEN VAUGHAN & SONS	800.00	.00	800.00	000A809011	Janitorial
007067	09/02/08	PIT01	PITNEY BOWES	241.84	.00	241.84	000A809011	Rents/Leases Finance Dept
007068	09/02/08	S&L00	S & L BREWER ENTERPRISES	200.00	.00	200.00	000A809011	K-9 PROGRAM-POLICE
007069	09/02/08	TLD01	TEDC	1666.66	.00	1666.66	000A809011	Economic Devel
007070	09/02/08	TOM03	TOMLINSON JR., ROBERT L.	54.70	.00	54.70	000A809011	Prof. Svcs.-Fire Dept.
007071	09/03/08	ALL01	ALLISON, MELVIN	78.91	.00	78.91	080902	MAT & SUPPLIES-POLICE
007072	09/03/08	AND01	ED ANDERSON	4220.00	.00	4220.00	080901	ProfServices-
007073	09/03/08	BAS01	BASIC LABORATORY, INC	114.00	.00	114.00	0807308	ProfServices Water Dept
007074	09/03/08	CALL25	C.A.P.E. ACCOUNTING	45.00	.00	45.00	080902	TRAINING/ED-ACO
007075	09/03/08	CAM02	CAMELLIA VALLEY SUPPLY	646.93	.00	646.93	0687886	MAT & SUPPLIES-SWR
				221.80	.00	221.80	0688115	MAT & SUPPLIES-SWR
			Check Total.....	868.73	.00	868.73		
007076	09/03/08	CHE01	CHEVRON/TEXACO CARD SVCS.	134.00	.00	134.00	14108554	TRAINING/ED-DISPATCH
007077	09/03/08	CLA01	CLARKS DRUG STORE	11.52	.00	11.52	35902	MAT & SUPPLIES-POLICE
007078	09/03/08	COR08	CORNING LUMBER CO INC	684.97	.00	684.97	080825	Mat/Supplies-
007079	09/03/08	COR09	CORNING CHAMBER OF COMM.	25.00	.00	25.00	080829	OTS-OTHER DIRECT COSTS
007080	09/03/08	COR22	CORNING MEDICAL ASSOC	228.00	.00	228.00	080826	Emp Physicals-
007081	09/03/08	DEP12	DEPT OF JUSTICE	210.00	.00	210.00	695470	PROF SVCS-POLICE
007082	09/03/08	FIR00	FIRST BANKCARD	28.18	.00	28.18	138001	MAT & SUPPLIES-BLD MAINT

REPORT.: Sep 03 08 Wednesday
 RUN...: Sep 03 08 Time: 14:50
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 09-08 Bank Account.: 1020

PAGE: 002
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
007083	09/03/08	FIR01	FIRST BANKCARD	250.00	.00	250.00	080826	CONF/MTGS-PW ADMIN
007084	09/03/08	HAT10	HATFIELD'S	612.39	.00	612.39	080825	Mat/Supplies-
007085	09/03/08	NAP01	NAPA AUTO PARTS	1128.21	.00	1128.21	080825	Veh Opr/Maint-
007086	09/03/08	OME02	OMEGA INDUST. SUPPLY, INC	166.03	.00	166.03	057290	SMALL TOOLS-FIRE
007087	09/03/08	PET03	PETTY CASH	232.12	.00	232.12	080902	CONF/MTGS-TRAINING/ED-
007088	09/03/08	PG01	PG&E	310.38	.00	310.38	080826	Electricity-SEWER
007089	09/03/08	QUI02	QUILL CORPORATION	4.82	.00	4.82	9678090	Office Supplies-FINANCE
				45.28	.00	45.28	9684403	Office Supplies-
			Check Total.....:	50.10	.00	50.10		
007090	09/03/08	SEI01	SELLER, ROY R., CPA	2401.00	.00	2401.00	22778	ProfServices Finance Dept
007091	09/03/08	UNI02	UNIFORMS, TUXEDOS & MORE	23.54	.00	23.54	83506	UNIFORMS/CLOTH-POLICE
007092	09/03/08	WHI03	WHITE, JEREMY D.	92.41	.00	92.41	080829	TRAINING/ED-POLICE
007093	09/03/08	XER00	XEROX CORPORATION	150.87	.00	150.87	035124345	EQUIP MAINT-POLICE
007094	09/03/08	FIR02	FIRST BANKCARD	66.00	.00	66.00	080826	MAT & SUPPLIES-POLICE
007095	09/03/08	GAL02	GALL'S INC	41.30	.00	41.30	594132873	CADET PROGRAM-POLICE
007096	09/03/08	JOH06	JOHNSON'S TURBO CLEAN	792.54	.00	792.54	2109	MAT & SUPPLIES-BLD MAINT
007097	09/03/08	OFF01	OFFICE DEPOT	500.80	.00	500.80	441413320	COMPUTERS-POLICE
007098	09/03/08	SCH01	LES SCHWAB TIRE CENTER	1242.19	.00	1242.19	569265	Veh Opr/Maint-
				134.06	.00	134.06	569747	Veh Opr/Maint-
			Check Total.....:	1376.25	.00	1376.25		
			Cash Account Total.....:	21744.04	.00	21744.04		
			Total Disbursements.....:	21744.04	.00	21744.04		

CITY OF CORNING**AUGUST 2008****TREASURERS REPORT**

AGENCY	BALANCE	RATE	MATURES ON
LOCAL AGENCY INVESTMENT FUND	3,088,848.23	3.11	
PREMIER WEST BANK	190,790.07	2.67	03/28/09
PREMIER WEST BANK	170,884.07	2.67	04/20/09
TRUST ACCOUNTS			
PREMIER WEST BANK RIDELL TRUST	199,205.90	4.46	12/13/08

Respectfully Submitted

Pala Cantrell
City Treasurer

9/4/2008
7:06:28AM

CITY OF CORNING
PERMITS ISSUED (sort by Permit #)
For the Period 8/1/2008 thru 8/31/2008

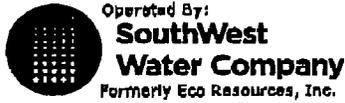
Owner and Address	Parcel Number	Issued On	Valuation
CRIS LINCE 1321 SOLANO ST CORNING CA 96021 Permit Description: NEW 48'X43' SIGN	7113201 Site Street Address: 1321 SOLANO ST	8/18/2008	200.00
TOWER ENERGY GROUP 809 SOLANO ST CORNING CA 96021 Permit Description: VAPOR RECOVERY SYSTEM	7306603 Site Street Address: 809 SOLANO ST	8/5/2008	58,000.00
BERNADINE PRYTEL 1419 BUTTE ST CORNING CA 96021 Permit Description: TEAR OFF / REROOF	7110605 Site Street Address: 1419 BUTTE ST	8/5/2008	7,300.00
DALE BARRETTA 1744 PALM AVE CORNING CA 96021 Permit Description: NEW FRONT CHAIN LINK FENCE	7129128 Site Street Address: 1744 PALM AVE	8/8/2008	400.00
JIM CULBERTSON 228 VICTORIAN PARK CT CORNING CA 96021 Permit Description: TEAR OFF / REROOF FRONT	7533005 Site Street Address: 228 VICTORIAN PARK CT	8/12/2008 7/15/2008	1,200.00
FRANK LANGLEY 730 MARGUERITE AVE CORNING CA 96021 Permit Description: DETACHED GARAGE	7321201 Site Street Address: 730 MARGUERITE AVE	8/12/2008	11,500.00
DALE BARRETTA 1744 PALM AVE CORNING CA 96021 Permit Description: 10X34 COVERED DECK	7129128 Site Street Address: 1744 PALM AVE	8/13/2008	2,500.00

CITY OF CORNING
PERMITS ISSUED (sort by Permit #)
For the Period 8/1/2008 thru 8/31/2008

Owner and Address	Parcel Number	Issued On	Valuation
SAFEWAY 600 EDITH AVE CORNING CA 96021 Permit Description: INSTALL PLUMBING/BACKFLOW DEVICEFOR S	6926059 Site Street Address: 600 EDITH AVE	8/15/2008	1,165.00
JOSE MALDONADO 2005 BLOSSOM AVE CORNING CA 96021 Permit Description: NEW RESIDENCE/ GARAGE	7120522 Site Street Address: 2005 BLOSSOM AVE	8/25/2008	188,850.00
SHAUN/ LEAH FREDRIKSON 2019 BLOSSOM AVE CORNING CA 96021 Permit Description: NEW RESIDENCE/GARAGE	7120520 Site Street Address: 2019 BLOSSOM AVE	8/25/2008	188,850.00
MARIA REYES 2027 BLOSSOM AVE CORNING CA 96021 Permit Description: NEW RESIDENCE WITH GARAGE	7120519 Site Street Address: 2027 BLOSSOM AVE	8/25/2008	188,850.00
MARK JENKINS 596 STANMAR CORNING CA 96021 Permit Description: TEAR OFF/ REROOF	7321214 Site Street Address: 596 STANMAR	8/20/2008	5,225.00
ANTHONY SCRIBNER 2001 BLOSSOM AVE CORNING CA 96021 Permit Description: NEW RESIDENCE/GARAGE	7120523 Site Street Address: 2001 BLOSSOM AVE	8/25/2008	182,900.00
PATRICIA ROBERTSON 1921 NORTH ST CORNING CA 96021 Permit Description: COVERED ALUMINUM PATIO COVER	7102062 Site Street Address: 1921 NORTH ST	8/25/2008	3,800.00
MARIA ZUNIGA 901 WALNUT ST CORNING CA 96021 Permit Description: 6 FT BACK WOOD/ROD IRON FRONT FENCE 4 F	7313205 Site Street Address: 901 WALNUT ST	8/22/2008	1,000.00

PERMITS ISSUED (sort by Permit #)
For the Period 8/1/2008 thru 8/31/2008

Owner and Address	Parcel Number	Issued On	Valuation
SAFEWAY 600 EDITH AVE CORNING CA 96021 Permit Description: SHOPPING CART AWNING	6926059 Site Street Address: 600 EDITH AVE	8/25/2008	3,000.00
NANCY WEBER 2023 SOLANO ST CORNING CA 96021 Permit Description: INSTALL 6 FT CHAIN LINK FENCE	7114031 Site Street Address: 2023 SOLANO ST	8/28/2008	2,676.00
LARRY MOULDENHOUR 1518 SOLANO ST CORNING CA 96021 Permit Description: TEAR OFF / REROOF	7112307 Site Street Address: 1518 SOLANO ST	8/28/2008	18,000.00
JIM MONSON 520 EL PASO ST CORNING CA 96021 Permit Description: TEAR OFF \ REROOF	7305213 Site Street Address: 520 EL PASO ST	8/28/2008	6,500.00
DIAN WELTY 702 FIRST ST CORNING CA Permit Description: INSTALL NEW MAN DOOR	7306307 Site Street Address: 702 FIRST ST	8/28/2008	200.00
20 Permits Issued from		8/1/2008 Thru 8/31/2008	OR A TOTAL VALUATION OF \$ 872,116.00
*** END OF REPORT ***			



City of Corning Wastewater Treatment Plant
25010 Gardiner Ferry Road, Corning, CA, 96021

September 4, 2008 (submitted)

CITY OF CORNING WASTEWATER OPERATION SUMMARY REPORT AUGUST 2008

Below is a summary of the monthly operations report that will be available for City review September 9th 2008

- 1) Filled out monthly reports.
- 2) Performed monthly Operator 10 maintenance on all plant equipment.
- 3) Changed flow disk.
- 4) Sent vehicle report to Folsome.
- 5) Wasted to thickener.
- 6) City reported sewer block on North st, ran line with Hydrojet.
- 7) Flow recorder is still off line.
- 8) Worked on Maintain it program.
- 9) Safety Meeting.
- 10) Completed SSO report.
- 11) Cleaned up shop.
- 12) Inspected eyewash and emergency showers.
- 13) Unloaded chlorine truck.
- 14) Sprayed weeds around plant.
- 15) Exercised back up generator.



City of Corning Wastewater Treatment Plant
25010 Gardiner Ferry Road, Corning, CA, 96021

- 16) Cleaned SO2 pump.
- 17) Cleaned heliseive and changed oil in gearbox.
- 18) Cleaned chlorine building.
- 19) Hauled trash to dumpster.
- 20) Tested all chlorine and So2 sensors.
- 21) Collected river samples.
- 22) Replaced heating element in distiller.
- 23) Mowed lawn.
- 24) Cleaned Lab Equipment.
- 25) Checked all fire extinguishers.
- 26) So3 analyzer failed, called Greg Cash at State and notified.
- 27) Cleaned probe at the liftstation.
- 28) Cleaned drying beds.
- 29) Ran hot spots in town with hydrojet.
- 30) Serviced Bobcat loader.
- 31) Called Tel-Star Inc, for analyzer repair.
- 32) Repaired hydrojet water tank.
- 33) Power washed and cleaned exterior of lab building.
- 34) Called Tel-Star to have new analyzer installed.
- 35) Called contractors for bids on flooring in lab building.
- 36) VacCon cleaning lines in City.
- 37) Cleaned probe at the liftstation.



City of Corning Wastewater Treatment Plant
25010 Gardiner Ferry Road, Corning, CA, 96021

**Total daily plant flow for the month of August 2008 was
696,032 GPD**

**Total dally plant flow for the previous month of July 2008 was
637,806 GPD**

August 2008

**Industrial flow = 360,121 GPD
(Flow into the Bell Carter ponds)**

Domestic Flow = 696,032 GPD

July 2008

Industrial Flow = 451755 GPD

Domestic Flow = 637,806 GPD

July 2008

July 2008

ITEM NO. F-8
APPROVE AGREEMENT WITH
TEHAMA COUNTY HEALTH
SERVICES AGENCY FOR
INFLUENZA/HEPATITIS B VACCINE
ADMINISTRATION AND APPROVE
RESOLUTION 09-09-08-01
AUTHORIZING CITY MANAGER TO
EXECUTE ANNUAL AGREEMENT.
SEPTEMBER 9, 2008

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER

STEVE

SUMMARY:

Annually the City of Corning works with the Tehama County Health Services Agency to make the influenza vaccine injections available to City Employees who come in contact with the public. The intent is to reduce lost work time.

FINANCIAL:

This is a routine Agreement with costs included in the budget. The cost per employee receiving the vaccine is \$4. The vaccination is voluntary and not all employees take advantage of the opportunity. Maximum cost is approximately \$200.

County policy calls for this Agreement to be executed annually. If City Council is satisfied with the value of this program, the City Manager requests authorization to sign this year's Agreement and the authority to re-execute the Agreements annually. A Resolution has been included to provide this authority. The City also, from time to time, enters into Agreements with the County to administer Hepatitis B vaccinations to those employees with potential exposure.

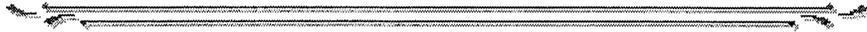
RECOMMENDATION:

MAYOR AND COUNCIL AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT BETWEEN TEHAMA COUNTY HEALTH SERVICES AGENCY AND THE CITY OF CORNING TO PROVIDE INFLUENZA VACCINE TO CITY EMPLOYEES, AND APPROVE THE ATTACHED RESOLUTION AUTHORIZING THE CITY MANAGER TO RENEW THE ANNUAL AGREEMENT.

RESOLUTION NO.: 09-09-08-01
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING
AUTHORIZING THE CITY MANAGER
TO EXECUTE
IMMUNIZATION AGREEMENTS
WITH TEHAMA COUNTY HEALTH SERVICES AGENCY

Whereas, the Tehama County Health Services Agency, Public Health Division provides annual influenza vaccine injections to City Employees with the potential of exposure; and

Whereas, the Tehama County Health Services Agency, Public Health Division also from time to time administers Hepatitis B and other vaccinations necessary to protect Public Safety, the Public Works and other employees who may be exposed.



NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Corning does authorize the City Manager to execute annual Agreements with the Tehama County Health Services Agency to provide these services.

PASSED AND ADOPTED by the City Council of the City of Corning on this 9th day of September 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Gary R. Strack, Mayor

ATTEST:

Lisa M. Linnet, City Clerk

TEHAMA COUNTY HEALTH SERVICES AGENCY



Mailing Address – PO Box 400, Red Bluff, CA 96080

VALERIE S. LUCERO
EXECUTIVE DIRECTOR

DEANNA GEE
ASSISTANT EXECUTIVE DIRECTOR,
ADMINISTRATION

JAYME BOTTKE
ASSISTANT EXECUTIVE DIRECTOR,
PROGRAM

RICHARD WICKENHEISER, MD
PUBLIC HEALTH OFFICER

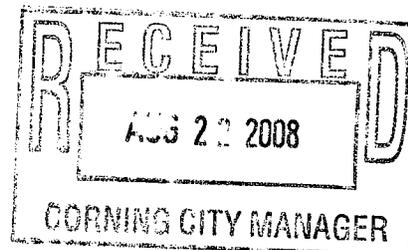
ADMINISTRATIVE &
FISCAL/DATA SERVICES
(530) 527-8491
FAX (530) 527-0240

IMPORTANT NOTICE

CLINIC SERVICES
JACK BENNETT, MBA
DIRECTOR
(530) 527-0350
FAX (530) 529-3881

DATE: 8/21/2008

TO: Steven Kimbrough
City Manager



FROM: Debi Barnwell
Administrative Assistant, Fiscal/Data Division

RE: Agreement between Tehama County Health Services Agency,
and City of Corning

DRUG & ALCOHOL SERVICES
SUSAN McVEAN, LCSW
DIRECTOR
(530) 527-7893
FAX (530) 524-0766

Enclosed are two (2) originals of our mutual agreement. If the agreement is acceptable, **sign each original on page 2 with an original signature in blue ink.** Please return all signed originals in the return envelope provided.

MENTAL HEALTH SERVICES
ANN HOUGHTBY, MFT
DIRECTOR
(530) 527-5631
FAX (530) 527-0232
CRISIS CLINIC
(530) 527-5637
FAX (530) 527-0249

After receiving approval of the Tehama County Board of Supervisors and the Health Services Agency Executive Director, a fully executed original will be mailed to you for your files.

Tehama County Health Services Agency is unable to engage services from contractors or to provide services to contractors until the agreement is fully executed and on file.

PUBLIC HEALTH SERVICES
SYDNEY WILBY,
PHN, MHS
DIRECTOR
(530) 527-6824
FAX (530) 527-0362

If you have questions or concerns, please telephone me at (530) 528-3204.

Thank you.

SOUTH COUNTY OFFICE
CORNING
(530) 824-4890
FAX (530) 824-8443

AGREEMENT
COUNTY OF TEHAMA
AND
CITY OF CORNING

It is agreed that, for the period commencing **July 1, 2008, through June 30, 2009**, the County of Tehama, acting on behalf of the **Tehama County Health Services Agency, Public Health Division**, "County," will provide Influenza vaccine injections to those certain employees of **City of Corning**, an independent contractor, "Contractor."

These Influenza vaccine injections will be administered to employees whom the Contractor has designated to be at risk of exposure to Influenza virus. These Influenza vaccine injections will be administered by a Registered Nurse or a Public Health Nurse in conformance with current guidelines established for administering Influenza vaccine injections.

It is understood that each employee of Contractor requesting an Influenza vaccine injection must have specific written permission from Contractor in order to receive the injection. Written permission may be in the form of an employee roster or permission slip (See Exhibit A) that is signed by an authorized signatory designated by the Contractor. Written permission must accompany the employee at the time of each injection.

BILLING AND PAYMENT

Contractor will be responsible for payment of the number of Influenza vaccine doses ordered for its employees and County may bill Contractor for all vaccine ordered based on the request of Contractor. Contractor agrees to pay County for the **cost of the vaccine ordered and a Four Dollar (\$4.00) administration fee per injection** administered by a Registered Nurse or a Public Health Nurse. The County will bill Contractor within thirty (30) days following County's receipt of vaccine and/or administration of vaccine injections. Payments for Influenza vaccine will be made as soon as practicable after receiving the billing, but in no case later than thirty (30) days after receiving the billing.

TERMINATION OF AGREEMENT

This agreement may be terminated by either party by a thirty (30) day written notice to the other party.

EXHIBIT A

TEHAMA COUNTY HEALTH SERVICES AGENCY

Public Health Division
1860 Walnut St.
Red Bluff, CA 96080
(530) 527-6824

PERMISSION SLIP FOR INFLUENZA VACCINE INJECTIONS

Employee Name: _____

Supervisor's Signature: _____

Contractor: _____

Vaccine Clinic Date and Time: _____

Vaccine Clinic Location:

City of Corning
794 Third Street
Corning, CA 96021

ITEM NO. F-9
AWARD CONTRACT FOR COMMUNITY
DEVELOPMENT BLOCK GRANT
GENERAL ADMINISTRATION AND
PROGRAM OPERATOR
SEPTEMBER 9, 2008

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER

SUMMARY:

In July, the City of Corning was notified that the City had received a \$1,500,000 Community Development Block Grant through the State Housing and Community Development Department. The major portion of the Grant is for the construction of street drainage, curb, gutter and sidewalk improvements on Blackburn Avenue from Edith Avenue east to join the existing improvements, a distance of approximately 660 feet.

The second portion of the Grant is to implement a First Time Home Buyers Lending Program.

City Staff is recommending the award of the contract for Administration and Program Operator to Ms. JoAnn Anders, Grants Administrator in Cedar Ridge California.

BACKGROUND:

In July, soon after the notification of award, City Staff circulated a "Request for Proposals" (RFP's) seeking the services of a qualified Program Administrator to handle the general administration and operation of this Community Development Block Grant.

The City identified and sent six RFP's out to potential consultants and received two excellent proposals in response, one from the firm CEC of Sacramento, and the other from JoAnn Anders of Cedar Ridge California. Both came with excellent recommendations.

The review team was composed of John Brewer, AICP, Public Works Director and John Stoufer, Planning Director. They have recommended JoAnn Anders who is currently administering the City of Corning's successful Home Grant for the Salado Apartments.

Though the Grant award contracts have not yet been received by the City of Corning, time is of the essence; the City should have the Administrator on board by the time the contracts arrive. The City is already seeking approval from the Department of Housing and Community Development to expend funds prior to the receipt of the contracts in order to complete the land appraisal for right-of-way acquisition and the land survey for the road right-of-way. The Federal NEPA document preparation is already underway.

FINANCIAL:

The full cost of the Grant Administrator and Program Operator is covered by the Grant itself at no direct cost to the City other than necessary oversight and coordination from City Staff. The Consultant, JoAnn Anders provided a reasonable hourly rate of \$70 per hour. Ms. Anders estimates that each of the two grant objectives will not exceed 500 hours.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE AN AGREEMENT WITH JOANN ANDERS FOR THE ADMINISTRATION OF THE COMMUNITY BLOCK GRANT, AUTHORIZE THE CITY ATTORNEY AND CITY MANAGER TO PREPARE THE STANDARD CITY CONSULTING CONTRACT, AND FOR THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH JOANN ANDERS.

JoAnn Anders
Grants Administrator

PO Box 1583
Cedar Ridge, CA 95924
Phone/fax 530 272-5395
j.anders@att.net

August 22, 2008

RECEIVED

AUG 25 2008

CITY OF CORNING

@ 2:04 p.m.

Stephen J. Kimbrough
City Manager
City of Corning
794 Third Street
Corning, CA 96021

RE: Request for Proposal
Community Development Block Grant Housing Projects and Programs
Program Operator

Steve,

It is a pleasure to submit the attached response to the City's Request for Proposal for a Community Development Block Grant General Administration Program Operator issued August 6, 2008. I very much enjoy working with you and the City staff and look forward to the opportunity to continue doing so.

Sincerely,



JoAnn Anders
Grants Administrator

Attachments (2)

JoAnn Anders
Grants Administrator

PO Box 1583
Cedar Ridge, CA 95924
Phone/fax 530 272-5395
j.anders@att.net

Response to Request for Proposal
Community Development Block Grant – General Administration
Program Operator
City of Corning
August 22, 2008

A. Personnel

I am an individual grants administrator and will be performing all services under this contract. I have over thirteen years of experience in the administration and implementation of grants related to housing including HOME, CDBG, CalHOME, BEGIN, Section 8 Rental Assistance, LIHEAP, Weatherization, FEMA and CSBG grants. Experience has included all phases of grant administration ranging from application, administration, implementation, required program and fiscal reporting, project oversight, federal and state prevailing wage requirements, required environmental assessment processes, liaison with funding sources and successful completion of projects and programs.

B. Relevant Experience

- Managed CDBG funded Planning/Technical Assistance funds both general allocation and economic development allocation grants. Duties included application for funds, compliance with special conditions, preparation of HCD required reports and close out of grants.
- Managed Revolving Loan Programs resulting from repayments on home loans from HOME, CalHome and CDBG Programs. Duties included operating loan programs funded with CDBG – Program Income and preparing CDBG – Program Income reports.
- Experienced CDBG, CalHome and BEGIN funded Housing Program Operator. Administered grant funded programs including infrastructure in support of new housing, housing rehabilitation, first-time homebuyer programs and planning/technical assistance grants. Duties have included preparation of funding applications, establishing program guidelines, establishing eligibility of borrowers, preparation of loan documents, oversight of rehabilitation construction, processing payments, compliance with loan requirements, liaison with funding source and all program required reports.

- Prepared all program and fiscal reports required for each program and funding source.

C. Proposed Program Operator Duties

- General administrative services
- CDBG Funds Requests
- Financial Accomplishment Reports (FAR's)
- Annual Grantee Performance Reports (GPR's)
- CDBG – Program Income Reports
- Liaison with City, developer and CDBG Program staff
- Prepare CDBG funding applications as requested by the City
- Other duties as requested by City.

D. Proposed Schedule

September 2008 through September 2011

- Prepare Funds Requests, FAR's, GPR's and closeouts as needed for existing CDBG Planning/Technical Assistance Grants.
- Prepare required CDBG – Program Income Reports
- Available to City staff as required
- Other CDBG general administrative duties as requested by the City

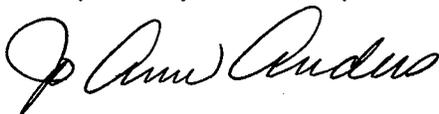
Proposed schedule is flexible to meet needs of city. Program Operator will prepare all required reporting in a timely and accurate manner. Proposal and schedule is based on start date of September 2008 up to a maximum contract period of three years.

E. Cost Proposal

Proposal is to invoice City monthly. Invoice will be by an inclusive hourly rate of \$70 per hour. It is estimated that Program Operator duties including CDBG Program general administrative duties outlined in this proposal not exceed 100 hours. It is understood that to the extent possible reimbursement will be within the general administrative allowable amounts for CDBG standard agreements. Duties requested by the City for which there is no billable CDBG standard agreement will be paid by the City.

Program Operator maintains commercial liability and auto insurance and will submit proof of same as requested by City. Program Operator is a sole proprietorship and has no employees.

Respectfully submitted,



JoAnn Anders
Grants Administrator

JoAnn Anders
Grants Administrator

PO Box 1583
Cedar Ridge, CA 95924
Phone/fax 530 272-5395
j.anders@att.net

Response to Request for Proposal
Community Development Block Grant – General Administration
Program Operator
City of Corning
August 22, 2008

A. Personnel

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- Experienced CDBG, CalHome and BEGIN funded Housing Program Operator. Administered grant funded programs including infrastructure in support of new housing, housing rehabilitation, first-time homebuyer programs and planning/technical assistance grants. Duties have included preparation of funding applications, establishing program guidelines, establishing eligibility of borrowers, preparation of loan documents, oversight of rehabilitation construction, processing payments, compliance with loan requirements, liaison with funding source and all program required reports.

- Prepared all program and fiscal reports required for each program and funding source.

C. Proposed Program Operator Duties

- General administrative services
- CDBG Funds Requests
- Financial Accomplishment Reports (FAR's)
- Annual Grantee Performance Reports (GPR's)
- CDBG – Program Income Reports
- Liaison with City, developer and CDBG Program staff
- Prepare CDBG funding applications as requested by the City
- Other duties as requested by City.

D. Proposed Schedule

September 2008 through September 2011

- Prepare Funds Requests, FAR's, GPR's and closeouts as needed for existing CDBG Planning/Technical Assistance Grants.
- Prepare required CDBG – Program Income Reports
- Available to City staff as required
- Other CDBG general administrative duties as requested by the City

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Program Operator maintains commercial liability and auto insurance and will submit proof of same as requested by City. Program Operator is a sole proprietorship and has no employees.

Respectfully submitted,



JoAnn Anders
Grants Administrator

ITEM NO. H-10
PUBLIC HEARING; RESOLUTION NO. 09-09-08-02; A RESOLUTION APPROVING A FISCAL YEAR 2008-2009 CDBG PLANNING /TECHNICAL ASSISTANCE GRANT APPLICATION FOR THE PREPARATION OF A "HOUSING ELEMENT UPDATE"

SEPTEMBER 9, 2008

TO: CITY COUNCIL OF THE CITY OF CORNING
FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
JOHN STOUFER; PLANNING DIRECTOR

STEVE

SUMMARY:

In order to contract with a private consultant for the preparation of a "Housing Element Update", staff is recommending that the city apply for grant money through the 2008-2009 Community Development Block Grant program. This is the second of two required public hearings that must be conducted prior to submitting an application for Community Development Block Grant funding. The first public hearing was conducted on February 26, 2008.

At the public hearing on February 26th, staff informed the Council of various grants available through the 2008-2009 Community Development Block Grant program. Grants up to \$35,000 per year are available from the General Planning and Technical Assistance Allocation. Grants from this allocation require a 25% cash match which amounts to \$8,750 for this application

California Government Code Section 65588 (b) states that a "housing element shall be revised as appropriate, but not less than every five years". Section 65588 (e) states: *Notwithstanding subdivision (b) or the date of adoption of the housing elements previously in existence, each city, county, and city and county shall revise its housing element according to the following schedule*". The City of Corning, along with a majority of north state cities and counties fell under the schedule that required a revision by June 30, 2009. The State has extended this deadline by 60 days to accommodate the Department of Finance update of the State's population projection. Therefore to comply with current state law the City must revise the existing housing element by August 31, 2009.

Offered for your consideration is Resolution No. 09-09-08-02, a resolution authorizing submittal of an application for a Community Development Block Grant seeking \$35,000 for the preparation of a "Housing Element Update".

STAFF RECOMMENDATION:

MAYOR AND CITY COUNCIL ADOPT RESOLUTION NO. 09-09-08-02; A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE PLANNING/TECHNICAL ASSISTANCE ALLOCATION OF THE STATE CDBG PROGRAM.

California Department of Housing and Community Development

Application Summary
State Community Development Block Grant
Planning and Technical Assistance Allocations



1.a Applicant Information

ED Allocation Application _____ Or General Allocation Application X

Applicant

Name: City of Corning

Address: 749 Third St.

City: Corning State: CA Zip Code 96021

County: Tehama

_____ Check here if this is a Joint Application and complete a summary page for each applicant.

1.b Authorized Representative (Per Resolution)

First Name: Stephen Last Name: Kimbrough

Job Title: City Manager

X Check if the address information is the same as above in 1.a, if not fill in information below.

Address: _____

City: _____ State: _____ Zip Code _____

Phone: (530) 824-7033 Ext: _____ Fax: (530) 824-2489

Email: stevk@corning.org

1.c Applicant Contact

_____ Check if the contact information is the same above in 1.b, if not fill in information below.

First Name: John Last Name: Stoufer

Name of Agency: City of Corning Job Title: Planning Director

Address: 749 Third St

City: Corning

State: CA Zip Code 96021

Phone: (530) 824-7036 Ext: _____ Fax: (530) 824-2489

Email: jstoufer@corning.org

2. Requested Funding by Activity

Activity Title - Insert only one activity title per line. See sample list of titles provided in Attachment 4 .	Non-Project Specific Planning Activities	Project Specific Planning Activities
Housing Element Update	\$ 33,250.00	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
General Administration (not to exceed 5 percent of funds requested)	\$1,750.00	\$
Total Amount Requested	\$35,000.00	\$0.00
Grand Total (Max. \$70,000)	\$ 35,000.00	

3. List of Cash Match Sources

Required Cash Match	Name of Source: City or County or Other (non state or federal funds)	Approved Cash Match
\$8,750.00	TO BE COMPLETED General Fund	\$8,750.00 *
		\$ *
		\$
	Total	\$8,750.00

* Enter only the total amount required to be committed.

**CITY OF CORNING
GENERAL CDBG P/TA GRANT APPLICATION 2008 - 2009**

ENTER THE PROPOSED ACTIVITY: Housing Element Update

TOTAL AMOUNT OF FUNDS REQUESTED: \$35,000

NATIONAL OBJECTIVE

The national objective that will be met through this activity is benefit to low- and moderate-income households through the creation of a Housing Element to be incorporated into their General Plan that addresses the housing needs of the community that has a TIG of 53.7%.

ACTIVITY DESCRIPTION

BRIEF DESCRIPTION OF THE PROBLEM:

The City of Corning, with a population of 7,226 (Dept. of Finance 1/1/08) is located in the County of Tehama, historically has experienced high unemployment, slower-than-average income growth as well as downturns in the base industries of timber and agriculture. In the past the Corning community has relied on natural resource based industries for stability. Unfortunately, due to a series of weather-related disasters and numerous government-imposed regulations, many of these industries have declined considerably. The impact of reliance on agriculture and government has had significant ramifications including high unemployment and underemployment, negative employment growth, dismal per capita income, and stagnant sales growth.

Based on recent data gathered from the Employment Development Department, the June 2008 average unemployment rate for Corning was 11.7% or 159% of the State average rate of 7.0%. In 2007, the annual average unemployment rate for the City of Corning was 8.5% or 158% of the State's annual average of 5.4%. Also pointing to the poor conditions that exist in the City is the low level of per capita personal income. According to the 2000 Census, the per capita income in the City of Corning was \$12,357, 42% below the State's figure of \$21,587. In 2006, Tehama County, had a per capita personal income of \$23,813 Ranking 50th in the State, this per capita personal income is 60% of the State average of \$39,626, and 65% of the national average of \$36,714.

State law recognizes the vital role local governments play in the supply and affordability of housing. The governing body (City Council) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Unlike other elements of the general plan, state law explicitly requires that the housing element be reviewed and updated as frequently as appropriate, but not less than every five years.

DETAILED DESCRIPTION OF THE PROGRAM DESIGN /SCOPE OF WORK:

Per State Law (Gov. Code Sec.65583), the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The

housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes, and shall make adequate provisions for the existing and projected needs of all economic segments of the community.

- Task I:** ***Project initiation.***
Review work program, collect all relevant reports and material, meet with local staff, and tour community.
- Task II:** ***Review existing housing element and develop outline for revised element.***
Review and evaluate existing Housing Element. Based on this review, design the format/scope of the updated element.
- Task III:** ***Complete demographic and socioeconomic analysis.***
Analyze and document demographic and socioeconomic variables of the community.
- Task IV:** ***Complete analysis of at-risk housing stock.***
Identify, quantify, list, and evaluate at-risk assisted housing developments.
- Task V:** ***Complete housing needs assessment.***
Identify, document, and analyze existing and projected housing needs.
- Task VI:** ***Conduct land use survey to identify areas suitable for potential residential development.***
Inventory and map sites suitable for residential development.
- Task VII:** ***Inventory existing housing assistance programs.***
Research and compile resource inventory of federal, state, and local assistance programs.
- Task VIII:** ***Identify housing constraints.***
Identify and evaluate potential and actual government and non-government constraints on maintenance, improvement and development of housing. Recommend processes, procedures, and programs to reduce or eliminate constraints.
- Task IX:** ***Identify opportunities for energy conservation.***
Identify programs and methods of energy conservation for residential development.
- Task X:** ***Obtain public input into the planning process.***
Survey the citizens on housing issues and concerns. Hold citizens' meetings to discuss housing issues. Prepare summary of all citizen input.
- Task XI:** ***Draft housing goals, quantified objectives and policies.***
Develop goals, objectives and policies for the preservation, maintenance, improvement, conservation and development of housing.
- Task XII:** ***Develop draft housing program for implementation.***
Set a five-year program with a schedule of actions to implement the goals, policies, and objectives.
- Task XIII:** ***Review and revision of draft documents.***
- Task XIV:** ***Prepare and submit final document to City.***

Task XV: *Prepare and submit final report to CDBG & Final Housing Element to HCD Housing Division for approval.*

TARGETED INCOME GROUP BENEFIT:

State CDBG uses the term “Targeted Income Group” (TIG) for households at 80% and below median and “lowest Targeted Income Group” (LTIG) for households at 50% and below median. As provided in the 2008–09 CDBG NOFA and Application Packet, the most recent data provided by HUD for the City of Corning indicates that 53.7% of the jurisdiction is a member of the Targeted Income Group (TIG).

According to the most recent NOFA examples of eligible projects under the General Allocation are “housing element preparation for jurisdictions in which 51% or more of the residents are TIG as documented by the Federal Census”. The proposed housing element preparation project will meet this TIG requirement and therefore meet the State’s National Objective.

DESCRIPTION OF THE FINAL PRODUCT

The final product will be the completion of a Housing Element to be included with the City of Corning General Plan. The final report will include a copy of the Housing Element as outlined in the Scope of Work. The report will be in a format that is easy to read and useful as a resource document for the City to incorporate into their General Plan document.

**CITY OF CORNING
RESOLUTION NO. 09-09-08-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING
APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A
GRANT AGREEMENT AND AN AMENDMENTS THERETO FROM THE
PLANNING/TECHNICAL ASSISTANCE ALLOCATION OF THE STATE CDBG
PROGRAM**

WHEREAS, a public meeting was held on February 26, 2008, to inform residents and interested persons of the scope of the CDBG Program and to seek input from the public regarding other potential activities; and

WHEREAS, the notice for a public hearing was duly published in accordance with state regulations and a public hearing was held on September 9, 2008.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORNING, AS FOLLOWS:

1. The City Council has reviewed and hereby approves an application for up to \$35,000 from the Planning and Technical Assistance allocation of the of the CDBG Program for preparation of the state mandated update to the City's Housing Element.
2. If this grant application is approved the City Council commits to a 25% match, or up to \$8,750.
3. The City Council has determined that Federal Citizen Participation requirements were met during the development of this application.
4. The City Manager is hereby authorized and directed to act on the City's behalf in all matter pertaining to this application.
5. If the application is approved, the City Manager, or his designee, is authorized to enter into and sign the grant agreement and any subsequent amendments with the State of California for the purposes of this grant.
6. The Planning Director, or his designee, is hereby authorized to sign all necessary reports as required by this grant and submitted to the State of California.

The foregoing Resolution was introduced at a Regular Meeting of the Corning City Council, held the 9th day of September 2008 by Council Member _____, seconded by Council Member _____ and adopted by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

GARY R. STRACK, Mayor

ATTEST:

LISA M. LINNET, City Clerk

ITEM NO: H-11

Tentative Tract Map 08-1002, Use Permit 252, Rezone 2008-1,(Ordinance No. 632) Salado Orchard Apartments, Phase 2, Pacific West Communities, Inc. Subdivide an existing 4.79 acre parcel into 12 single-family residential parcels and 1 approximately 1.75 acre multi-family residential parcel. Rezone to PD, Planned Unit Development and obtain a Use Permit for the construction of 3 eight-plex apartment buildings.

SEPTEMBER 9, 2008

TO: HONORABLE MAYOR AND CITY OF CORNING CITY COUNCIL

FROM: JOHN STOUFER, PLANNING DIRECTOR

PROJECT DESCRIPTION & LOCATION:

Pacific West Communities, Inc. has submitted an application for three separate land use entitlements. Tentative Tract Map 08-1002 proposes to subdivide an existing 4.79 acre parcel and create 12 single-family residential parcels and an approximately 1.75 acre multi-family residential parcel. Rezone 2008-1 will rezone the 1.75 acre parcel from R-1, Single-Family Residence District to PD, Planned Development District. Use Permit 252 would allow the construction of three 8-plex apartment buildings (24 units total) on the proposed 1.75 acre parcel. Located in the City of Corning along the west side of Toomes Ave. approximately 650 ft. south of the Toomes Ave. / Blackburn Ave. intersection within the SW1/4 of Section 15, T. 24 N., R. 3 W., M.D.M. APN: 71-020-71

GENERAL PLAN LAND USE DESIGNATION:

R- Residential

ZONING DESIGNATION:

R-1- Single Family Residential

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Mitigated Negative Declaration, A mitigated negative declaration means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

Staff completed a CEQA Initial Study that identified certain potentially significant effects that could be attributable to the development of this project. Staff determined that those effects could be substantially lessened by the imposition of sixty-seven (67) mitigation measures and conditions.

MITIGATION MEASURES VS. CONDITIONS. The CEQA Mitigated Negative Declaration/Initial Study recommends both "Mitigation Measures" and "Conditions". "Mitigation Measures" are those measures recommended to mitigate or avoid specific environmental effects. "Initial Study Conditions" are measures to ensure compliance with applicable development standards. The recommended "Conditions of Approval" in this staff report include both types of measures (Mitigation Measures and Conditions). Please refer to the Mitigated Negative Declaration/Initial Study (Exhibit "F") for identification of the potential significant environmental effects and the discussion regarding appropriate mitigation and compliance with City standards.

DISCUSSION / PLANNING COMMISSION ACTION:

Typically the Planning Commission approves Use Permits and they are not subject to approval by the City Council unless the Commission's decision is appealed to the Council. Since this project includes a Tract Map and Rezone, projects that must be approved by the Council, staff is recommending that the Commission act as an advisory agency on these projects and make recommendations for approval or denial of the projects as one comprehensive project. On August 19, 2008 the Planning Commission held a Public Hearing on these project's, at this meeting the Commission voted 4:0:1 to recommend that the City Council adopt the 10 Subfindings & Findings as presented in the staff report, adopt the Mitigated Negative Declaration and approve the projects subject to 67 conditions of approval.

CONSISTENCY WITH GENERAL PLAN & ZONING:

LAND USE ELEMENT: The City of Corning adopted its current General Plan Land Use Element and Land Use Diagram in 1994. See the attached copy of the Land Use Diagram that designates the subject property for "Residential" development. The "Residential" Land Use designation can permit residential density of up to 14 dwelling/units per acre. The site is currently zoned R-1, with a Residential Land Use designation. The applicant proposes to subdivide an existing 4.79 acre parcel and create 12 single-family residential parcels and an approximately 1.75 acre multi-family residential parcel. Rezone 2008-1 will rezone the 1.75 acre parcel from R-1, Single-Family Residence District to PD, Planned Development District. The PD zone can permit apartment use as proposed with the approval of a Use Permit pursuant to Corning Municipal Code Section 17.35.040. Use Permit 252 would allow the construction of three 8-plex apartment buildings (24 units total) on the proposed 1.75 acre parcel.

At a density of 14 dwelling units/per acre 67 residential units on the existing 4.79 acre parcel would be consistent with the residential classification. The proposed 24 apartment units on the 1.75 acre parcel would amount to 14 dwelling/units per acre. The project would have a total of 36 residential units (24 apartments + 12 single-family residential) which would make the overall density at 7.51 dwelling/units per acre. The development of the apartments and single family residential parcels would not exceed the maximum densities of the General Plan. Therefore, the proposed projects are consistent with the Residential Land Use Classification.

HOUSING ELEMENT:

“QUANTIFIED HOUSING OBJECTIVES”

The Housing Element of the General Plan examines the City’s housing needs today as well as the future needs as the City grows. Corning’s Housing Element, adopted in 2005, but addressing the 2003-2008 Planning Period, set out certain quantitative goals for housing production. The Element projected that 290 new dwelling units would be necessary to meet the housing needs of the Community for the 2003 thru 2008 Planning Period. Of those 290 units, the element projected that 114 of those needed to be available to “Very Low” or “Low” Income category residents.

The City keeps records of the total number of residential building permits issued. For the period between January 1, 2003 through April 31, 2008, the City issued building permits for a total of 280 dwelling units. Of that total 60 units were considered to have been constructed for “Low” and “Very Low Income” residents prior to 2007. In 2007 and 2008 the City issued permits for 73 units that qualified as “Low” to “Very Low” residential units. Of these units 48 were constructed in the Salado Orchards Phase 1 and 25 were Self Help Home Improvement Project homes constructed along Blossom Ave.

The total number of “Low” to “Very Low” housing units constructed from 2003 thru April 2008 is 133 which exceeds the projected number of 114 for this planning period. Attached as Exhibit G is a chart illustrating the Housing Element Objectives and the current production of residential units as they relate to income levels. As you can see we have exceeded the “Low” and “Moderate” objectives but have not met the “Very Low” and “Above Moderate” objectives.

The quantitative goals for housing production established in the Housing Element are derived from the Regional Housing Needs Allocation (RHNA) established by the California Department of Housing & Community Development (H&CD) It is somewhat confusing but H&CD’s allocation periods overlap, the current allocation period is from 2001 – 2008. The next allocation period is from 2007 – 2014. In a meeting staff had with H&CD we were informed that permits issued in 2007 & 2008 can be credited to the next allocation period and Housing Element Quantified Objectives.

This project proposes to construct 24 affordable housing units which can be credited towards the 2008-2014 allocation period. Attached as Exhibit H is a copy of the draft RHNA for the 2008 – 2014 planning period. The total number of “Low” and “Very Low” housing units needed for this planning period is 155. Combining the 73 units permitted in 2007, 2008 and the 24 proposed with this project the City will have 97 units that qualify for “Low” and “Very Low” housing units credited towards the next planning period.

Approval of these projects is consistent with Housing Element Goal HP-1; and Implementing Policies HP-1 and HP-12 (Exhibit “W”) which read::

Goal HP-1: “Provide adequate housing by location, price type and tenure, especially for those of low and moderate income and households with special needs”.

Implementing Policy HP-1. *“Encourage the production of housing that meets the needs of all economic segments, including lower, moderate and above moderate income households, farmworkers, and special needs housing to achieve a balanced community”.*

Implementing Policy HP-12. *“Rezone R-1 and R-2 parcels to multi-family to increase supply of land suitable for development of affordable housing”.*

The project is therefore consistent with the Housing Element

SAFETY ELEMENT:

The most significant hazard to the City of Corning, as identified in the Safety Element of the General Plan, is natural seasonal flooding. The 100 year flood plain should be a major consideration when planning for flood hazards. The 100 year flood plain has been established by the Federal Emergency Management Agency (FEMA) as the “base flood” standard for acceptable risk. The FEMA National Flood Insurance Program has studied the waterways within the city and has prepared a report of flood conditions. It has mapped the 100 year and 500 year flood plains for all waterway areas within the City.

As depicted on the FEMA map (Exhibit I) the site is not located within the 100 year flood plain, therefore, there are no flood hazards associated with developing the site. The City is also requiring the applicant to prepare drainage and erosion control plans that must be approved prior to the commencement of any grading activities on the parcel. Development of this parcel for residential use is consistent with the goals and policies of the Safety Element.

CIRCULATION ELEMENT:

Toomes Ave. is classified as a collector road within the City of Corning. Residents of this project will more than likely use Blackburn Ave. to Edith Ave. for travel to the commercial center of Corning and access to I-5. Salado Orchards Phase 1 improved Blackburn Ave. along the frontage of their parcel and Woodson School. The City has received grant money to complete construction of Blackburn Ave., from the improvements constructed as a part of the Phase 1 development, west to the intersection of Edith Ave. These improvements will improve the traffic safety in this area.

The goals and policies of the Circulation Element are to create a problem free transportation system, improve transportation safety, maximize the efficient use of existing transportation facilities and encourage alternative forms of transportation other than single occupant vehicles. Other than constructing a cul-de-sac road to serve the parcels this project will utilize existing roads for circulation. Previous and planned road improvements in the area will improve transportation safety in the area. Locating this development within 1000 feet of the Woodson School will allow children to walk or ride bikes to school which prevents single vehicle trips and promotes alternative forms of transportation. Development of the project at this site is consistent with the Circulation Element of the General Plan.

NOISE ELEMENT:

The Corning General Plan Noise Element identifies the normally acceptable range for low-density residential uses as less than 60 dB, while the conditionally acceptable range is 55-70 dB. The normal acceptable range for medium and high-density residential uses is identified as Ldn values below 65 dB, while the conditionally acceptable range is identified as 60-70 dB.

Sound travels through the air as waves of minute air pressure fluctuations caused by some types of vibrations. In general, sound waves travel away from the noise source as an expanding spherical surface. The energy contained in a sound wave is consequently spread over an increasing area as it travels away from the source. The result is a decrease in loudness at greater distances from the noise source. The site is located far enough away from identified noise sources, within the city including I-5, that residences will not be exposed to noise levels above 60 dB which is considered normally acceptable for single and multi family residential use.

The project has been designed to buffer the existing homes, located to the south and west, from the three eight-plex buildings, with 12 single family residential parcels. Residential use of the site, and project design, will prevent any long term noise impacts and will not create a permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

The local standard for noise levels near existing airports is 60 dBA Ldn for residential areas or other sensitive receptors. The Airport Noise Contour Map shows that the site is well outside the 55 CNEL noise contour. The Airport/Land Use Noise Compatibility Criteria states that single and multi family land uses in areas with 55 CNEL or less are clearly acceptable and that activities associated with residential use can be carried out with essentially no interference from the noise exposure generated by the Corning Airport. The project will not increase the ambient noise levels or expose residents to excessive noise levels produced by the airport, roadways or commercial and industrial uses established within the City.

CONSERVATION ELEMENT:

The Conservation Element addresses issues related to the conservation, preservation and or managed production of natural resources. The City of Corning is bisected by a number of creeks (Jewett, Burch, etc.). The need to preserve existing riparian habitat is reinforced by the habitat's inherent association with the 100 year floodplain. The preservation of riparian corridors can provide multiple benefits for the City.

As previously discussed the site is not within the 100 year floodplain or adjacent to any of the creeks that bisect the City. No riparian habitat or natural resources will be impacted by this project. Increasing the inventory of available affordable housing and residential parcels will assist in maintaining and protecting remaining riparian habitat in the City which is an identified goal of the Conservation Element.

OPEN SPACE ELEMENT:

The purpose of the Open Space Element is to provide unimproved land for the needs of a community and protection of this unimproved land for preservation of natural resources, outdoor recreation, and public health and safety. The goals and policies of the open space element are to maintain and protect natural waterways and riparian habitat, preserve prime agricultural land, preserve open space of particular scenic value and promote infill and contiguous development over discontinuous (leapfrog) development.

This project is an infill of existing multi-family and single-family residential development and will not impact natural waterways, riparian habitat or prime agricultural land and is therefore consistent with the Open Space Element.

ZONING:

Please refer to the copy of the Zoning Map attached as Exhibit "D". You'll note the site is currently zoned R-1; Single-Family Residential. The R-1 zone does not permit the development of multi-family apartments as proposed for the approximately 1.75 acre parcel created by Tract Map 08-1002. The developer has applied, as part of this project, to rezone the 1.75 acre parcel to PD, Planned Unit Development.

The Planned Development Zone regulations are contained in Chapter 17.35 of the Zoning Code, and attached as Exhibit "J". In accordance with Corning Municipal Code Section 17.35.040, the PD zone can permit a multitude of uses, and exceptions (called "variances" at Section 17.35.060) to normal development standards, upon approval of a Use Permit. In addition to the rezoning application, the applicants have requested approval of a Use Permit to authorize the construction of three, eight-plex apartment buildings (24 units total). So long as both the Rezone and Use Permit are approved, the construction of the apartments on the 1.75 acre parcel will comply with the City's Zoning Code. The 12 single-family residential parcels are consistent with the current residential zoning.

Typically the Planning Commission approves Use Permits unlike Rezones and Tentative Subdivision Maps that require approval by the City Council. Since this project requires council approval for two of the three applications the Planning Commission will only be making a recommendation to the City Council for approval or denial of the three projects.

California State law requires consistency between the General Plan Land Use Designation and Zoning. The creation of 12 single-family residential parcels, and the PD Zoning and Use Permit to facilitate the construction of the apartments are consistent with the Residential Land Use Designation of the Corning General Plan.

PARKING:

The City Zoning Code Section 17.51.040 (Exhibit K) establishes parking requirements for residential uses. The two pertinent sections of this code read as follows

Section 17.51.040 (c): *Multiple-family dwellings of two or more bedrooms shall have two total parking spaces per dwelling unit, including one enclosed space.*

Section 17.51.040(d): *Single-Family dwelling units shall have two parking spaces enclosed in a garage, two additional parking spaces, for a total of four parking spaces*

The City Zoning Code contains two separate off-street parking standards that could apply to this project. Furthermore, since the proposal seeks a P-D Zoning for the 1.75 acre parcel, the Planning Commission has the ability to recommend alternative parking standards.

Under the P-D district standards, Section 17.35.050.D.1 (Exhibit "L") requires "one automobile parking space for each dwelling unit in (a) residential building". Staff believes this section should have been deleted when Chapter 17.51 (Parking Standards) was adopted in 1989, but it wasn't.

Similar to the Phase 1 development staff reviewed several different development proposals for the site. The multi-family parcel went through several revisions prior to the submittal of this application. The parking summary for the multi-family parcel breaks down as follows:

Required 2 spaces per unit = $2 \times 24 = 48$ with 24 enclosed

Provided spaces per plan: 45 spaces with 29 covered by carports similar to those constructed for Phase 1.

The following is a summary of the parking spaces provided for Phase 1.

Required 2 spaces per unit = $2 \times 48 = 96$

Existing spaces as constructed: 143 spaces with 90 spaces enclosed

Currently Phase 1 has a surplus of 47 spaces and the multi-family parcel, proposed with this project, is three parking spaces short of complying with Section 17.51.040 (c). Combining the parking spaces of Phase 1 and Phase 2 there would be a surplus of 44 parking spaces. Staff recommended that condition #64 be included as a part of the Planning Commission recommendation on the project to the Council. This would assure adequate parking for both phases of the multi-family development

Staff also recommends granting an exception, similar to the exception granted for Phase 1, and allow covered parking spaces instead of enclosed spaces as required by Section 17.51.040 (c). Staff recommends condition #66 requiring the architectural design of the carports to be the same as constructed in Phase 1. This exception would be applicable to the multi-family residential parcel only the 12 single-family residential parcels would have to comply with Section 17.51.040(d).

Staff recommends the following Subfindings & Findings for consideration by the City Council, pursuant to the California Environmental Quality Act (CEQA), Section 66474 (A thru G) of the California Government Code and Section 17.54.030 of the City of Corning Zoning Code.

Subfinding #1

An Initial Study analyzing the environmental impacts associated with the project has been prepared, a Mitigated Negative Declaration has been filed and circulated through the CEQA process.

Finding #1

The Initial Study and Mitigated Negative Declaration filed on Tentative Tract Map 08-1002, Use Permit 252 and Rezone 2008-1 identified and analyzed the environmental impacts associated with the projects and identified impacts have been mitigated to a Less than Significant Level.

Subfinding #2

Tract Map 08-1002 proposes to create 12 single-family residential parcels and one multi-family residential parcel on approximately 4.79 acres in an area that is designated Residential by the City of Corning General Plan. Use Permit 252 would allow the development of three eight-plex (24 units total) apartment buildings. The total residential density created on the 4.79 acre parcel would be 36 units. The apartments and single-family residences would create a density of 7.51 dwelling units per acre.

Finding #2

Tract Map 08-1002 and Use Permit 252 will create a density of 7.51 dwelling units per acre. The Residential Land Use Classification permits residential development at a density of 14 units per acre. The projects do not exceed the overall densities allowed by, and are consistent with the Residential Land Use Classification of the Corning General Plan. Approval of Rezone No. 2008-1 rezoning the property to P-D; Planned Development, for the purpose of providing housing as proposed in the application, is consistent with the Residential General Plan Land Use Designation.

Subfinding #3

Tract Map 08-1002, Use Permit 252 and Rezone 2008-1 are subject to conditions of approval that direct the design and improvements of these projects to meet the requirements of the applicable municipal codes adopted by the City of Corning.

Finding #3

That the design and improvements associated with the creation of 12 single-family residential parcels, one multi-family residential parcel and the construction of three eight-plex apartment buildings are consistent with the City of Corning Zoning Code and General Plan.

Subfinding #4

The site and location of Tract Map 08-1002 and Use Permit 252 is in an area that is relatively flat and where the construction of roads and building pads will not present any physical difficulties for development.

Finding #4

The site of Tract 08-1002 and Use Permit 252 is located along Toomes Ave. and has terrain that is physically suitable for the type of development proposed.

Subfinding #5

The site is in an area that has existing municipal water and sewer service provided by the City of Corning. A traffic impact analysis prepared by RKH, Civil & Transportation Engineering, concludes that the existing roads, serving the site, have sufficient capacity to serve the project.

Finding #5

The City of Corning Municipal water and sewer service has sufficient capacity to serve the proposed density of development associated with Tract Map 08-1002 and Use Permit 252. The surrounding area to the north, south and west is developed with similar densities of residential development. Traffic impacts to local streets, within the vicinity of the project, will be negligible.

Subfinding #6

The site is in an area where dense residential development currently exists. There are no streams, rivers, riparian habitat or any other type of sensitive habitat areas located within 250 feet of the project site.

Finding #6

That the design of Tract Map 08-1002, or the proposed improvements associated with Use Permit 252, are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

Subfinding #7

Tract Map 08-1002, Use Permit 252 and Rezone 2008-1 will only allow residential use of the site that is similar in nature to existing residential use in the immediate vicinity of the project site.

Finding #7

The creation of 12 single-family residential parcels and one multi-family residential parcel, along with the construction of three eight-plex apartment buildings will not cause any serious public health problems.

Subfinding #8

As part of the application submitted to the City of Corning the applicant provided a Preliminary Title Report prepared by Placer Title Company on June 18, 2008. This report identified one easement along the easterly 5 feet of the parcel dedicated to the City of Corning for public road and public utilities along Toomes Ave.

Finding #8

That the design of Tract Map 08-1002, or type of improvements associated with the multi-family development associated with Use Permit 252, will not conflict with easements acquired by the public at large, for access through or use of, property within the subdivision.

Subfinding #9

Chapter 17.51 of the City of Corning Zoning Code establishes parking requirements for residential, commercial and industrial uses within the City of Corning. Section 17.51.040 (c) requires Multiple-family dwellings of two or more bedrooms to have two total parking spaces per dwelling unit, including one enclosed space.

Finding #9

Phase 1 of the Salado Orchard apartment complex has a surplus of 47 parking spaces. The granting of a parking easement allowing residents of Phase 2 to utilize excess parking spaces in Phase 1 will comply with Section 17.51.040 (c).

Subfinding #10

The City of Corning permitted the development of covered parking structures in place of enclosed structures for the development of the multi-family residential buildings in Phase 1 of the Salado Orchards Apartment. This exception was granted due to safety and aesthetics reasons associated with the construction of enclosed parking structures.

Finding #10

Constructing covered parking structures, instead of enclosed parking structures, will be safer for the residents of the proposed multi-family residential parcel and will be more aesthetically pleasing by matching the existing covered parking structures constructed in Salado Orchard Apartments Phase 1.

Subfinding #11

On August 19, 2008 the City of Corning Planning Commission held a Public Hearing on Tentative Tract Map 08-1002, Use Permit 252 and Rezone 2008-1.

Finding #11

The City of Corning Planning Commission voted 4:0:1, with Commissioner Lopez abstaining, to recommend that the City Council adopt the Subfindings & findings as presented in the staff report, adopt the Mitigated Negative Declaration and approve Tentative Tract Map 08-1002, Use Permit 252 and Rezone 2008-1 subject to the 67 conditions as presented in the staff report.

ACTION

1. MAKE A MOTION TO ADOPT THE 11 SUBFINDINGS AND FINDINGS AS PRESENTED IN THE STAFF REPORT FOR TENTATIVE TRACT MAP 08-1002, USE PERMIT 252 AND REZONE 2008-1, SALADO ORCHARD APARTMENTS PHASE 2. (PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED SUBFINDINGS & FINDINGS THE COUNCIL HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE SUBFINDINGS AND FINDINGS IF DEEMED APPROPRIATE BY A MAJORITY OF THE COUNCIL)

VOTE OF THE COUNCIL

2. MAKE A MOTION TO ADOPT THE MITIGATED NEGATIVE DECLARATION FILED ON TENTATIVE TRACT MAP 08-1002, USE PERMIT 252 AND REZONE 2008-1, SALADO ORCHARD APARTMENTS PHASE 2, AS MEETING THE REQUIREMENTS OF CEQA AND ITS GUIDELINES.

VOTE OF THE COUNCIL

3. MAKE A MOTION TO APPROVE TENTATIVE TRACT MAP 08-1002 AND USE PERMIT 252 SUBJECT TO THE FOLLOWING 67 CONDITIONS AS RECOMMENDED BY THE CORNING PLANNING COMMISSION. (PLEASE NOTE: THE COUNCIL HAS THE ABILITY TO MODIFY, DELETE OR ADD CONDITIONS PRIOR TO APPROVAL OF THE PROJECTS.)

VOTE OF THE COUNCIL

4. MAKE A MOTION TO WAIVE THE FIRST READING OF ORDINANCE #632, AND APPROVE REZONE 2008-1 TO AMEND THE ZONING ON THE PROPOSED 1.75 ACRE PARCEL, AS SHOWN ON TENTATIVE TRACT MAP 08-1002, FROM R-1, SINGLE FAMILY RESIDENTIAL TO P-D, PLANNED DEVELOPMENT.

VOTE OF THE COUNCIL

OR:

5. MAKE A MOTION TO RECOMMEND THAT THE CORNING CITY COUNCIL DENY TENTATIVE TRACT MAP 08-1002, USE PERMIT 252 AND REZONE 2008-1 (PLEASE NOTE: PRIOR TO DENYING THE PROJECTS STAFF RECOMMENDS THAT THE COUNCIL CONTINUE THE MATTER UNTIL A FUTURE DATE AND GIVE STAFF DIRECTION TO PREPARE SUBFINDINGS AND FINDINGS TO SUPPORT THE COUNCILS DENIAL ON THE PROJECTS.)

RECOMMENDED CONDITIONS OF APPROVAL:

1. **SCREEN HVAC.** Except for vent pipes through the roof, heating, venting or air conditioning equipment shall not be located on the roof of any structure, unless screened from view in a manner approved by the Planning Director.
2. **UNDERGROUND UTILITIES.** All public utilities serving the Development shall be underground with no overhead facilities crossing any streets.
3. **BUILDING SETBACKS.** All buildings shall be setback not less than 20 feet from the finished street right of ways.
4. **REMOVE CONSTRUCTION DEBRIS.** Prior to approving occupancy for any buildings, all construction debris shall be removed from the site.
5. **FENCING.** Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit.
6. **STREET FENCING.** Upgraded solid wood fencing, 6'-0" high (minimum), including minimum 4" X 6" treated wood posts and a decorative top rail (or equivalent approved by the Planning Director) shall be provided where dual frontage lots adjoin non-accessed City Streets; along the side of Parcel __1__.
7. **RESIDENTIAL DESIGN.** In accordance with Corning Municipal Code Section 16.21.135, the developer shall vary building floor plans, facades, trim, siding material, building colors, roof types, etc., to assure that identical homes are not constructed on adjacent lots.
8. Mitigation Measure I. C. 1
LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the parcel proposed for multi-family development and areas within the right of ways, but outside the travel lanes for Toomes Ave. and the private cul-de-sac road (Road A) serving the project. Landscape plans shall be prepared by a Registered Landscape Architect and must be similar to the existing landscaping for the Salado Orchard Apartments, Phase I. Trees that grow to a minimum 30 feet high, with a minimum 20 foot canopy, must be placed along the street side of the three eight-plex buildings in an area that provides a visual buffer between the second story apartment windows and the surrounding single family residences to the south and west. These trees must be a minimum 15 gallon tree when planted. The landscape plan shall be subject to the approval of the Planning Director.

9. Mitigation Measure I. C. 2

LANDSCAPING. Landscaping of the multi-family residential parcel and areas within the Toomes Ave. and Road "A" right of ways, must be provided with permanent and automatic means of irrigation and completed within 1 month from the issuance of a Certificate of Occupancy. For the 12 single family residential parcels, front and street side yards must be landscaped and provided with permanent and automatic means of irrigation. All landscaped areas must comply with Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

10. Mitigation Measure I. C. 3

ARCHITECTURAL DESIGN. The three eight-plex apartment buildings must have the same architectural design as the six apartment buildings that were constructed for Salado Orchard Apartments Phase I.

11. Mitigation Measure II. C. 1

DISCLOSURE OF AGRICULTURAL OPERATIONS. Prior to the conveyance, leasing or rental of any single family residences or apartments the prospective buyers or tenants must be provided with the following disclosure statement:

The City of Corning permits operation of properly conducted agricultural operations within the City Limits, including those that utilize chemical fertilizers and pesticides. You are hereby notified that property you are purchasing, leasing or renting may be located close to agricultural lands and operations. You may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemicals and pesticides and other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crop and animals from depredation, and other activities which occasionally generate dust, smoke, noise, and odor. Consequently, depending on the location of your residence, it may be necessary that you be prepared to accept much inconveniences or discomfort as a normal and necessary aspect of living in an agriculturally active region.

12. Mitigation Measure III. B. 1

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.

13. Mitigation Measure III. B. 2

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.

14. Mitigation Measure III. B. 3

WOOD BURNING STOVES

Only U.S. EPA Phase II certified wood burning devices to be installed in each residence as necessary. The total emission potential from each residence shall not exceed 7.5 grams per hour from wood burning devices.

15. Mitigation Measure III. B. 4

EXTERIOR ELECTRICAL OUTLETS

To promote the use of electrical landscape equipment, at least two electrical outlets shall be provided on the exterior walls of each single family residence.

16. Mitigation Measure III. C. 1

SPRINKLE EXPOSED SOILS.

During construction, unprotected or bare soils, including inactive storage piles, shall be watered a minimum of 2 times per day to minimize wind erosion. Frequency should be based upon the type of operation, soil, and wind exposure.

17. Mitigation Measure III. C. 2

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 15th).

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

19. STREET CLEANING. Paved City roadways leading to or from the project area shall be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud, which may have accumulated as the result of construction activities.

20. Mitigation Measure V. 1

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.

21. Mitigation Measure V. D. 1

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.

22. Mitigation Measure VI. B. 1

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.

23. Mitigation Measure VI. B. 2

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.

24. Mitigation Measure VI. D. 1

SOILS INVESTIGATION. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

25. Mitigation Measure VI. D. 2

EXPANSIVE SOILS. The applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

26. Mitigation Measure VIII. C. 1

LOT GRADING. Lots must be graded to direct runoff to storm drain facilities within the public right-of-way. No lot to lot or offsite runoff, shall be permitted.

27. Mitigation Measure VIII. E. 1

STORMWATER 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.

28. Mitigation Measure VIII. E. 2

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

29. Mitigation Measure VIII. E. 3

STORMWATER IMPROVEMENT PLANS. Prior to recording a final map of any phase of the project the developer shall present improvement plans for retention of the net increase in runoff resulting from the development project during a 25-year storm for a duration of four hours.

30. Mitigation Measure IX. A. 1

AFFORDABLE HOUSING. The 24 apartments proposed for the 1.75 acre parcel must provide affordable housing for a period of not less than 30 years from the date the project is approved by the City of Corning.

31. Mitigation Measure IX. B. 1

SITE DEVELOPMENT. The site must be developed as shown on the Tentative Subdivision Map, Tract Map 08-1002, submitted as part of the initial application on June 23, 2008. This development includes a six-foot high masonry wall constructed along the north property line of Parcel 12.

32. Mitigation Measure XI. D. 1

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.

33. Mitigation Measure XI. D. 1

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.

34. Mitigation Measure VIII. 1

LANDSCAPE & LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcel 13 to Landscaping and Lighting District No. 1, Zone 4 and modify the Engineer's Report and appurtenant annual assessment to fund maintenance and electrification of the current Blackburn Avenue median facilities as well as the Toomes Avenue streetlights along the frontage of Parcel 13 and those along the Salado Orchard Apartment Phase 1 Toomes Avenue frontage, and the maintenance of any subsurface drainage detention facilities within the north half-width of Road A.

Alternatively, in lieu of annexing to Landscape and Lighting District #1, Zone 4, the City may require Parcel 13 to form a new Zone within Landscape and Lighting District #1, and address the maintenance of the facilities noted above.

35. Mitigation Measure VIII. 2

RESIDENTIAL LANDSCAPE AND LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcels 1 through 12 into a Landscaping and Lighting district to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities within the south half of Road A, the landscaped area along the Toomes Avenue frontage of Lot 1, and street lighting within the Parcel 1 Toomes Avenue street frontage and the south side of Road A, any costs associated with the district formation or annexation shall be borne by the developer.

36. Mitigation Measure VIII. 3

ENGINEERING ESTIMATE. Prior to recording the final map, an engineer shall provide to the City of Corning Engineer's Reports including estimates of the annual costs appurtenant to the Landscape and Lighting District(s) defined above.

37. Mitigation Measure VIII. 4

FIRE HYDRANT INSTALLATION. The developer must install three fire hydrants as depicted on the preliminary grading & utility plan submitted with the application. Any variations to the placement of these hydrants must be approved by the City of Corning Fire Chief prior to the approval of improvement plans for the project. These hydrants with valves shall be installed, to Public Works standards, as required by the Fire Chief.

38. FIRE HYDRANT REPAIR KIT: The developer must provide the City of Corning Fire Department with 1 Fire Hydrant Repair Kit.

39. DEVELOPMENT IMPACT FEES: Subsequent residential development will be subject to Development Impact Fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of Certificates of Occupancy for each building permit.

40. ABANDON WELLS & SEPTICS: Prior to recording any final map, the applicant shall properly abandon any water wells or septic systems occurring on the property in accordance with the requirements of the Tehama County Environmental Health Department.

41. POSTAL BOXES: Provide one or more "Cluster Box Units (CBUs) for postal service at locations approved by the Corning Postmaster. CBU positions shall appear on the improvement plans for the subdivision.

42. Mitigation Measure XV. A. 1

TRANSPORTATION POOLS. Adjacent to the Cluster Box Units for postal service the applicant must place a bulletin board, no less than 16 sq. ft. in size, that is dedicated for use of the residents in Phase 1 & 2 to advertise for car pool / van pool trips to major work centers. It will be the apartment management staffs responsibility to maintain this bulletin board in a neat and orderly condition.

43. Mitigation Measure XV. D. 1

INTERSECTION SIGHT DISTANCE. No shrubbery, fencing or trees exceeding 36 inches in height, and no tree branches shall extend lower than seven feet so as to limit a 200 ft. minimum sight distance at the proposed cul-de-sac road (Road "A") and Toomes Ave. intersection.

44. Mitigation Measure XV. D. 2

STOP SIGNS. Install a stop sign and apply thermoplastic stop legend with bar where the cul-de-sac road (Road "A") intersects with Toomes Ave. and at the intersection of the parking lot for the multi-family residential parcel and Road "A" as depicted on the plans submitted with the application. Temporary signs must be in place during construction at all new intersections.

45. Mitigation Measure XV. G. 1

BICYCLE RACKS. Secure bicycle racks must be placed adjacent to the three covered parking areas as shown on the tentative subdivision map.

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

47. ROAD DEDICATION: Dedicate a 60' wide right-of-way for Road A. Provide an additional 10' public service easement along each side of the right of way.

48. CURB, GUTTER, SIDEWALK: Install curb, gutter and sidewalk, with approved handicap ramps.

49. STREET IMPROVEMENTS: Proposed streets shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street).

50. CUL-DE-SAC IMPROVEMENTS: The cul-de-sac shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18.

51. ROAD SIGNS: Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections.

52. STREET NAME: Final street names are subject to approval of City staff and shall appear on the final map.

53. NON-ACCESS STRIP: No new driveways shall be permitted direct access onto Toomes Avenue. The Final Map shall offer "1 foot wide Non-Access" strips along the Toomes Avenue frontage of Lots 1 and 13.

54. CURBSIDE PARKING: Curbside "parallel" parking spaces shall be delineated with traffic paint within the cul-de-sac bulb.

55. UNDERGROUND IMPROVEMENTS: Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting nor excavation shall be allowed in the new street once completed.

56. WATER & SEWER CONNECTIONS: All water and sewer connections shall be completed in accordance with Public Works Specifications.

57. PIPE SIZE: All water services to single family residences are to be 1 inch poly pipe iron pipe size.

58. WATER METERS: All water meters to be Sensus compound meters to register in gallons, 3/4" meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system.

59. MANHOLE INSTALLATION: Install Manholes in Subdivision as per Public Works Specifications.

60. CABLE T.V.: Developer shall ensure service by Chambers Cable to each lot and residence at developer's expense.

61. STREET LIGHTS: Street lights shall be installed in accordance with Public Works Standards. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works.

62. PUBLIC UTILITY EASEMENTS: Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map.

63. LANDSCAPE MAINTENANCE: Within two weeks after the landscaping is completed on the multi-family residential parcel the property owner or management team must contract with a landscape maintenance company for maintenance of this landscaping. Evidence of this contract must be submitted to the Planning Director.

64. PARKING EASEMENT: Prior to the recordation of Tract Map 08-1002 the property owner of Salado Orchard Apartments Phase 1, APN: 71-020-70, must record a reciprocal parking easement allowing the residents of the apartments constructed pursuant to this project the right to use parking spaces constructed for the Phase 1 apartments.

65. BUILDING PERMITS: No building permits will be issued for any type of residential construction, including multi-family, until the required public improvements have been completed, or bonded for, and Tract Map 08-1002 has been recorded.

66. COVERED PARKING STRUCTURES: The covered parking structures constructed on the multi-family residential parcel must be designed and constructed to match the existing parking structures constructed for Salado Orchards, Phase 1.

67. CROSSWALKS: Prior to recordation of a Final Map new thermoplastic crosswalks must be applied at all four crossings at the Toomes Ave. / North Street intersection.

EXHIBITS

EXHIBIT "A"	VICINITY MAP
EXHIBIT "B"	GENERAL PLAN MAP
EXHIBIT "C"	TENTATIVE SUBDIVISION MAP
EXHIBIT "D"	ZONING MAP
EXHIBIT "E"	ASSESSOR'S MAP
EXHIBIT "F"	MITIGATED NEGATIVE DECLARATION & INITIAL STUDY
EXHIBIT "G"	HOUSING ELEMENT OBJECTIVES & PRODUCTION CHART
EXHIBIT "H"	DRAFT RNHA NUMBERS
EXHIBIT "I"	FEMA MAP
EXHIBIT "J"	CHAPTER 17.35 CORNING ZONING CODE
EXHIBIT "K"	SECTION 17.51.040 CORNING ZONING CODE
EXHIBIT "L"	SECTION 17.35.050 CORNING ZONING CODE
EXHIBIT "M"	CA. GOVERNMENT CODE SECTION 66474
EXHIBIT "N"	APPLICATION
EXHIBIT "O"	ORDINANCE NO. 632
EXHIBIT "P"	STAFF RESPONSE ON/AND COMMENTS RECEIVED FROM VARIOUS AGENCIES ON MITIGATED NEGATIVE DECLARATION

EXHIBIT "A"
VICINITY MAP

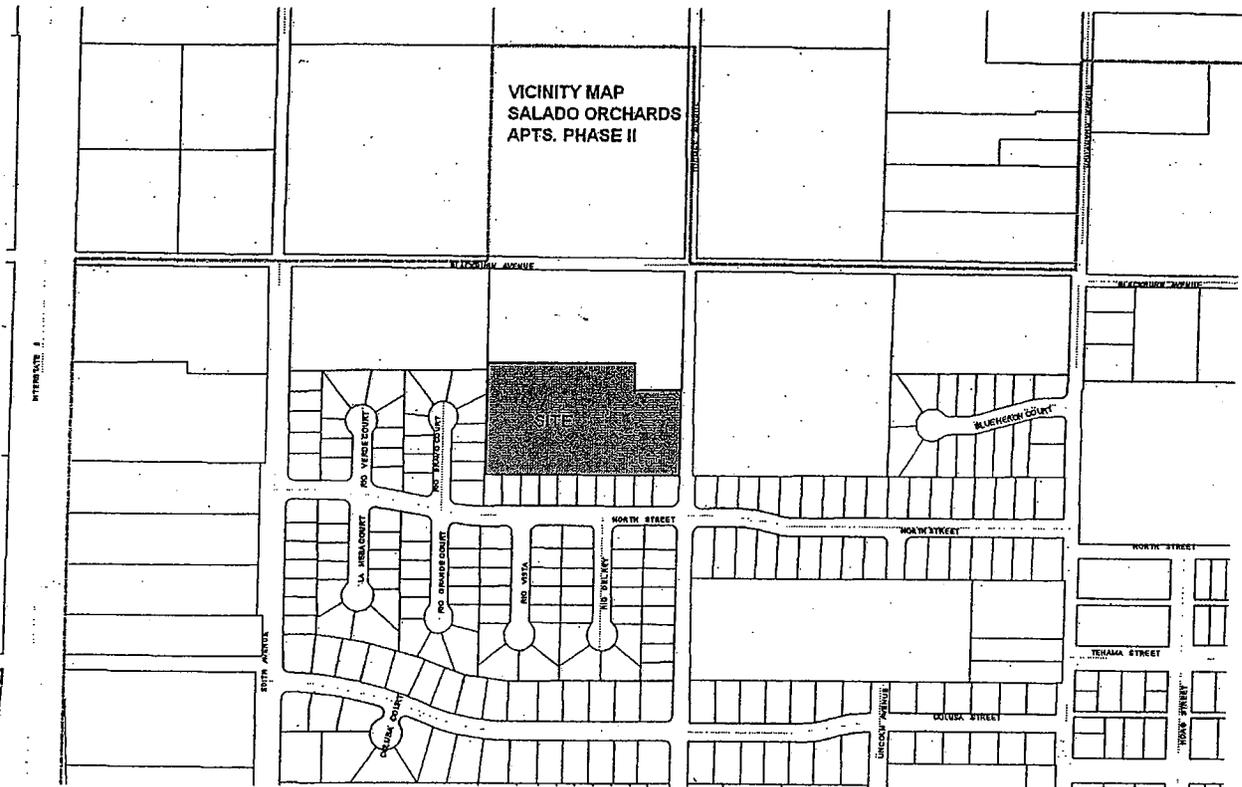


EXHIBIT "B" GENERAL PLAN MAP

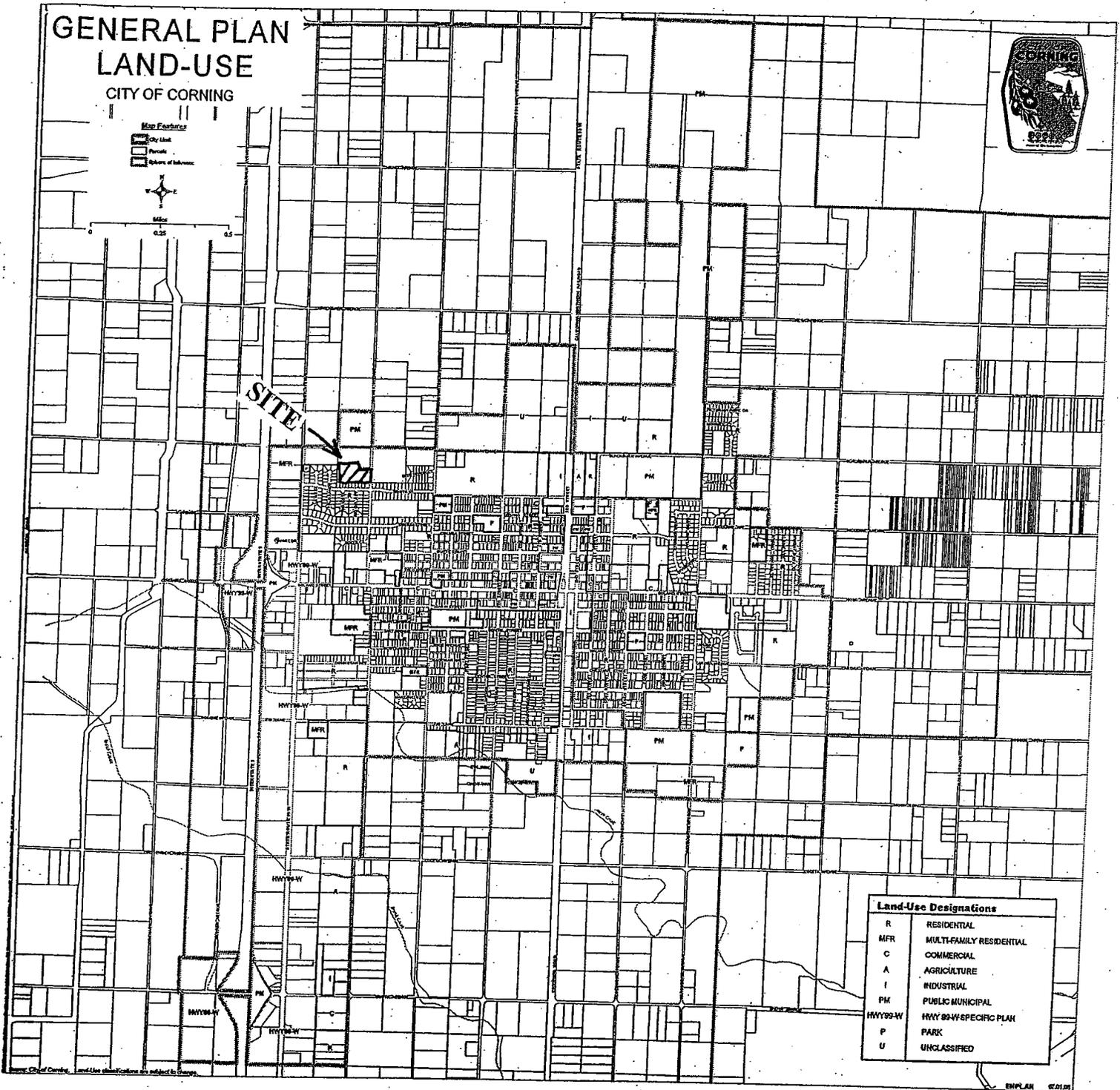
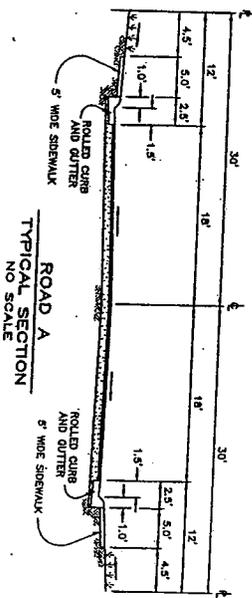
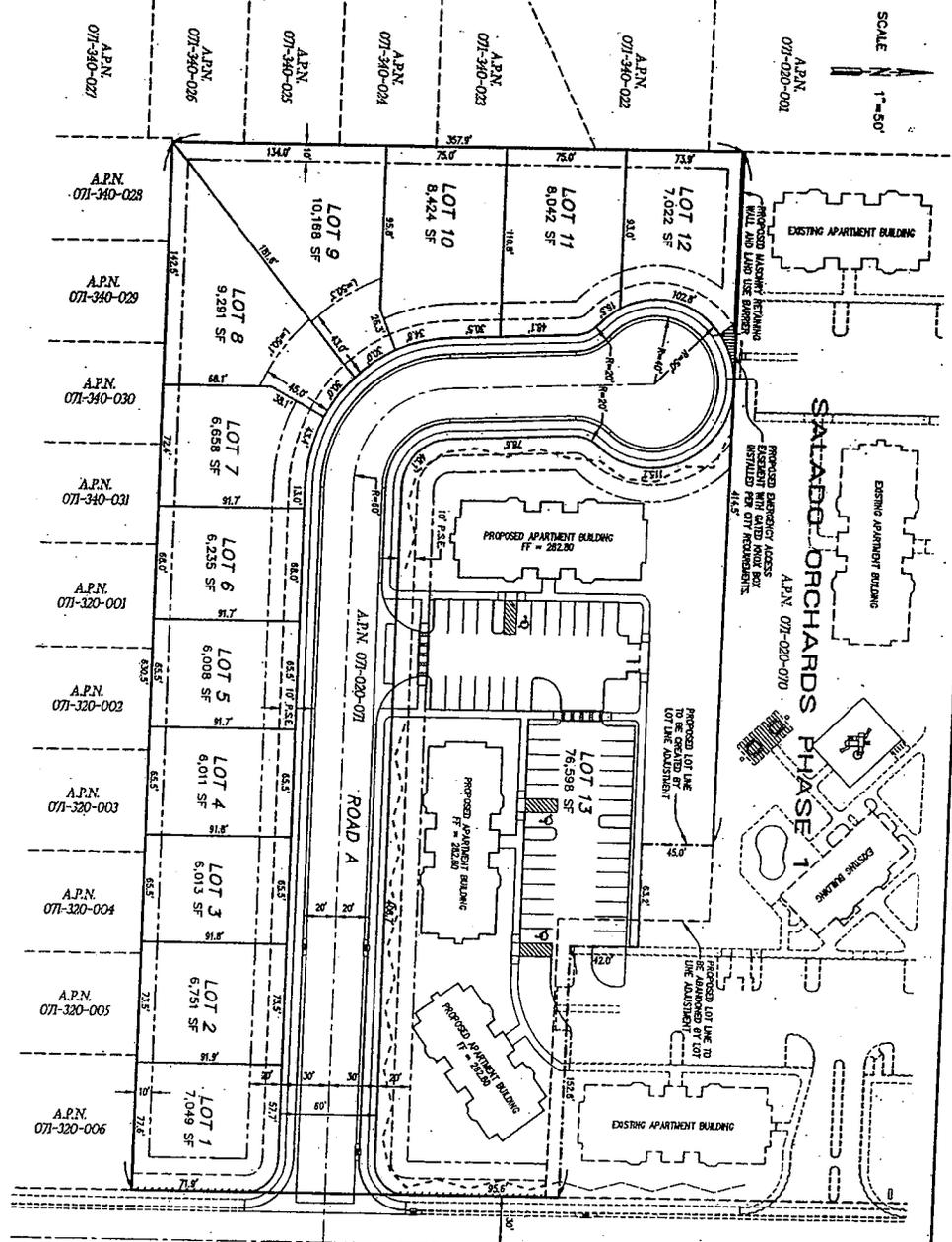


EXHIBIT "C" TENTATIVE SUBDIVISION MAP

SCALE
1" = 50'



- NOTES**
1. THERE WAS NO EVIDENCE OF EXISTING WELLS OR UNDERGROUND TANKS ON THE PROPERTY AT THE TIME OF SITE SURVEY.
 2. REFER TO PRELIMINARY GRADING PLAN FOR EXISTING SITE ELEVATIONS, PROPOSED GRADING, DRAINAGE AND UTILITIES.
- REQUESTED DESIGN MODIFICATIONS**
1. CITY OF CORNING MINIMUM CURBLINE RADIUS IS 200 FEET. WE ARE HEREBY REQUESTING A DESIGN MODIFICATION FOR THE 60-FOOT CURBLINE RADIUS RADIUS SHOWN ON ROAD A.
 2. CITY OF CORNING MAXIMUM CURB-TO-SIDEWALK LENGTH IS 400 FEET. WE ARE HEREBY REQUESTING A DESIGN MODIFICATION FOR THE 674-FOOT CURB-TO-SIDEWALK SHOWN AS ROAD A.

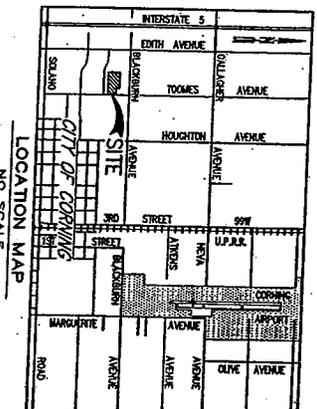
LEGEND

---	SUBDIVISION BOUNDARY
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	BUILDING SETBACK LINE
---	PROPOSED LOT NUMBER
---	PUBLIC SERVICE EXHIBENT
---	ASSESSOR'S PARCEL NUMBER
---	ADJUTER'S RIGHT OF ACCESS TO BE DEDICATED TO THE CITY OF CORNING
---	PROPOSED WADHOUGH FROM FENCE

**TENTATIVE SUBDIVISION MAP
08-1002
SALADO ORCHARDS PHASE II**

FOR
PACIFIC WEST COMMUNITIES

A DIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP #07-01 RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 200, LYING WITHIN SECTION 15, T. 24 N., R. 3 W., M.D.M., CITY OF CORNING, TEHAMA COUNTY, CALIFORNIA



OWNER/SUBDIVIDER: PACIFIC WEST COMMUNITIES
430 E. STATE ST., SUITE 100
EAGLE, ID 83616

SURVEYOR: ROLLS, ANDERSON & ROLLS
ATTN: HERB VOTAW, PLS 8043
APN: 071-020-071
ACREAGE: 4.786 ACRES

ZONING: PROPOSED R-1
GENERAL PLAN: PROPOSED SINGLE FAMILY RESIDENTIAL
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL SUBDIVISION -
LOTS #12
6,008 S.F. MIN. EA.
TO 10,108 S.F. MAX.
PLANNED UNIT DEVELOPMENT -
LOT #13 AT 76,598 S.F.

WATER: CITY OF CORNING
SEWAGE DISPOSAL: CITY OF CORNING
STORM DRAIN: CITY OF CORNING
ELECTRICITY: PG&E
TELEPHONE: SBC
CABLE: COMCAST

EXHIBIT "D" ZONING MAP

INTERSTATE 5

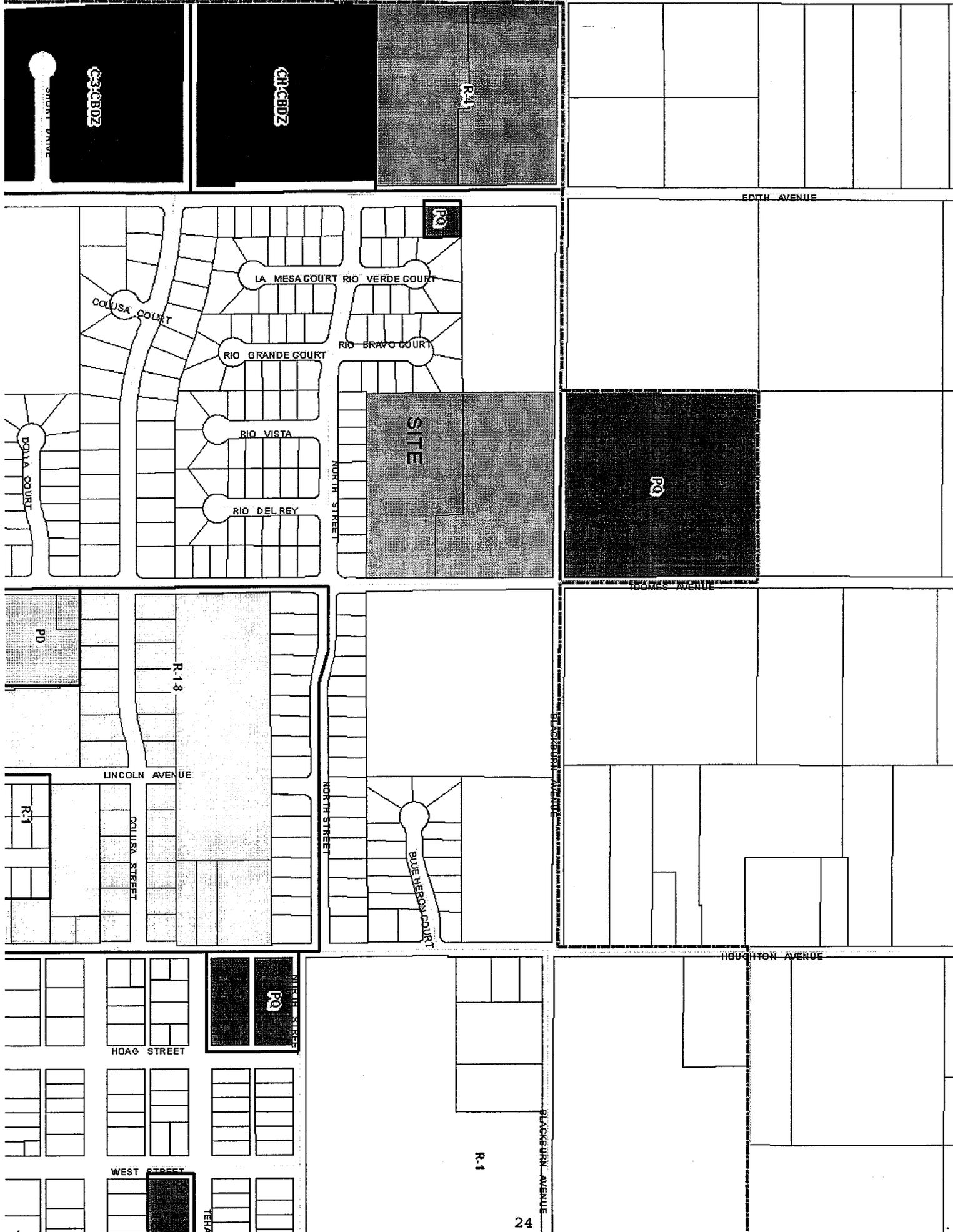
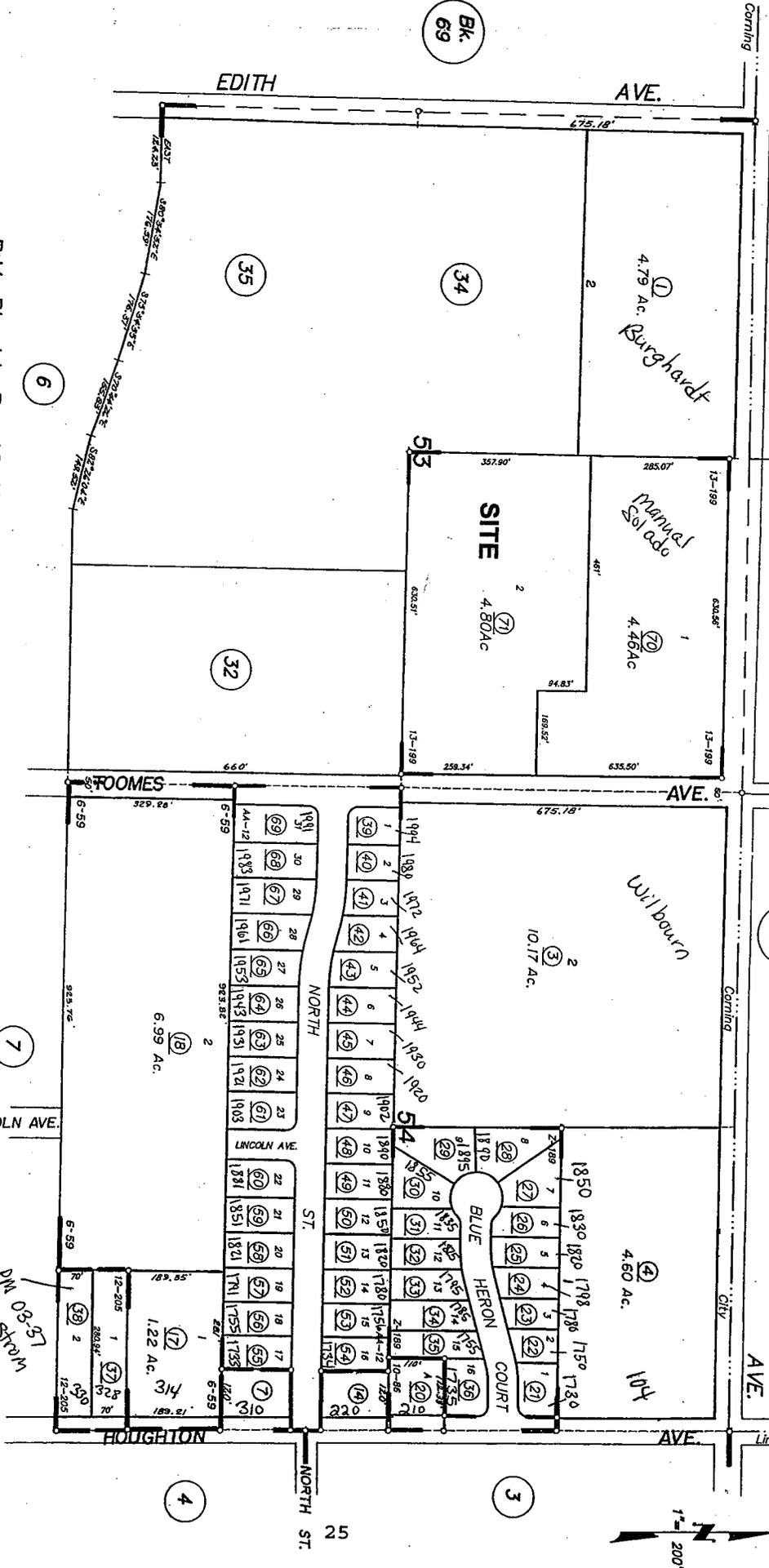


EXHIBIT "E" ASSESSOR'S MAP



- R.M. Bk. AA, Pg. 12-North Olive Sub., Tract No. 03-02
- R.M. Bk. Z, Pg. 189-Casa Nueva Subdivision, Tract No. 02-1008
- R.M. Bk. B, Pg. 1-Maywood Colony No. 2
- P.M. Bk. 6, Pg. 59-P.M. No. 79-61
- P.M. Bk. 10, Pg. 86-P.M. No. 91-53
- P.M. Bk. 12, Pg. 205-P.M. No. 03-37
- P.M. Bk. 13, Pg. 199-P.M. No. 07-01

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

Assessor's Map Bk. 71 -Pg. 02
 County of Tehama, Calif.

EXHIBIT "F"
**MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY**
CITY OF CORNING PLANNING DEPARTMENT
794 THIRD STREET
CORNING, CALIFORNIA 96021

MITIGATED NEGATIVE DECLARATION
FOR THE TRACT MAP 08-1002, USE PERMIT 252
AND REZONE 2008-1

**PROJECT TITLE: Tentative Tract Map 08-1002, Use Permit 252, Rezone 2008-1,
Salado Orchard Apartments, Phase 2, Pacific West Communities, Inc.**

DESCRIPTION OF PROJECT: Tentative Tract Map 08-1002 proposes to subdivide an existing 4.79 acre parcel and create 12 single-family residential parcels and an approximately 1.75 acre multi-family residential parcel. Rezone 2008-1 will rezone the 1.75 acre parcel from R-1, Single-Family Residence District to PD, Planned Development District. Use Permit 252 would allow the construction of three 8-plex apartment buildings (24 units total) on the proposed 1.75 acre parcel. Located in the City of Corning along the west side of Toomes Ave. approximately 650 ft. south of the Toomes Ave. / Blackburn Ave. intersection within the SW1/4 of Section 15, T. 24 N., R. 3 W., M.D.M. APN: 71-020-02

The City of Corning Planning Department has evaluated potential environmental impacts and prepared an Initial Study, using the Initial Study Environmental Checklist Form distributed by the California Office of Planning and Research, and found that with the implementation of mitigation measures and recommended conditions of approval, identified in the initial study, the above described project will have no significant adverse effect on the environment.

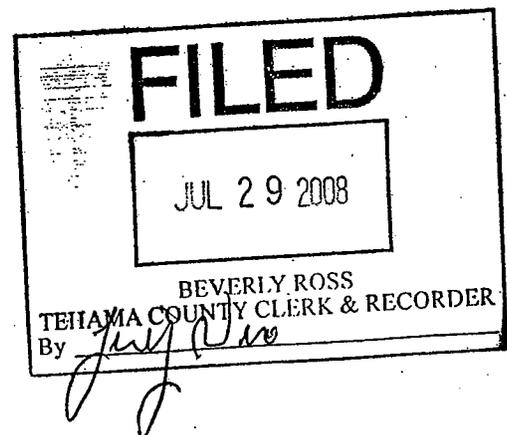
Attached is a copy of the Initial Study with identified mitigations and recommended conditions of approval, a Mitigation Monitoring Program and a Traffic Impact Analysis that is included as an addendum to the Initial Study. Copies of this Mitigated Negative Declaration and Initial Study are available upon request from the Tehama County Clerk & Recorder's Office and the City of Corning Planning Department.

Those wishing to comment regarding this Mitigated Negative Declaration must do so on or before **September 2, 2008**. Comments received after this date will not be valid.



John Stoufer:
Planning Director

DATE: 7-29-08



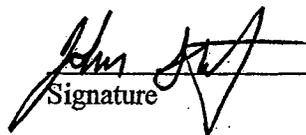
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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


Signature

July 28, 2008
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

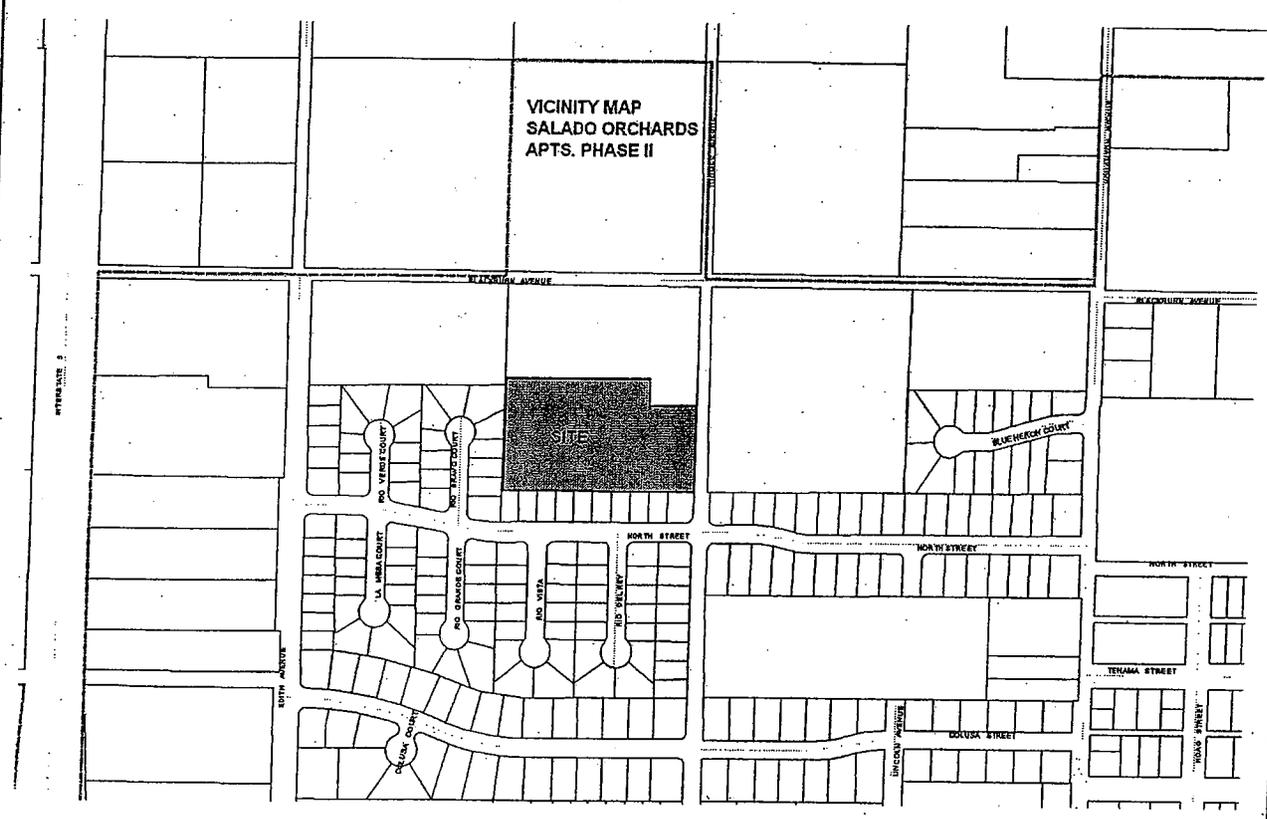
- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

EXHIBITS

VICINITY MAP	PAGE 5
GENERAL PLAN MAP	PAGE 6
TENTATIVE SUBDIVISION MAP	PAGE 7
NOISE CONTOUR MAP	PAGE 8
AIRPORT NOISE CONTOUR MAP	PAGE 9

VICINITY MAP
SALADO ORCHARDS
APTS. PHASE II

SITE



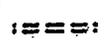
GENERAL PLAN LAND-USE CITY OF CORNING



SITE

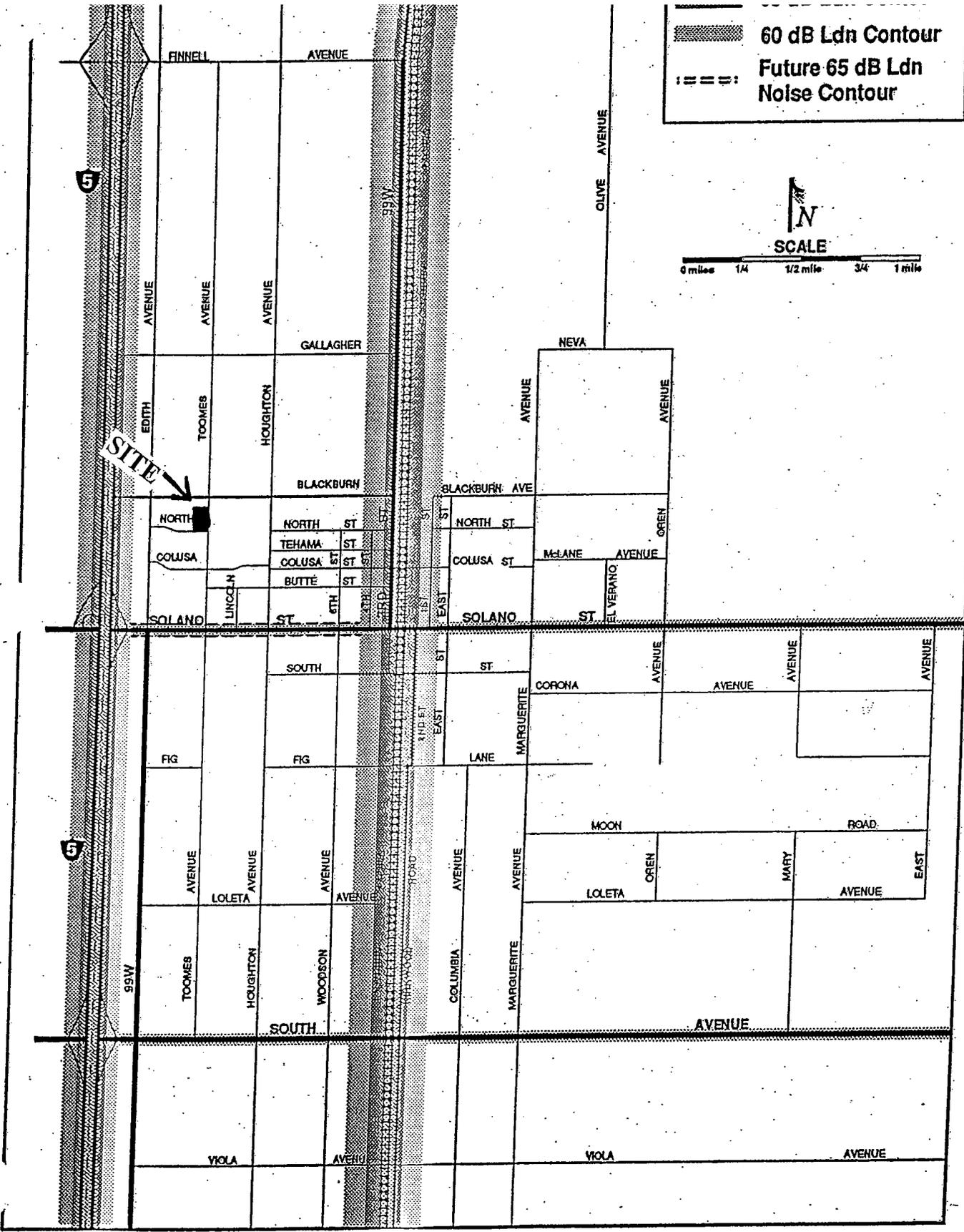
Land-Use Designations	
R	RESIDENTIAL
MFR	MULTIFAMILY RESIDENTIAL
C	COMMERCIAL
A	AGRICULTURE
I	INDUSTRIAL
PM	PUBLIC MUNICIPAL
HWYSS-W	HWY SSW SPECIFIC PLAN
P	PARK
U	UNCLASSIFIED

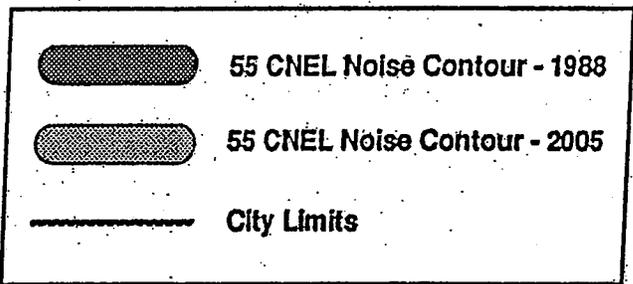
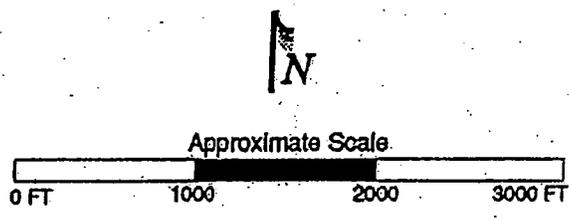
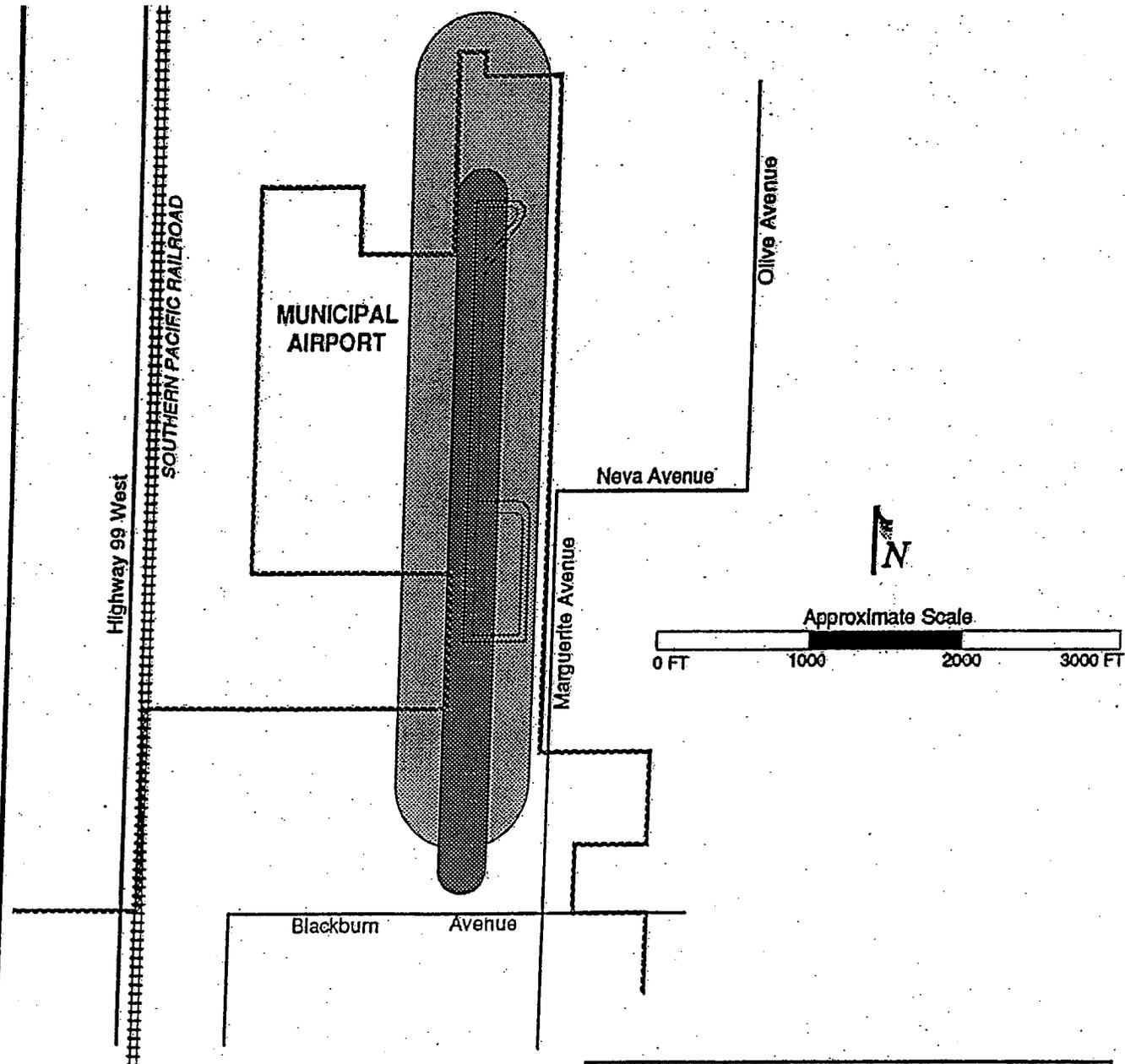
ENPLAN 07.01.05

 60 dB Ldn Contour
 Future 65 dB Ldn Noise Contour



SCALE
 0 miles 1/4 1/2 mile 3/4 1 mile





Airport Noise Contour Map

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

DISCUSSION: The site is relatively flat with no structures, scenic vistas or scenic resources that will be impacted by development of the site. There is existing urban residential development to the north, south and west. Directly north of the site is Salado Orchard Apartments, Phase I that was recently completed and is currently taking applications for occupancy of the 48 units. The 24 units proposed with this project will be constructed adjacent to the existing eight-plex units in the northeast portion of the site. The 12 single-family residential parcels will be located along the south and west property lines providing a buffer between the multi-family residential units and existing single-family residential uses south and west of the site.

With the parcel currently vacant, construction of multi-family and single-family residential buildings will alter the existing visual character of the site. The following mitigation measures will be implemented to assure that the project will blend in with the existing visual character of the surrounding area.

Mitigation Measure I. C. 1

LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the parcel proposed for multi-family development and areas within the right of ways, but outside the travel lanes for Toomes Ave. and the private cul-de-sac road (Road A) serving the project. Landscape plans shall be prepared by a Registered Landscape Architect and must be similar to the existing landscaping for the Salado Orchard Apartments, Phase I. The landscape plan shall be subject to the approval of the Planning Director.

Mitigation Measure I. C. 2

LANDSCAPING. Landscaping of the multi-family residential parcel and areas within the Toomes Ave. and Road "A" right of ways, must be provided with permanent and automatic means of irrigation and completed within 1 month from the issuance of a Certificate of Occupancy. For the 12 single family residential parcels, front and street side yards must be landscaped and provided with permanent and automatic means of irrigation. All landscaped areas must comply with Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

Mitigation Measure I. C. 3

ARCHITECTURAL DESIGN. The three eight-plex apartment buildings must have the same architectural design as the six apartment buildings that were constructed for Salado Orchard Apartments Phase I.

CONCLUSION: The three mitigation measures, along with the following recommended conditions of approval, will assure that the project will be similar in building design and exterior landscaping that currently exists adjacent to, and in the vicinity of the project site. The similarity in project design and construction will provide the same type of lighting that currently exists in the area and therefore will not create a new source of light and glare that will adversely affect day or nighttime views in the area.

RECOMMENDED CONDITIONS OF APPROVAL:

1. **SCREEN HVAC.** Except for vent pipes through the roof, heating, venting or air conditioning equipment shall not be located on the roof of any structure, unless screened from view in a manner approved by the Planning Director.
2. **UNDERGROUND UTILITIES.** All public utilities serving the Development shall be underground with no overhead facilities crossing any streets.
3. **BUILDING SETBACKS.** All buildings shall be setback not less than 20 feet from the finished street right of ways.
4. **REMOVE CONSTRUCTION DEBRIS.** Prior to approving occupancy for any buildings, all construction debris shall be removed from the site.
5. **FENCING.** Solid fencing, 6' high, shall be installed between neighboring properties and the new parcels, and between each parcel prior to "final" on Building Permit.
6. **STREET FENCING.** Upgraded solid wood fencing, 6'-0" high (minimum), including minimum 4" X 6" treated wood posts and a decorative top rail (or equivalent approved by the Planning Director) shall be provided where dual frontage lots adjoin non-accessed City Streets; along the side of Parcel __1__.
7. **RESIDENTIAL DESIGN.** In accordance with Corning Municipal Code Section 16.21.135, the developer shall vary building floor plans, facades, trim, siding material, building colors, roof types, etc., to assure that identical homes are not constructed on adjacent lots.

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	X			

DISCUSSION: The site is currently vacant and located within the city limits and designated as Residential by the Corning General Plan. The site is not designated Prime, Unique or Farmland of Statewide Importance and therefore will not convert lands shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The parcel is zoned R-1, Single Family Residential and is not contracted under the provisions of the Williamson Act.

There is an existing olive orchard located along the east side of Toomes Ave. directly across from the site and additional orchards within the vicinity. These orchards are occasionally sprayed with pesticides and herbicides in addition to being disked, irrigated, cultivated and harvested. Due to these type of activities agricultural operations, when located within the vicinity of residential development, often become the subject of nuisance complaints. As a result agricultural operations are sometimes forced to cease or curtail operations.

The City of Corning Subdivision Ordinance, Chapter 16.31 is titled Right to Farm. This section of the code protects agricultural activities states that *"No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance."* The following mitigation measure will be implemented to assure that all prospective tenants or future property owners are aware of agricultural operations within the vicinity of the project site.

Mitigation Measure II. C. 1

DISCLOSURE OF AGRICULTURAL OPERATIONS. Prior to the conveyance, leasing or rental of any single family residences or apartments the prospective buyers or tenants must be provided with the following disclosure statement:

The City of Corning permits operation of properly conducted agricultural operations within the City Limits, including those that utilize chemical fertilizers and pesticides. You are hereby notified that property you are purchasing, leasing or renting may be located close to agricultural lands and operations. You may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemicals and pesticides and other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crop and animals from depredation, and other activities which occasionally generate dust, smoke, noise, and odor. Consequently, depending on the location of your residence, it may be necessary that you be prepared to accept much inconveniences or discomfort as a normal and necessary aspect of living in an agriculturally active region.

CONCLUSION: Existing provisions set forth in the Subdivision Ordinance and mandatory disclosure statements informing the public of agricultural operations within the vicinity of the project site will prevent potential conflicts between residential and agricultural operations and there conversion to non-agricultural use.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

DISCUSSION: The applicant will be required to construct an interior cul-de-sac road to serve the proposed parcels. State and federal ambient air quality standards provide a basis by which the City can evaluate the significance of air quality impacts. Under CEQA, as well as the State and Federal Clean Air Acts, non-attainment of any air quality standard is considered to be an impact. Incremental emissions of non-attainment pollutants are generally considered to be cumulatively significant, because they contribute to non-attainment. Construction and grading activities will generate dust adding to PM10 emissions. Heavy equipment and vehicular trips by construction personnel will contribute vehicular emissions as well. Construction cleanup often entails burning of trees, brush, and other wastes. These would be considered short term impacts.

The proposed project will create 12 new parcels that would allow the construction of a single family residence on each parcel and 24 apartment units on the Planned Development parcel. Residences constructed on the parcels could install wood burning devices as a heat source. The smoke produced from this type of heat source could impact air quality. These would be considered long term impacts.

The following mitigation measures will be implemented to reduce any impacts the project will have on air quality to a Less than Significant level.

Mitigation Measure III. B. 1

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.

Mitigation Measure III. B. 2

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.

Mitigation Measure III. B. 3

WOOD BURNING STOVES

Only U.S. EPA Phase II certified wood burning devices to be installed in each residence as necessary. The total emission potential from each residence shall not exceed 7.5 grams per hour from wood burning devices.

Mitigation Measure III. B. 4

EXTERIOR ELECTRICAL OUTLETS

To promote the use of electrical landscape equipment, at least two electrical outlets shall be provided on the exterior walls of each single family residence.

Mitigation Measure III. C. 1

SPRINKLE EXPOSED SOILS.

During construction, unprotected or bare soils, including inactive storage piles, shall be watered a minimum of 2 times per day to minimize wind erosion. Frequency should be based upon the type of operation, soil, and wind exposure.

Mitigation Measure III. C. 2

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 15th).

CONCLUSION: The identified mitigation measures reduce short and long term impacts to a less than significant level and will also assure that impacts to sensitive receptors such as the Woodson School and existing residences in the area are not significant. In addition to these mitigation measures staff will recommended that the following condition of approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. **GRADING PLANS.** Complete grading plans shall be submitted for approval by the City Engineer.
2. **STREET CLEANING.** Paved City roadways leading to or from the project area shall be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud, which may have accumulated as the result of construction activities.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

DISCUSSION: The site has been graded and was previously disked for farming activities. There is no indications of any type of sensitive habitat, wetlands, streams, riparian habitat or wildlife habitat areas or corridors that will be impacted by development of the site. The project, as proposed, will not conflict with any local or regional policies or ordinances adopted to protect biological resources.

CONCLUSION: The site is surrounded on three sides by urban residential development. This site is an infill of residential development and the proposed project will not have an impact on Biological Resources.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

DISCUSSION: As previously discussed the site has historically been graded, disked and farmed prior to residential development. The site is not located in an area known for containing historical or archaeological resources. Any type of these resources that may have been located on the site are no longer visible due to historical farming activities. However, should any type of cultural resources be unearthed, as a result of construction activities, they could be disturbed or damaged. Therefore, the following mitigation measures will be implemented to prevent significant impacts associated with development of the site:

Mitigation Measure V. 1

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.

Mitigation Measure V. D. 1

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.

Conclusion: Implementation of these mitigation measures will reduce any impacts to Cultural Resources to a Less than Significant level.

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

DISCUSSION: The site is not in the Alquist-Priolo Earthquake Fault Zone and there are no known active faults within the vicinity of the project. The Safety Element of the Corning General Plan indicates that there is very little

threat of a potentially damaging earthquake within the City. The site and surrounding area is relatively flat and there is no risk of landslides or liquefaction. Therefore, there are no potential impacts, or risks to people or structures, associated with development of the site.

Development of the site will require grading and re-leveling for roads, building pads and drainage. Construction activities where clearing, grading, filling, road construction and excavation result in a land disturbance of one or more acres require a Construction Storm Water Permit issued by the California Regional Water Quality Control Board (RWQCB). The permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential pollutants (such as sediment and earthen materials, chemicals, construction materials, etc.) and to describe practices to eliminate or reduce those pollutants from entering surface waters. To assure that the project complies with the RWQCB requirements and prevent soil erosion and the loss of topsoil the following mitigation measures will be implemented.

Mitigation Measure VI. B. 1

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.

Mitigation Measure VI. B. 2

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.

To assure that the soils are capable of supporting the structures and complying with the Uniform Building code the following mitigation measure will be implemented.

Mitigation Measure VI. D. 1

SOILS INVESTIGATION. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

Mitigation Measure VI. D. 2

EXPANSIVE SOILS. The applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

CONCLUSION: The project will be required to connect to the city sewer service that has adequate capacity for the proposed number of single and multi family units. Potential impacts have been mitigated to a Less than Significant level.

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

DISCUSSION: The project is residential in nature and will not transport, handle, store, or emit any type of hazardous materials that will impact Woodson School or the surrounding residential uses. The project is outside of the approach and runway protection zones.

CONCLUSION: No impacts to Hazards or hazardous materials are expected form the project.

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

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION: Water quality standards could be violated if water erosion resulting in siltation flows off the site and into the Blackburn-Moon drain located approximately 450 feet north of the site. Mitigation Measures VI. B. 1 & 2 requires the applicant to obtain a Construction Activities Storm Water General Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Compliance with the Stormwater Permit and SWPPP will result in Less than Significant impacts to water quality.

The City of Corning provides domestic and fire flow water to residents and businesses within the City. This project will utilize city services for potable water and fire prevention. The City extracts water from the Sacramento Valley Groundwater Basin which has adequate capacity to supply the cities needs, including undeveloped parcels similar to the project site.

The site will be graded for the preparation of road and lot construction. No rivers, streams or floodways will be altered by these grading activities. The drainage pattern of the site will be altered. To assure that off-site property is not impacted by these alterations the following mitigation measure will be implemented.

Mitigation Measure VIII. C. 1

LOT GRADING. Lots must be graded to direct runoff to storm drain facilities within the public right-of-way. No lot to lot or offsite runoff, shall be permitted.

Road and residential construction will substantially increase the amount of impervious surfaces resulting in increased runoff from the site. This additional water would increase the amount of water entering the surrounding drainage system that could result in downstream impacts. The City of Corning requires new development to retain their increased runoff onsite resulting in a no net increase of stormwater leaving the site. The following mitigation measures will be implemented to reduce drainage impacts to a Less than Significant level.

Mitigation Measure VIII. E. 1

STORMWATER 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.

Mitigation Measure VIII. E. 2

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

Mitigation Measure VIII. E. 3

STORMWATER IMPROVEMENT PLANS. Prior to recording a final map of any phase of the project the developer shall present improvement plans for retention of the net increase in runoff resulting from the development project during a 25-year storm for a duration of four hours.

The FEMA Flood Insurance Rate Map (FIRM) for this area shows the site outside the 100 year floodplain therefore, the project will not place housing in a flood hazard area or impede or redirect flood flows. Additionally the site is not in an area where there is a risk of flooding due to a dam breaking or inundation by seiche, tsunami or mudflows.

Conclusion: Potential impacts to hydrology and water quality have been mitigated to a Less than Significant level.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?		X		
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION: The existing 48 apartments constructed in Phase 1 were required to provide affordable housing to maintain consistency with the City's Housing Element. The application submitted for this project indicated that the 24 apartments would also be offered as affordable housing. To assure that the 24 units developed are similar to the existing apartments, and will not divide the community, the following mitigation measure will be implemented.

Mitigation Measure IX. A. 1

AFFORDABLE HOUSING. The 24 apartments proposed for the 1.75 acre parcel must provide affordable housing for a period of not less than 30 years from the date the project is approved by the City of Corning.

The site is currently zoned R-1, with a Residential Land Use designation. The applicant proposes to subdivide an existing 4.79 acre parcel and create 12 single-family residential parcels and an approximately 1.75 acre multi-family residential parcel. Rezone 2008-1 will rezone the 1.75 acre parcel from R-1, Single-Family Residence District to PD, Planned Development District. The PD zone can permit apartment use as proposed with the approval of a Use Permit pursuant to Corning Municipal Code Section 17.35.040. Use Permit 252 would allow the construction of three 8-plex apartment buildings (24 units total) on the proposed 1.75 acre parcel.

The Residential Land Use Classification permits development at a density of 14 dwelling units per acre. At this density 67 residential units on the existing 4.79 acre parcel would be consistent with the residential classification. The proposed 24 apartment units on the 1.75 acre parcel would amount to 14 dwelling/units per acre. The project would have a total of 36 residential units (24 apartments + 12 single-family residential) which would make the overall density at 7.51 dwelling/units per acre. The development of the apartments and single family residential parcels would not exceed the maximum densities of the General Plan. Therefore, the proposed project is consistent with the Residential Land Use Classification.

The zoning code encourages the construction of a "land use barrier" to provide a buffer between conflicting land uses. Parcel 12 as shown on the tentative subdivision map will abut an existing apartment building constructed in Phase 1. To comply with the provisions of the zoning code and assure that there are no significant impacts the following mitigation measure will be implemented.

Mitigation Measure IX. B. 1

SITE DEVELOPMENT. The site must be developed as shown on the Tentative Subdivision Map, Tract Map 08-1002, submitted as part of the initial application on June 23, 2008. This development includes a six-foot high masonry wall constructed along the north property line of Parcel 12.

CONCLUSION: The project is consistent with surrounding development and consistent with the City of Corning General Plan. Identified impacts have been mitigated to a Less than Significant level.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION: The site is not in a Mineral Resource Zone and will not result in the loss or availability of any mineral resources.

CONCLUSION: No Impact

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION: The Corning General Plan Noise Element identifies the normally acceptable range for low-density residential uses as less than 60 dB, while the conditionally acceptable range is 55-70 dB. The normal acceptable range for medium and high-density residential uses is identified as Ldn values below 65 dB, while the conditionally acceptable range is identified as 60-70 dB.

Sound travels through the air as waves of minute air pressure fluctuations caused by some types of vibrations. In general, sound waves travel away from the noise source as an expanding spherical surface. The energy contained in a sound wave is consequently spread over an increasing area as it travels away from the source. The result is a decrease in loudness at greater distances from the noise source. The site is located far enough away from identified noise sources, within the city including I-5, that residences will not be exposed to noise levels above 60 dB which is considered normally acceptable for single and multi family residential use.

The project has been designed to buffer the existing homes, located to the south and west, from the three eight-plex buildings, with 12 single family residential parcels. Residential use of the site, and project design, will prevent any long term noise impacts and will not create a permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Construction activities associated with the development of the site will temporally increase the ambient noise levels above the existing levels. The following mitigation measure will be implemented to reduce the impact of these short-term construction related noises.

Mitigation Measure XI. D. 1

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.

Mitigation Measure XI. D. 1

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.

The local standard for noise levels near existing airports is 60 dBA Ldn for residential areas or other sensitive receptors. The Airport Noise Contour Map shows that the site is well outside the 55 CNEL noise contour. The Airport/Land Use Noise Compatibility Criteria states that single and multi family land uses in areas with 55 CNEL or less are clearly acceptable and that activities associated with residential use can be carried out with essentially no interference from the noise exposure generated by the Corning Airport.

CONCLUSION: The only impact associated with the project will be short-term construction noise that has been mitigated to a Less than Significant level.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION: The project will provide new housing in an area that has been designated for residential development by the Corning General Plan. Infrastructure to serve the site is currently in place and the project will not induce substantial growth in the area. The site is currently vacant therefore housing, or people, will not be displaced by the project.

CONCLUSION: There are no significant impacts associated with the project.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?		X		

DISCUSSION: Residential development impacts numerous public services. To mitigate these impacts the Corning School Districts and the City of Corning have adopted and implemented Development Impact fees. These fees, payable when building permits are issued, were implemented to mitigate the impacts created by new residential development. This project will be subject to the schools and cities established fees which will mitigate the impacts to these services.

The applicant has submitted a preliminary grading and utility plan with the application. This plan indicates that streetlights will be installed with the project. The following mitigation measure will be implemented so that the costs for the continued operation and maintenance of these facilities are not borne by the taxpayers of the City.

Mitigation Measure VIII. 1

LANDSCAPE & LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcel 13 to Landscaping and Lighting District No. 1, Zone 4 and modify the Engineer's Report and appurtenant annual assessment to fund maintenance and electrification of the current Blackburn Avenue median facilities as well as the Toomes Avenue streetlights along the frontage of Parcel 13 and those along the Salado Orchard Apartment Phase 1 Toomes Avenue frontage, and the maintenance of any subsurface drainage detention facilities within the north half-width of Road A.

Alternatively, in lieu of annexing to Landscape and Lighting District #1, Zone 4, the City may require Parcel 13 to form a new Zone within Landscape and Lighting District #1, and address the maintenance of the facilities noted above.

Mitigation Measure VIII. 2

RESIDENTIAL LANDSCAPE AND LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcels 1 through 12 into a Landscaping and Lighting district to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities within the south half of Road A, the landscaped area along the Toomes Avenue frontage of Lot 1, and street lighting within the Parcel 1 Toomes Avenue street frontage and the south side of Road A, any costs associated with the district formation or annexation shall be borne by the developer.

Mitigation Measure VIII. 3

ENGINEERING ESTIMATE. Prior to recording the final map, an engineer shall provide to the City of Corning Engineer's Reports including estimates of the annual costs appurtenant to the Landscape and Lighting District(s) defined above.

The preliminary grading and utility plan included the placement of three (3) fire hydrants, two along the proposed cul-de-sac road and one within the interior of the multi-family parcel. The following mitigation measure will be implemented to assure that the hydrants are placed within the development as proposed on the preliminary grading & utility plan submitted with the application.

Mitigation Measure VIII. 4

FIRE HYDRANT INSTALLATION. The developer must install three fire hydrants as depicted on the preliminary grading & utility plan submitted with the application. Any variations to the placement of these hydrants must be approved by the City of Corning Fire Chief prior to the approval of improvement plans for the project. These hydrants with valves shall be installed, to Public Works standards, as required by the Fire Chief.

CONCLUSION: Existing impact fees mitigate the impacts on Public Services to a Less than Significant level.

Recommended Conditions of Approval

1. The developer must provide the City of Corning Fire Department with 1 Fire Hydrant Repair Kit.
2. Subsequent residential development will be subject to Development Impact Fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of Certificates of Occupancy for each building permit.
3. Prior to recording any final map, the applicant shall properly abandon any water wells or septic systems occurring on the property in accordance with the requirements of the Tehama County Environmental Health Department.
4. Postal Boxes. Provide one or more "Cluster Box Units (CBUs) for postal service at locations approved by the Corning Postmaster. CBU positions shall appear on the improvement plans for the subdivision.

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION: The project will create residential development increasing the population within the city and potentially impacting existing parks and recreational facilities. Included in the adopted Development Impact fees are funds for the development of additional recreational facilities.

CONCLUSION: The existing Development Impact fees have mitigated any impacts to the Cities recreational facilities to a Less than Significant level.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

DISCUSSION: On June 11, 2008, RKH Civil and Transportation Engineering prepared a traffic impact analysis for the project referenced as Salado Orchards, Phase II. This analysis is attached as supplemental information used to determine potential impacts the project will have on transportation and traffic. The following mitigation measures and recommended conditions of approval will be implemented to reduce identified impacts to a Less than Significant level.

Mitigation Measure XV. A. 1

TRANSPORTATION POOLS. Adjacent to the Cluster Box Units for postal service the applicant must place a bulletin board, no less than 16 sq. ft. in size, that is dedicated for use of the residents in Phase 1 & 2 to advertise for car pool / van pool trips to major work centers. It will be the apartment management staffs responsibility to maintain this bulletin board in a neat and orderly condition.

Mitigation Measure XV. D. 1

INTERSECTION SIGHT DISTANCE. No shrubbery, fencing or trees exceeding 36 inches in height, and no tree branches shall extend lower than seven feet so as to limit a 200 ft. minimum sight distance at the proposed cul-de-sac road (Road "A") and Toomes Ave. intersection.

Mitigation Measure XV. D. 2

STOP SIGNS. Install a stop sign and apply thermoplastic stop legend with bar where the cul-de-sac road (Road "A") intersects with Toomes Ave. Temporary signs must be in place during construction at all new intersections.

Mitigation Measure XV. G. 1

BICYCLE RACKS. Secure bicycle racks must be placed adjacent to the three covered parking areas as shown on the tentative subdivision map.

Recommended Conditions:

1. All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.
2. Dedicate a 60' wide right-of-way for Road A. Provide an additional 10' public service easement along each side of the right of way.
3. Install curb, gutter and sidewalk, with approved handicap ramps.
4. Proposed streets shall be constructed in accordance with Standard Drawing S-18 (40' 2 Lane Street).
5. The cul-de-sac shall be fully constructed to include curb and gutter and 5' wide sidewalk adjacent to curb as per Standard Drawing No. S-18.
6. Applicant shall install street name signs, according to standards provided by the Director of Public Works at all intersections.
7. Final street names are subject to approval of City staff and shall appear on the final map.
8. No new driveways shall be permitted direct access onto Toomes Avenue. The Final Map shall offer "1 foot wide Non-Access" strips along the Toomes Avenue frontage of Lots 1 and 13.
9. Curbside "parallel" parking spaces shall be delineated with traffic paint within the cul-de-sac bulb.

CONCLUSION: The traffic impact analysis concludes that while the change in traffic may be perceptible on certain streets, the impacts will be negligible. The proposed mitigation measures and conditions of approval will require the project to comply with adopted standards and codes applicable to development of this nature.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION: The 12 single family residential parcels and 24 apartments will connect to the City of Corning water and sewer systems. Both systems have ample capacity to serve the residences proposed by this project. Mitigation Measure VIII. E. 2 requires the development of onsite retention for increased runoff generated by development of the project. The Tehama County Landfill has sufficient capacity to accommodate the project. The following conditions of approval will be recommended to assure that development of the site complies with city codes and does not negatively impact the systems.

Recommended Conditions Of Approval:

1. Applicant shall ensure, prior to final street construction, that all water and sewer mains, utility and storm drains, are in the proper location for serving the proposed new lots. No street cutting nor excavation shall be allowed in the new street once completed.
2. All water and sewer connections shall be completed in accordance with Public Works Specifications.
3. All water services to single family residences are to be 1 inch poly pipe iron pipe size.
4. All water meters to be Sensus compound meters to register in gallons, ¾" meters are the minimum required, but recommend 1" meters if lawns are to have sprinkler system.
5. Install Manholes in Subdivision as per Public Works Specifications.
6. Developer shall ensure service by Chambers Cable to each lot and residence at developer's expense.
7. Street lights shall be set installed in accordance with Public Works Standards. Final location shall be shown on the plans for public improvements, and approved by the Director of Public Works.
8. Public utility easements shall be dedicated and noted as required by the City Engineer on the Final Map.

CONCLUSION: Existing utilities and service systems will not be significantly impacted by the project.

<i>Issues:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION: The project is an infill of existing and similar type residential development within the City of Corning. There are no biological or historical values to the site and all identified impacts have been mitigated to a Less than Significant level.

CONCLUSION: Mitigation measures have reduced identified impacts to a Less than Significant level.

BIBLIOGRAPHY

Source:

City of Corning General Plan
Land Use Element
Circulation Element
Open Space Element
Housing Element
Safety Element
Noise Element
Conservation Element
Public Facilities Element
Economic Development Element
Highway 99-W Corridor Specific Plan

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

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

Persons/Agencies Contacted
John Brewer-Corning Public Works Director
Terry Hoofard-Corning Building Official
Martin Spannaus-Corning Fire Chief
Tony Cardenas-Corning Police Chief
Steve Kimbrough-Corning City Manager
Ed Anderson-Corning City Engineer

Principal Author:
John Stoufer-Planning Director; City of Corning

MITIGATION MONITORING PROGRAM
PROJECT TITLE: Tract Map 08-1002, Use Permit 252, Rezone 2008-1
NAME, ADDRESS, PHONE NUMBER OF APPLICANT

Pacific West Communities, Inc.
430 E. State St., Suite 100
Eagle, ID. 83616
(208) 461-0022

The size and complexity of the proposed project require development of a formal mitigation monitoring program to ensure that monitoring is carried out in all stages. Monitoring is divided into three categories related to the timing of activities and implementation of mitigations.

1. Pre-Construction Mitigations (PC). These are activities that precede any actual land disturbance. Included among these mitigations are the development of drainage, erosion control and tree management plans. Also included are the delineation of any wetlands that may be subject to development impact and the establishment of Environmentally Sensitive Areas (ESAs) or Zones (ESZs) around archaeological sites and specimen oak trees.
2. Construction-Related Mitigations (DC). These include implementation of the drainage and erosion control plans, building setbacks from sensitive areas, and all other measures required to reduce the impacts of construction and development.
3. Ongoing Mitigations (OG). These include the maintenance programs necessary to ensure long-term control of erosion, protection of surface water quality in runoff, and protection of the wildlife and wildlife habitat resources on the project.

Monitoring will be the responsibility of various city, county and state agencies, although the physical inspections may be delegated to a private company or individuals chosen by these agencies and/or an environmental coordinator. All costs of mitigation monitoring will be borne by the developers, who are usually required to deposit money with the city, county or state agency in advance of the required monitoring effort.

The following environmental mitigation measures were incorporated in the conditions of approval for this project in order to mitigate identified environmental impacts to a level of insignificance. For tentative maps, some mitigation measures must be completed prior to map recordation (PR). Others are implemented during permitting stages following map recordation (AR), or are ongoing mitigation measures. A completed and signed checklist for each mitigation measure indicates that the mitigation measure has been complied with and implemented, and fulfills the monitoring requirements with respect to Assembly Bill 3180 (PRC Section 21081.6).

Currently, the applicant is seeking approval of Tract Map 08-1002, Use Permit 252 & Rezone 2008-1. A description of the pending project can be found in the initial study. Questions about this monitoring program should be directed to the City of Corning Planning Department.

ACRONYMS USED

CDFG	California Department of Fish and Game
CalTrans	California Department of Transportation
CDF	California Department of Forestry
CSD	Community Services District
CVRWQCB	Central Valley Regional Water Quality Control Board
DEV	Developer
HOA	Homeowners' Association
TCAPCD	Tehama County Air Pollution Control District
CBD	City of Corning Building Department
CFD	City of Corning Fire Department
CPLD	City of Corning Planning Department
CPD	City of Corning Police Department
CPWD	City of Corning Public Works Department
USACOE	United States Army Corps of Engineers

Monitoring Phases

PC Pre-Construction

DC During Construction

OG Ongoing

BP During Building Permit Approval

Subdivision Map Phase (Tentative Maps)

PR Prior to Map Recordation

AR After Map Recordation

MITIGATION MONITORING PROGRAM

ISSUE: Aesthetics

IMPACT(S): With the parcel currently vacant, construction of multi-family and single-family residential buildings will alter the existing visual character of the site. The following mitigation measures will be implemented to assure that the project will blend in with the existing visual character of the surrounding area.

Mitigation Measure I. C. 1

LANDSCAPING PLANS. Prior to commencing construction, applicant shall submit Landscaping Plans for the parcel proposed for multi-family development and areas within the right of ways, but outside the travel lanes for Toomes Ave. and the private cul-de-sac road (Road A) serving the project. Landscape plans shall be prepared by a Registered Landscape Architect and must be similar to the existing landscaping for the Salado Orchard Apartments, Phase I. The landscape plan shall be subject to the approval of the Planning Director.

Mitigation Measure I. C. 2

LANDSCAPING. Landscaping of the multi-family residential parcel and areas within the Toomes Ave. and Road "A" right of ways, must be provided with permanent and automatic means of irrigation and completed within 1 month from the issuance of a Certificate of Occupancy. For the 12 single family residential parcels, front and street side yards must be landscaped and provided with permanent and automatic means of irrigation. All landscaped areas must comply with Subdivision Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

Implementing Agency: Project applicant

Monitoring Agency: CPLD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR, AR

Phase of Monitoring: PC, DC, OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes:

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Aesthetics

IMPACT(S): With the parcel currently vacant construction of multi-family and single-family residential buildings will alter the existing visual character of the site. The following mitigation measures will be implemented to assure that the project will blend in with the existing visual character of the surrounding area.

Mitigation Measure I. C. 3

ARCHITECTURAL DESIGN. The three eight-plex apartment buildings must have the same architectural design as the six apartment buildings that were constructed for Salado Orchard Apartments Phase I.

Implementing Agency: Project applicant

Monitoring Agency: CBD

Funding Source: Developer/Applicant

Subdivision Map Phasing: AR

Phase of Monitoring: BP

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes:

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Agricultural Resources

IMPACT(S): The City of Corning Subdivision Ordinance, Chapter 16.31 is titled Right to Farm. This section of the code protects agricultural activities states that "*No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance.*" The following mitigation measure will be implemented to assure that all prospective tenants or future property owners are aware of agricultural operations within the vicinity of the project site.

Mitigation Measure II. C. 1

DISCLOSURE OF AGRICULTURAL OPERATIONS. Prior to the conveyance, leasing or rental of any single family residences or apartments the prospective buyers or tenants must be provided with the following disclosure statement:

The City of Corning permits operation of properly conducted agricultural operations within the City Limits, including those that utilize chemical fertilizers and pesticides. You are hereby notified that property you are purchasing, leasing or renting may be located close to agricultural lands and operations. You may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemicals and pesticides and other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crop and animals from depredation, and other activities which occasionally generate dust, smoke, noise, and odor. Consequently, depending on the location of your residence, it may be necessary that you be prepared to accept much inconveniences or discomfort as a normal and necessary aspect of living in an agriculturally active region.

Implementing Agency: Project applicant

Monitoring Agency: DEV

Funding Source: Developer/Applicant

Subdivision Map Phasing: , AR

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes:

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Air Quality

IMPACT(S): Incremental emissions of non-attainment pollutants are generally considered to be cumulatively significant, because they contribute to non-attainment. Construction and grading activities will generate dust adding to PM10 emissions. Heavy equipment and vehicular trips by construction personnel will contribute vehicular emissions as well. Construction cleanup often entails burning of trees, brush, and other wastes. These would be considered short term impacts.

Mitigation Measure III. B. 1

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.

Mitigation Measure III. B. 2

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.

Implementing Agency: Project applicant

Monitoring Agency: TCAPCD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR, AR

Phase of Monitoring: PC, DC, OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Air Quality

IMPACT(S): The proposed project will create 12 new parcels that would allow the construction of a single family residence on each parcel and 24 apartment units on the Planned Development parcel. Residences constructed on the parcels could install wood burning devices as a heat source. The smoke produced from this type of heat source could impact air quality. These would be considered long term impacts.

Mitigation Measure III. B. 3

WOOD BURNING STOVES

Only U.S. EPA Phase II certified wood burning devices to be installed in each residence as necessary. The total emission potential from each residence shall not exceed 7.5 grams per hour from wood burning devices.

Mitigation Measure III. B. 4

EXTERIOR ELECTRICAL OUTLETS

To promote the use of electrical landscape equipment, at least two electrical outlets shall be provided on the exterior walls of each single family residence.

Implementing Agency: Project applicant

Monitoring Agency: CBD

Funding Source: Developer/Applicant

Subdivision Map Phasing: AR

Phase of Monitoring: BP,OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Air Quality

IMPACT(S): The applicant will be required to construct an interior cul-de-sac road to serve the proposed parcels. State and federal ambient air quality standards provide a basis by which the City can evaluate the significance of air quality impacts. Under CEQA, as well as the State and Federal Clean Air Acts, non-attainment of any air quality standard is considered to be an impact.

Mitigation Measure III. C. 1

SPRINKLE EXPOSED SOILS.

During construction, unprotected or bare soils, including inactive storage piles, shall be watered a minimum of 2 times per day to minimize wind erosion. Frequency should be based upon the type of operation, soil, and wind exposure.

Mitigation Measure III. C. 2

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 15th).

Implementing Agency: Project applicant

Monitoring Agency: CPWD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR, AR

Phase of Monitoring: DC, OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Cultural Resources

IMPACT: As previously discussed the site has historically been graded, disked and farmed prior to residential development. The site is not located in an area known for containing historical or archaeological resources. Any type of these resources that may have been located on the site are no longer visible due to historical farming activities. However, should any type of cultural resources be unearthed, as a result of construction activities, they could be disturbed or damaged. Therefore, the following mitigation measures will be implemented to prevent significant impacts associated with development of the site.

Mitigation Measure V. 1

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.

Mitigation Measure V. D. 1

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.

Implementing Agency: Project applicant

Monitoring Agency: DEV

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR, ARPhase of Monitoring: DC, OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Geology and Soils (soil erosion)

IMPACT: Development of the site will require grading and re-leveling for roads, building pads and drainage. Construction activities where clearing, grading, filling, road construction and excavation result in a land disturbance of one or more acres require a Construction Storm Water Permit issued by the California Regional Water Quality Control Board (RWQCB). The permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential pollutants (such as sediment and earthen materials, chemicals, construction materials, etc.) and to describe practices to eliminate or reduce those pollutants from entering surface waters. To assure that the project complies with the RWQCB requirements and prevent soil erosion and the loss of topsoil the following mitigation measures will be implemented:

Mitigation Measure VI. B. 1

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.

Mitigation Measure VI. B. 2

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.

Implementing Agency: Project applicant

Monitoring Agency: CVRWQCB

Funding Source: Developer/Applicant

Subdivision Map Phasing: PRPhase of Monitoring: PC,DCPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Geology and Soils (expansive soils)

IMPACT: To assure that the soils are capable of supporting the structures and complying with the Uniform Building code the following mitigation measure will be implemented.

Mitigation Measure VI. D. 1

SOILS INVESTIGATION. Prior to issuing building permits, the developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

Mitigation Measure VI. D. 2

EXPANSIVE SOILS. The applicant shall initiate a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.

Implementing Agency: Project applicant

Monitoring Agency: CBD

Funding Source: Developer/Applicant

Subdivision Map Phasing: AR,

Phase of Monitoring: BP, OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Hydrology and Water Quality

IMPACT: The site will be graded for the preparation of road and lot construction. No rivers, streams or floodways will be altered by these grading activities. The drainage pattern of the site will be altered. To assure that off-site property is not impacted by these alterations the following mitigation measure will be implemented.

Mitigation Measure VIII. C. 1

LOT GRADING. Lots must be graded to direct runoff to storm drain facilities within the public right-of-way. No lot to lot or offsite runoff, shall be permitted.

Implementing Agency: Project applicant

Monitoring Agency: CPWD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR,

Phase of Monitoring: DC

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Hydrology and Water Quality

IMPACT: Road and residential construction will substantially increase the amount of impervious surfaces resulting in increased runoff from the site. This additional water would increase the amount of water entering the surrounding drainage system that could result in downstream impacts. The City of Corning requires new development to retain their increased runoff onsite resulting in a no net increase of stormwater leaving the site. The following mitigation measures will be implemented to reduce drainage impacts to a Less than Significant level.

Mitigation Measure VIII. E. 1

STORMWATER 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.

Mitigation Measure VIII. E. 2

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

Mitigation Measure VIII. E. 3

STORMWATER IMPROVEMENT PLANS. Prior to recording a final map of any phase of the project the developer shall present improvement plans for retention of the net increase in runoff resulting from the development project during a 25-year storm for a duration of four hours.

Implementing Agency: Project applicant

Monitoring Agency: CPWD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR

Phase of Monitoring: DC

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Land Use and Planning

IMPACT: The existing 48 apartments constructed in Phase 1 were required to provide affordable housing to maintain consistency with the City's Housing Element. The application submitted for this project indicated that the 24 apartments would also be offered as affordable housing. To assure that the 24 units developed are similar to the existing apartments, and will not divide the community, the following mitigation measure will be implemented.

Mitigation Measure IX. A. 1

AFFORDABLE HOUSING. The 24 apartments proposed for the 1.75 acre parcel must provide affordable housing for a period of not less than 30 years from the date the project is approved by the City of Corning.

Implementing Agency: Project applicant

Monitoring Agency: CPLD

Funding Source: Developer/Applicant

Subdivision Map Phasing: AR,

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Land Use and Planning

IMPACT: The zoning code encourages the construction of a "land use barrier" to provide a buffer between conflicting land uses. Parcel 12 as shown on the tentative subdivision map will abut an existing apartment building constructed in Phase 1. To comply with the provisions of the zoning code and assure that there are no significant impacts the following mitigation measure will be implemented.

Mitigation Measure IX. B. 1

SITE DEVELOPMENT. The site must be developed as shown on the Tentative Subdivision Map, Tract Map 08-1002, submitted as part of the initial application on June 23, 2008. This development includes a six-foot high masonry wall constructed along the north property line of Parcel 12.

Implementing Agency: Project applicant

Monitoring Agency: CPLD

Funding Source: Developer/Applicant

Subdivision Map Phasing: AR

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

Monitoring Agency: DEV

MITIGATION MONITORING PROGRAM

ISSUE: Noise

IMPACT: Construction activities associated with the development of the site will temporally increase the ambient noise levels above the existing levels. The following mitigation measure will be implemented to reduce the impact of these short-term construction related noises.

Mitigation Measure XI. D. 1

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.

Mitigation Measure XI. D. 1

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.

Implementing Agency: Project applicant

Monitoring Agency: DEV

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR,AR,

Phase of Monitoring: DC,OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

Monitoring Agency: CPLD

MITIGATION MONITORING PROGRAM

ISSUE: Public Services

IMPACT: The applicant has submitted a preliminary grading and utility plan with the application. This plan indicates that streetlights will be installed with the project. The following mitigation measure will be implemented so that the costs for the continued operation and maintenance of these facilities are not borne by the taxpayers of the City.

Mitigation Measure VIII. 1

LANDSCAPE & LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcel 13 to Landscaping and Lighting District No. 1, Zone 4 and modify the Engineer's Report and appurtenant annual assessment to fund maintenance and electrification of the current Blackburn Avenue median facilities as well as the Toomes Avenue streetlights along the frontage of Parcel 13 and those along the Salado Orchard Apartment Phase 1 Toomes Avenue frontage, and the maintenance of any subsurface drainage detention facilities within the north half-width of Road A.

Alternatively, in lieu of annexing to Landscape and Lighting District #1, Zone 4, the City may require Parcel 13 to form a new Zone within Landscape and Lighting District #1, and address the maintenance of the facilities noted above.

Mitigation Measure VIII. 2

RESIDENTIAL LANDSCAPE AND LIGHTING DISTRICT. Prior to recording the final map or any Phase map for the project, the developer shall annex Parcels 1 through 12 into a Landscaping and Lighting district to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities within the south half of Road A, the landscaped area along the Toomes Avenue frontage of Lot 1, and street lighting within the Parcel 1 Toomes Avenue street frontage and the south side of Road A, any costs associated with the district formation or annexation shall be borne by the developer.

Mitigation Measure VIII. 3

ENGINEERING ESTIMATE. Prior to recording the final map, an engineer shall provide to the City of Corning Engineer's Reports including estimates of the annual costs appurtenant to the Landscape and Lighting District(s) defined above.

Implementing Agency: Project applicant

Monitoring Agency: CPLD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR,AR,

Phase of Monitoring: DC,OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

Monitoring Agency: CFD

MITIGATION MONITORING PROGRAM

ISSUE: Public Services

IMPACT: The preliminary grading and utility plan included the placement of three (3) fire hydrants, two along the proposed cul-de-sac road and one within the interior of the multi-family parcel. The following mitigation measure will be implemented to assure that the hydrants are placed within the development as proposed on the preliminary grading & utility plan submitted with the application.

Mitigation Measure VIII. 4

FIRE HYDRANT INSTALLATION. The developer must install three fire hydrants as depicted on the preliminary grading & utility plan submitted with the application. Any variations to the placement of these hydrants must be approved by the City of Corning Fire Chief prior to the approval of improvement plans for the project. These hydrants with valves shall be installed, to Public Works standards, as required by the Fire Chief.

Implementing Agency: Project applicant

Monitoring Agency: CFD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR.,

Phase of Monitoring: DC,

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

Monitoring Agency: CBD,CPLD,CPWD

MITIGATION MONITORING PROGRAM

ISSUE: Transportation / Traffic

IMPACT: On June 11, 2008, RKH Civil and Transportation Engineering prepared a traffic impact analysis for the project referenced as Salado Orchards, Phase II. This analysis is attached as supplemental information used to determine potential impacts the project will have on transportation and traffic. The following mitigation measures and recommended conditions of approval will be implemented to reduce identified impacts to a Less than Significant level.

Mitigation Measure XV. A. 1

TRANSPORTATION POOLS. Adjacent to the Cluster Box Units for postal service the applicant must place a bulletin board, no less than 16 sq. ft. in size, that is dedicated for use of the residents in Phase 1 & 2 to advertise for car pool / van pool trips to major work centers. It will be the apartment management staffs responsibility to maintain this bulletin board in a neat and orderly condition.

Mitigation Measure XV. D. 1

INTERSECTION SIGHT DISTANCE. No shrubbery, fencing or trees exceeding 36 inches in height, and no tree branches shall extend lower than seven feet so as to limit a 200 ft. minimum sight distance at the proposed cul-de-sac road (Road "A") and Toomes Ave. intersection.

Mitigation Measure XV. D. 2

STOP SIGNS. Install a stop sign and apply thermoplastic stop legend with bar where the cul-de-sac road (Road "A") intersects with Toomes Ave. Temporary signs must be in place during construction at all new intersections.

Mitigation Measure XV. G. 1

BICYCLE RACKS. Secure bicycle racks must be placed adjacent to the three covered parking areas as shown on the tentative subdivision map.

Implementing Agency: Project applicant

Monitoring Agency: CBD, CPLD, CPWD

Funding Source: Developer/Applicant

Subdivision Map Phasing: PR, AR, _____

Phase of Monitoring: DC, OG _____

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Notes: _____

COMPLIANCE VERIFIED

(see attached verification report)

DATE _____

**TRAFFIC IMPACT ANALYSIS
SALADO ORCHARDS, PHASE II
CORNING, CALIFORNIA****June 11, 2008****PROJECT DESCRIPTION**

The Salado Orchards project Phase II proposes to construct 24 multi-family dwelling units and 12 detached, single family dwelling units on a site on Toomes Avenue near the intersection of Blackburn & Toomes Avenues in the City of Corning. Figure 1, Site Plan, page 2.

EXISTING STREET SYSTEM

Figure 2, Street System and Controls, page 3, shows the project site in relationship to the surrounding street system. All of the streets shown on Figure 2 are 2-lane streets with parking generally allowed on both sides with the exception of Solano Street. Solano Street is a 4-lane, arterial street. Blackburn Avenue between Toomes Avenue and Edith Avenue is presently a single lane, one-way street in the westbound direction. The City intends to have this street segment widened to provide 2-way traffic flow.

EXISTING TRAFFIC VOLUMES

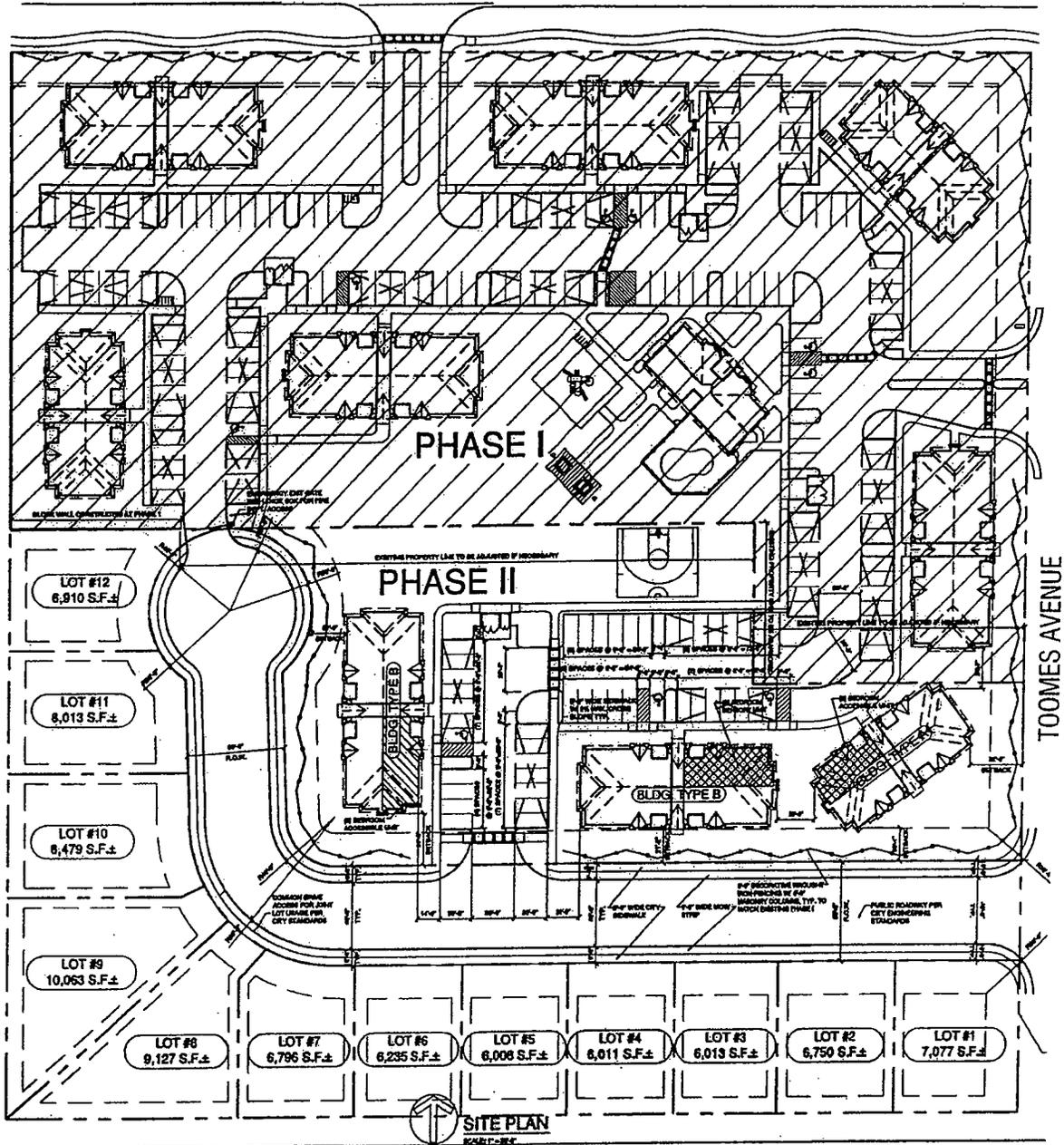
The daily (24-hr.) traffic volumes in the vicinity of the project site shown on Figure 3, Average Daily Traffic, page 4, include the traffic generated by Phase I of the Salado Orchards project.

PROJECT GENERATED TRAFFIC

The estimates of project generated traffic are made using data contained in the Institute of Transportation Engineers publication, *Trip Generation*, 7th Edition, 2003. The appropriate land use that most closely represents the multi-family dwelling units is "Low-Rise Apartment," Code 221. For the 24-unit low-rise apartment portion of the project the estimates of vehicle trip generation are 13 trips during the morning street peak hour between 7:00 and 9:00 a.m., 19 trips during the afternoon street peak hour between 4:00 and 6:00 p.m., and 158 total weekday trips. For the 12 single family detached housing units the morning street peak hour volume is estimated at 18 trips while the afternoon street peak hour volume is estimated at 16 trips. The single family units are estimated to generate 148 total daily trips. A detailed trip generation table is provided in the Appendix.



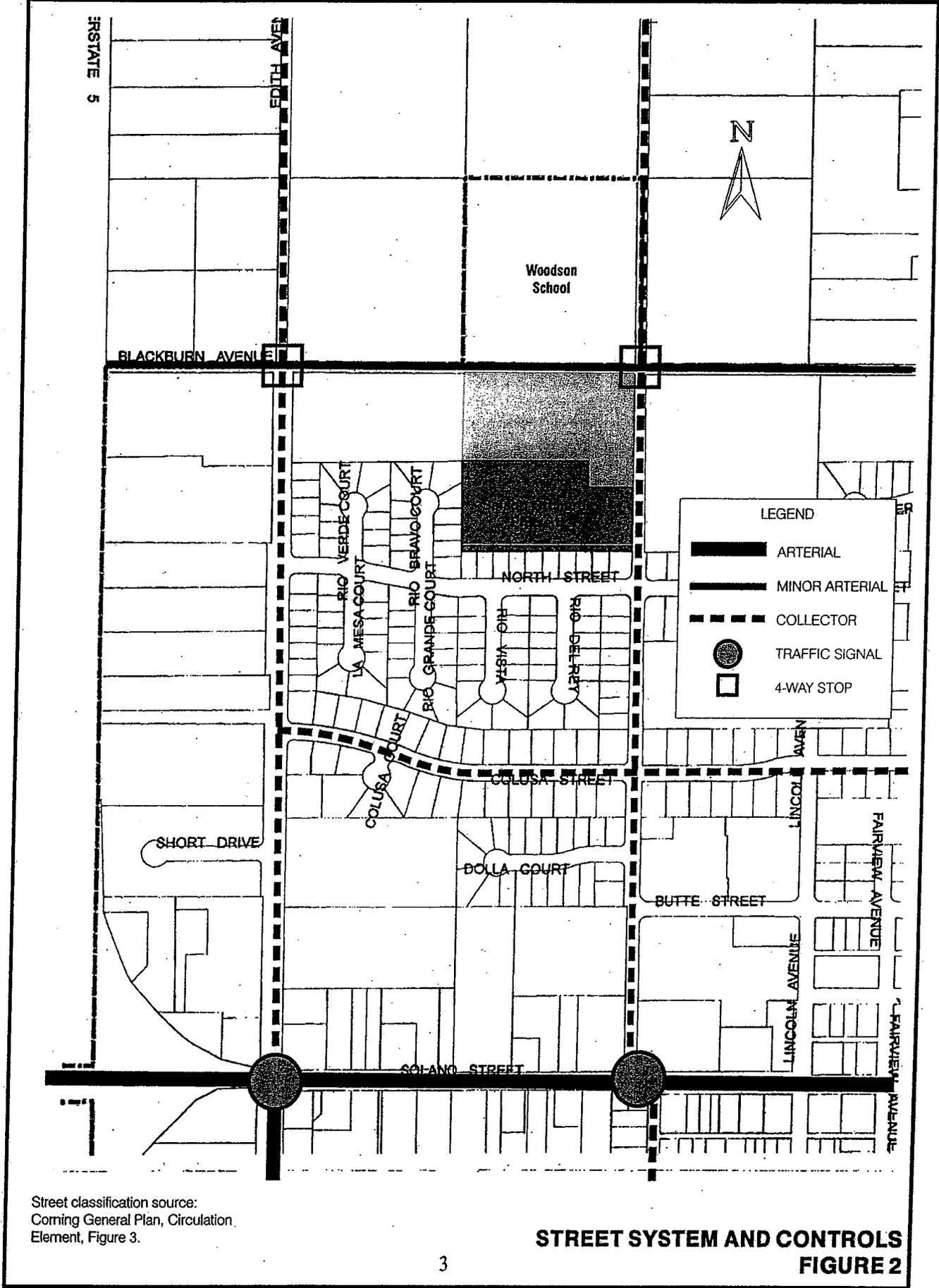
BLACKBURN AVENUE



SITE PLAN
NSR-1-87

SALADO ORCHARDS PHASE II
SITE PLAN
FIGURE 1

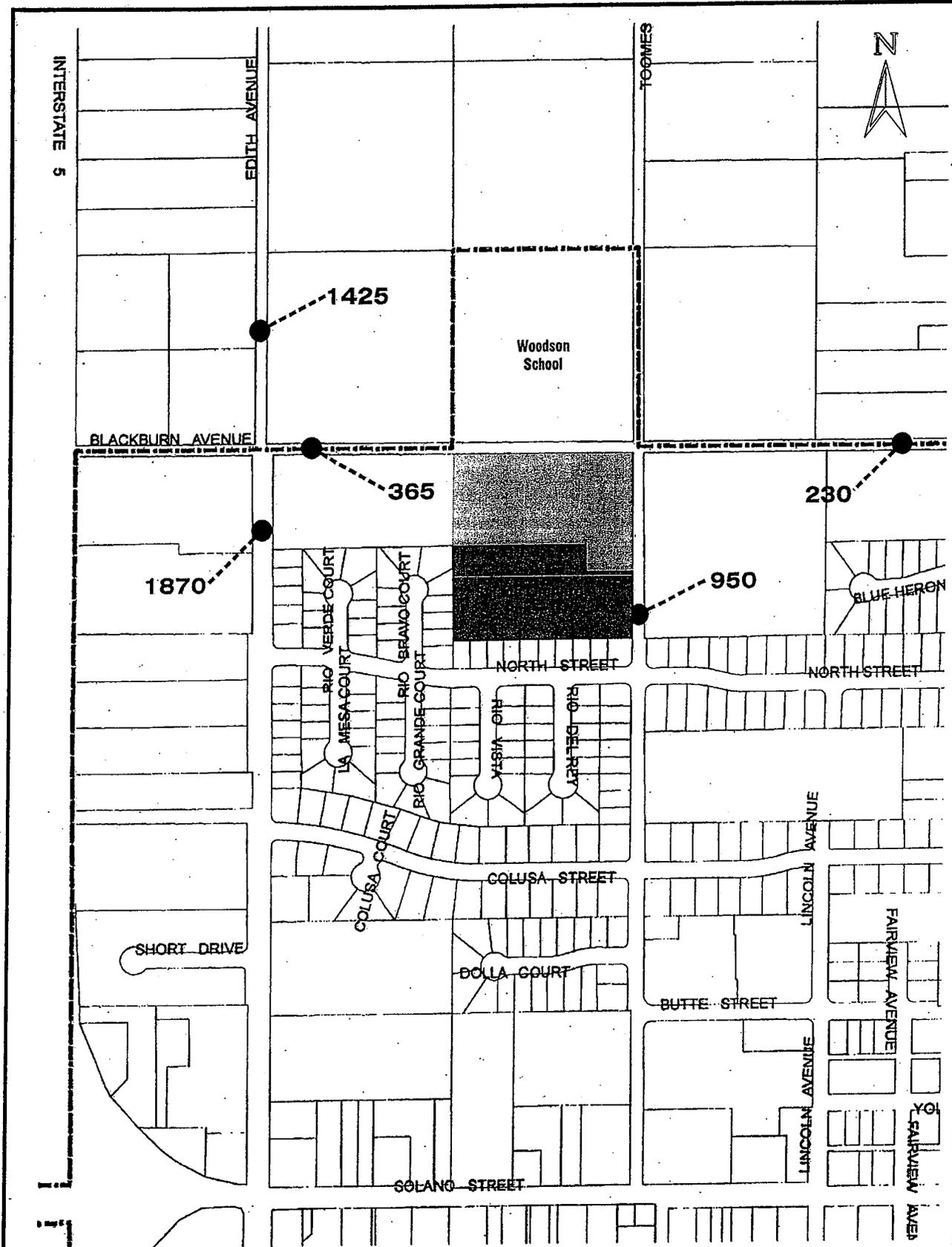




Street classification source:
 Coming General Plan, Circulation
 Element, Figure 3.

**STREET SYSTEM AND CONTROLS
 FIGURE 2**





ADT's based on directional traffic count data provided by City of Corning and RKH.

**AVERAGE DAILY TRAFFIC
FIGURE 3**

PROJECT TRIP ASSIGNMENT

The assignment of project generated traffic on the surrounding street system is based in part on an analysis of peak hour trip distribution done for the Mountain View Estates project.¹ The project generated daily traffic is shown on Figure 4, Project Conditions Average Daily Traffic, page 6.

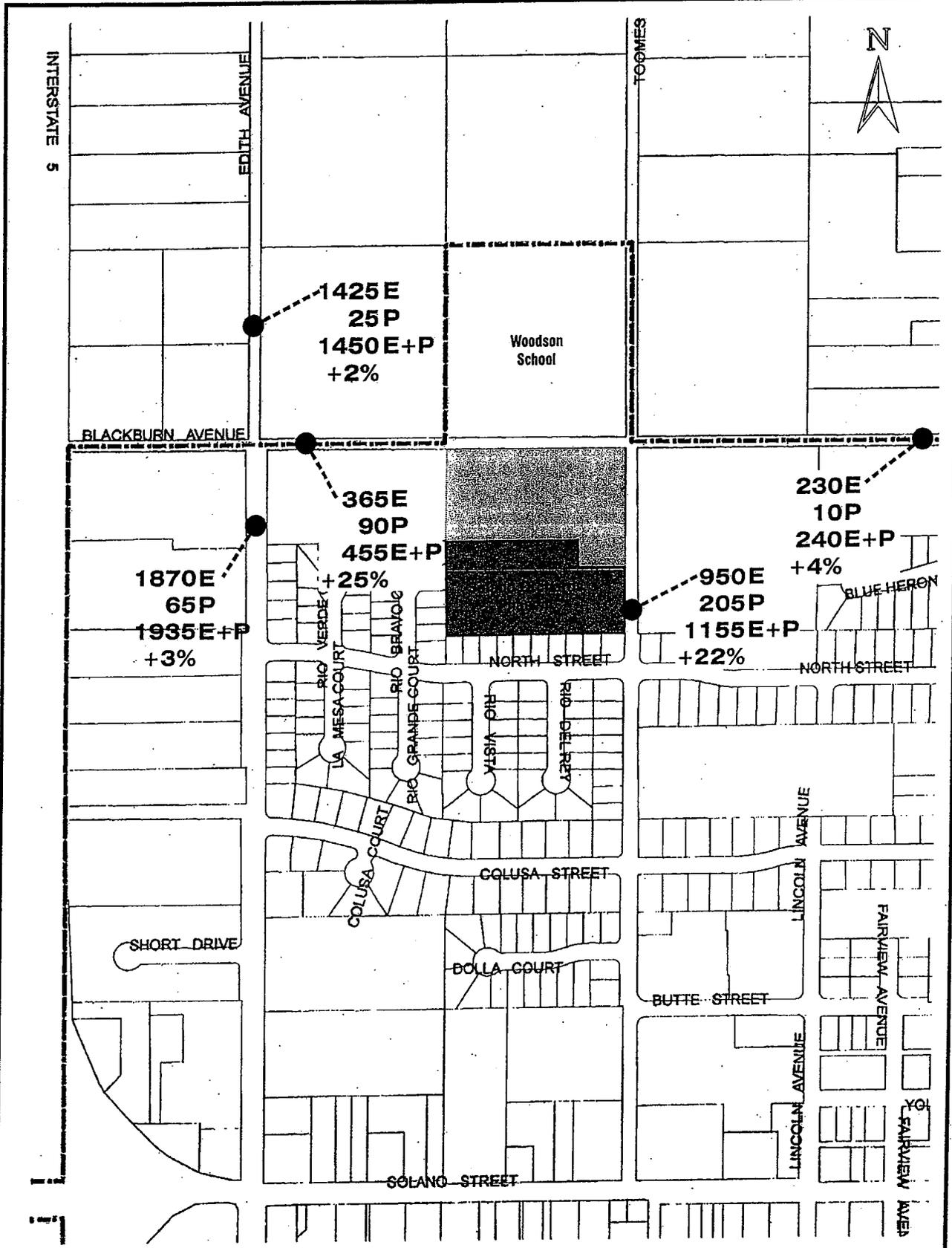
PROJECT TRAFFIC IMPACTS

The streets in the vicinity of the project on which project generated traffic will have its most pronounced impact are, for the most part, residential in character. A measure of the impact of project generated traffic on residential area streets is through the use of the TIRE (Traffic Infusion on Residential Environment) index.² This index is based on the idea that increases in traffic volume have a greater impact on the residential environment on a lower volume street than along a street with a much higher level of baseline traffic. The TIRE index is a representation of the effects of traffic on safety, pedestrians, bicyclists, children playing near the street and the ability to freely maneuver into and out of driveways. A change in the TIRE index of 0.1 or more would be a noticeable increase in traffic on the street, and, therefore, an impact upon the residential environment. The five levels of the TIRE index are shown in Table A below.

TABLE A: TIRE INDEX LEVELS		
TIRE INDEX	DAILY TRAFFIC VOLUME	RESIDENTIAL ENVIRONMENT
0	1	
		A cul-de-sac street with one home.
1	10	
		A cul-de-sac street with 2-15 homes.
2	100	
		A 2-lane minor street.
3	1000	
		A 2-lane collector or arterial street.
4	10000	
		A 2 to 6-lane arterial street.
5	100000	

¹ RKH Civil and Transportation Engineering, *Traffic Impact Analysis, Mountain View Estates, Corning, California*, February 3, 2006.

² Goodrich, D.K. and Donald Appleyard, University of California, Berkeley



Existing ADT's based on directional traffic count data provided by City of Corning and RKH.

**PROJECT CONDITIONS
AVERAGE DAILY TRAFFIC
FIGURE 4**



The change in TIRE Index as the result of project traffic being added to the surrounding street system is shown in Table B below.

TABLE B: PROJECT CONDITIONS TIRE INDEX			
Street	Existing	Project	Change
Edith Avenue north of Blackburn Avenue	3.15	3.16	+0.01
Edith Avenue south of Blackburn Avenue	3.27	3.29	+0.02
Blackburn Avenue east of Edith Avenue	2.56	2.66	+0.10
Blackburn Avenue east of Toomes Avenue	2.36	2.38	+0.02
Toomes Avenue south of Blackburn Avenue	2.98	3.06	+0.08

The change in traffic will be perceptible on Blackburn Avenue east of Edith Avenue. Presently, however, there are no residential units fronting on this segment of Blackburn Avenue so the change in traffic will not affect a residential environment. The change in traffic on Toomes Avenue will be perceptible in the vicinity of the project. As one progresses southward on Toomes Avenue towards Solano Street, the perception additional traffic will diminish as the existing volume of traffic increases on the street as it heads toward Solano Street.

Blackburn Avenue is classified as a minor arterial street and Toomes and Edith Avenues are classified as collector streets, all of which are designed and intended to carry more traffic than a local, residential street. Thus, while the change in traffic may be perceptible on certain streets, the impact will be negligible.

SITE ACCESS

For vehicles entering Toomes Avenue from the new cul-de-sac street there needs to be adequate corner sight distance for the drivers waiting at the intersection. For a 25 mph speed limit the corner sight distance should be as shown on Figure 5.

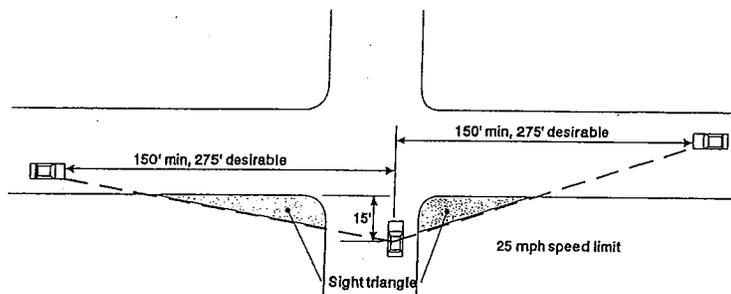


Figure 5

Within the sight triangle there should be no landscape shrubbery or fencing over three feet high above the pavement nor should tree branches extend lower than seven feet above the pavement. Trees should be spaced so as to not create a wall effect when viewed at a shallow angle. Any monument signs should be no higher than three feet above the pavement.

The approach to Toomes Avenue should be STOP sign controlled.

RECOMMENDATIONS

While there may be negligible effect on the surrounding street system as a result of project added traffic, there are measures that could be implemented that could reduce the volume of traffic expected to be generated.

1. Arrange for car pool/van pool trips to major work centers, i.e., Chico, for residents of the project. (Circulation Element Policy #5)
2. Provide secure bike locker/racks for multi-family dwelling unit residents. (Circulation Element Policy #6)
3. Provide clear, unobstructed corner sight distance at the new street intersection as described on the previous page.
4. The new street approach to Toomes Avenue should be STOP sign controlled (designate Toomes Avenue a through street per §21101(b) CVC).

Richard K Hopper

Richard K. Hopper, P.E., PTOE

Principal



APPENDIX

VEHICLE TRIP GENERATION TABLE

RKH

SOLADO ORCHARDS
CORNING, CALIFORNIA
VEHICLE TRIP GENERATION

LAND USE	SIZE	UNITS	TRIP GENERATION RATE						TRIP GENERATION VOLUME								
			A.M. PEAK HOUR			P.M. PEAK HOUR			A.M. PEAK HOUR			P.M. PEAK HOUR			DAILY VOLUME		
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL			
Low-Rise Apartment	Phase I	48	DU	0.13	0.50	0.63	0.48	0.26	0.74	6.59	6	24	30	23	12	35	316
Low-Rise Apartment	Phase I	24	DU	0.15	0.56	0.71	0.52	0.28	0.80	6.59	4	13	17	13	7	19	158
Single Family Residential	Phase I	12	DU	0.37	1.11	1.49	0.83	0.49	1.33	12.32	4	13	18	10	6	16	148
				Total, Phase I:						Total, Phase II:							
				8	27	35	23	13	35	23	13	35	35	35	35	35	306

06/11/2008 RKH

Source: ITE, Trip Generation, 7th Edition, 2003

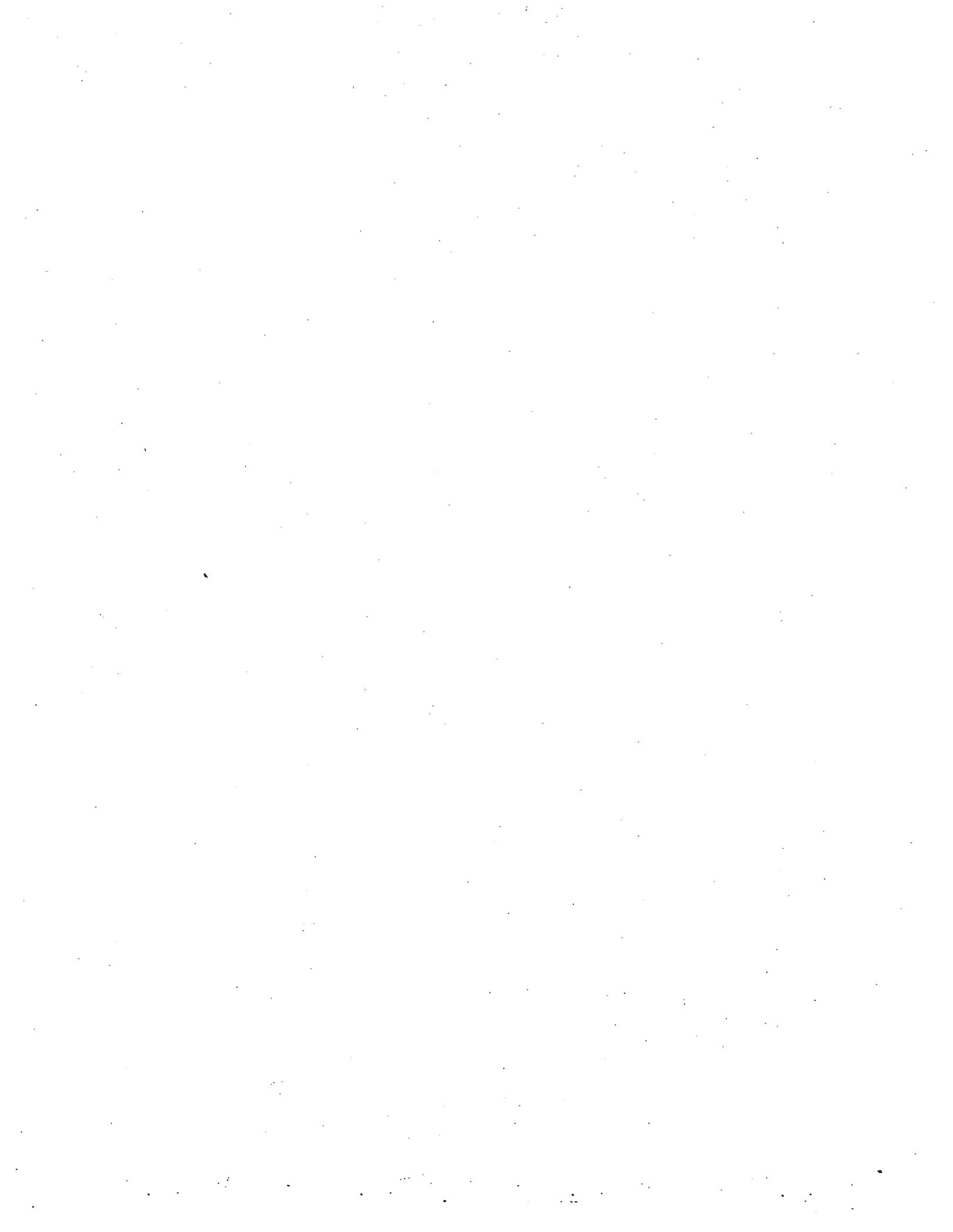
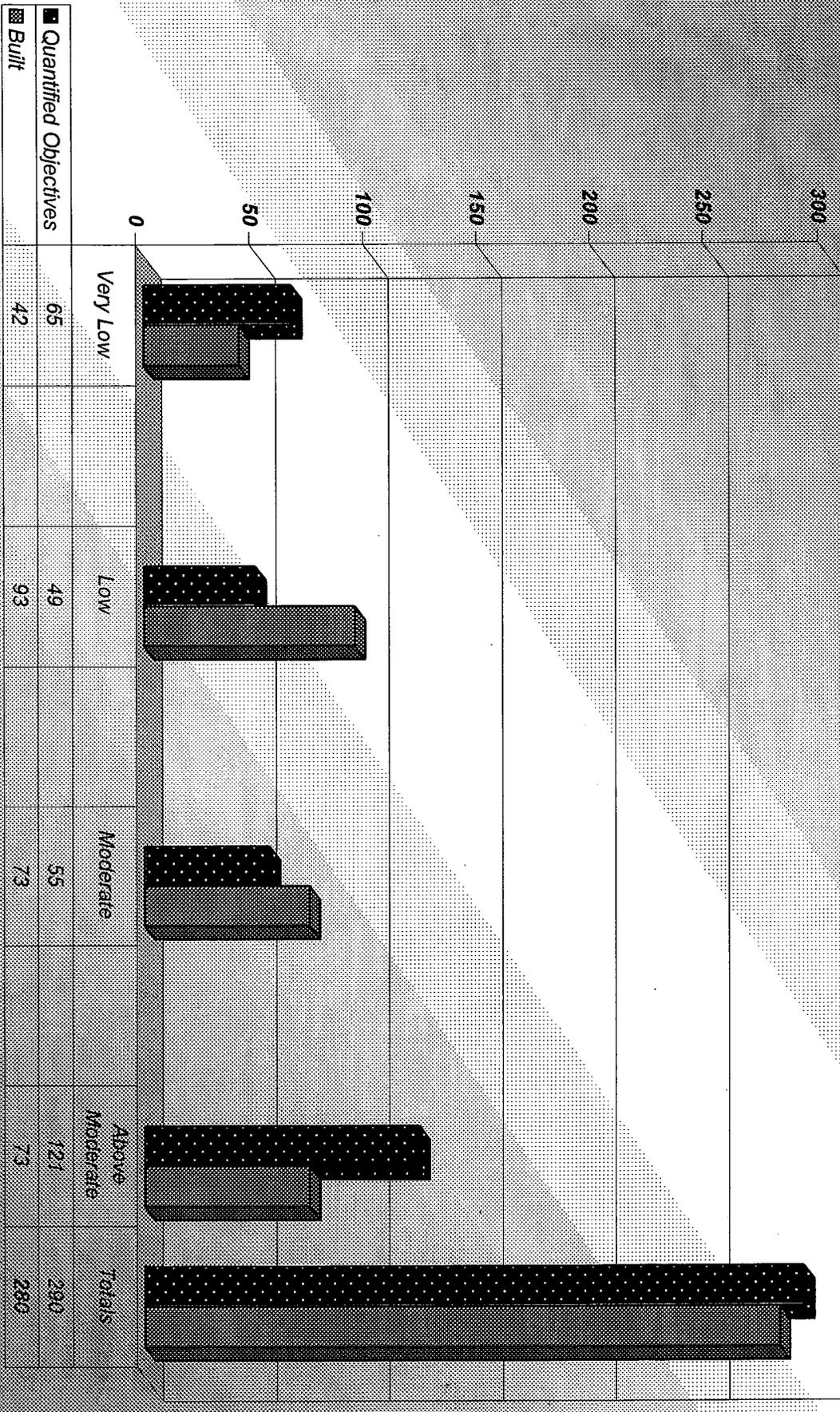


EXHIBIT "G" HOUSING ELEMENT OBJECTIVES AND PRODUCTION CHART

City of Corning Housing Element Objectives & Production: 2003-2008*



*Statistics through July, 2008

EXHIBIT "H"
DRAFT RHNA

Tehama County Jurisdictions

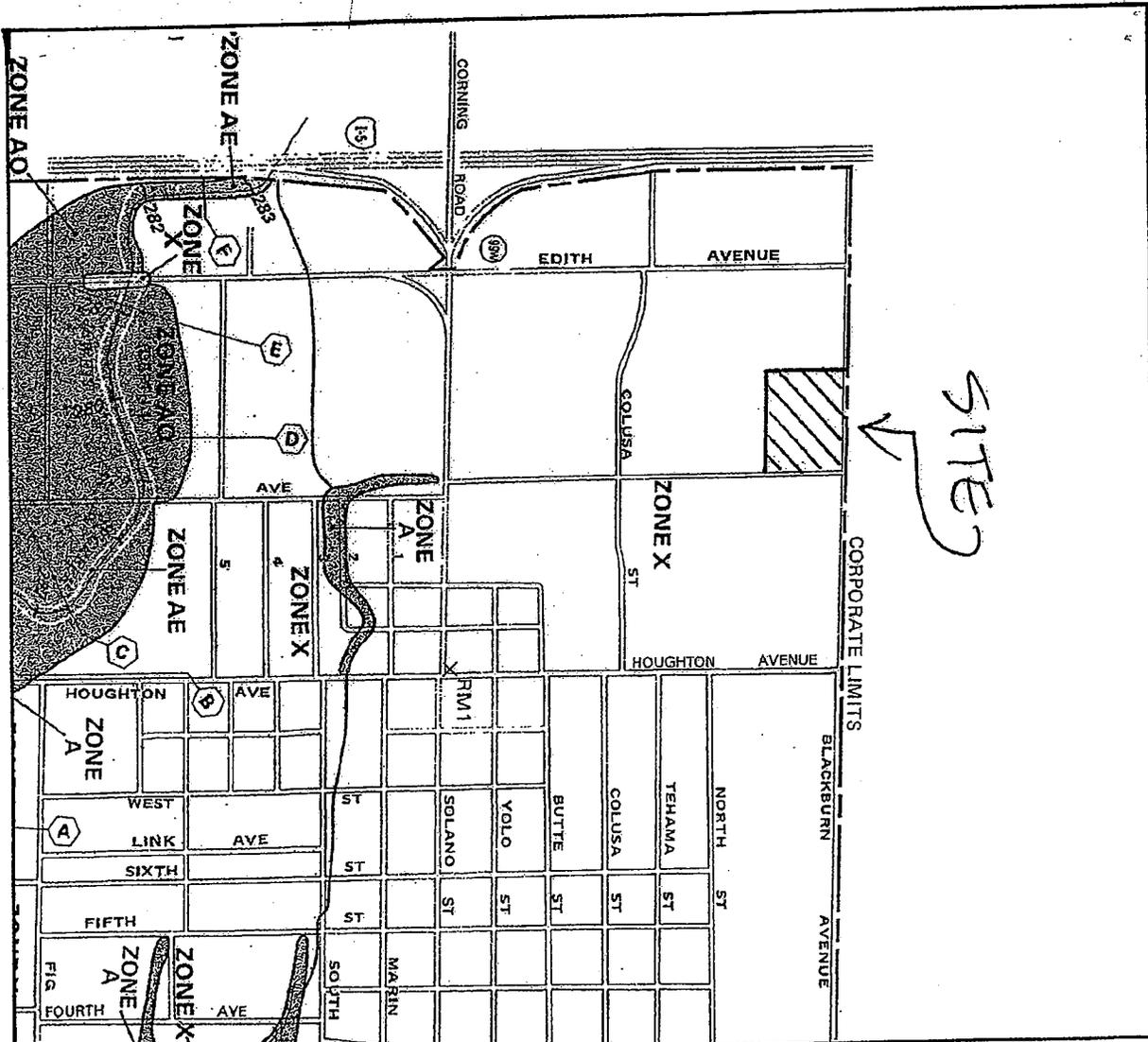
2008-2014 PROPOSED NEW RHNA BY INCOME CATEGORY

	Vlow	Vlow %	Low	Low %	Mod	Mod %	Above	Above %	Total
Tehama Region	771	21.9%	623	17.7%	651	18.5%	1,475	41.9%	3,519
Corning	83	20.1%	72	17.4%	78	19.0%	179	43.5%	411
Red Bluff	186	21.1%	152	17.3%	160	18.2%	380	43.3%	878
Tehama City	5	21.9%	4	15.9%	5	19.5%	10	42.7%	25
Unincorp CY	497	22.5%	395	17.9%	409	18.5%	906	41.1%	2,206

METHOD to Distribute Decreased Unincorporated Share of Total NEW RHNA (2007-2014)

DOF 2008 (E-5): Hsehold	(A) % of total	(B) RHNA-pre Adj	(C) Adj: Unincorp - 5%	Jurisdiction Agreement	(D) Adj TOTAL
Tehama CY	61402	100%	3,519		3,519
Corning	7169	11.7%	411	-40	411
Red Bluff	13293	21.6%	762	+40+2	878
Tehama City	429	0.7%	25	-2	25
Unincorp CY	20891	66.0%	2,322	-116	2,206
			0 net chng		0

**EXHIBIT "I"
FEMA MAP**



SITE



APPROXIMATE SCALE IN FEET
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CORNING, CALIFORNIA
TEHAMA COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
060398 0005 C

MAP REVISED:
SEPTEMBER 27, 1991

Federal Emergency Management Agency



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

EXHIBIT "J"
CHAPTER 17.35
CORNING ZONING CODE

Chapter 17.35

PD PLANNED DEVELOPMENT DISTRICT

Sections:

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

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

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

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

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

EXHIBIT "K"
SECTION 17.51.040
CORNING ZONING CODE

17.51.030--17.51.060

17.51.030 Exceptions from off-street parking requirements. A. All uses and/or structures existing at the time of adoption of the ordinance codified in this chapter shall be exempt from the provisions of this chapter.

B. Expansion of existing structures shall also be exempt, unless and until such time as that expansion exceeds the following dimensions (whether as a single project on a single structure, or as cumulative projects on one or more structures on the same lot):

1. For any residential use, a total of five hundred square feet of living area (excluding garage or storage area);

2. For any nonresidential use, a total of one thousand square feet (including storage areas). (Ord. 497 §4(part), 1989).

17.51.040 Parking requirements--Residential uses. A. Senior citizen housing developments, for every ten dwelling units, shall have a minimum of eight parking spaces (0.8 dwelling units = one parking space).

B. For studio apartments and one-bedroom apartments, 1.5 spaces shall be provided for each studio apartment, including one enclosed space for each dwelling unit.

C. Multiple-family dwellings of two or more bedrooms shall have two total parking spaces per dwelling unit, including one enclosed space.

D. Single-family dwelling units shall have two parking spaces enclosed in a garage, and two additional parking spaces, for a total of four parking spaces per dwelling unit.

E. For boardinghouses or roominghouses, one space shall be provided for each bedroom, including bedrooms not rented.

F. Each multiple-family dwelling unit shall include a permanent locked storage space, with minimum dimensions of four feet by eight feet, built as a part of the dwelling unit or garage.

G. Single-car garages shall be a minimum of two hundred square feet; two-car garages shall be a minimum of four hundred square feet. (Ord. 558 (part), 1996: Ord. 497 §4(part), 1989).

17.51.050 Parking requirements--Bed and breakfast inns. For bed and breakfast inns, one space shall be provided per bedroom in addition to the parking required for the underlying residential use. (Ord. 497 §4(part), 1989).

17.51.060 Parking requirement--Hotels and motels. For hotels and motels, one space shall be provided for each guest room. (Ord. 497 §4(part), 1989).

(Corning 5/96)

EXHIBIT "L"
SECTION 17.35.050 (D)
CORNING ZONING CODE

17.35.040 Permitted uses. In PD districts, permitted uses shall be as follows: all uses permitted in R, C and M districts, subject to the securing of a use permit as specified in Section 17.36.030 of this chapter. (Ord. 482 §1(part), 1989; Ord. 153 §16.04, 1959).

17.35.050 General requirements. In PD districts, the following shall apply:

A. Building Height Limit: As provided in approved use permit;

B. Building Site Area Required: R uses, six thousand square feet;

C. Front, Side and Rear Yards and Percentage of Site Coverage. Same as required for the particular uses in the districts in which they are otherwise permitted by this chapter;

D. Off-street Parking Required.

1. One automobile parking space for each dwelling unit in residential building;

2. A minimum of one square foot of off-street parking space for each square foot of area to be occupied by commercial buildings. (Ord. 482 §1(part), 1989; Ord. 153 §§16.05--16.08, 1959).

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

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

EXHIBIT "M"
CA. GOVERNMENT CODE
SECTION 66474

(l) Nothing in this section shall preclude the legislative body of a city or county, or the designated advisory agency, at the request of the applicant, from making the determinations required in this section earlier than required pursuant to subdivision (a).

(m) Nothing in this section shall be construed to create a right or entitlement to water service or any specific level of water service.

(n) Nothing in this section is intended to change existing law concerning a public water system's obligation to provide water service to its existing customers or to any potential future customers.

(o) Any action challenging the sufficiency of the public water system's written verification of a sufficient water supply shall be governed by section 66499.37.

(Added by Stats. 2001, Ch. 642, Amended by Stats. 2004, Ch. 118.)

66474. Findings: grounds for denial

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

(c) That the site is not physically suitable for the type of development.

(d) That the site is not physically suitable for the proposed density of development.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

(Amended by Stats. 1982, Ch. 518.)

66474.01. Tentative map approval with EIR and finding

Notwithstanding subdivision (e) of Section 66474, a local government may approve a tentative map, or a parcel map for which a tentative map was not required, if an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Added by Stats. 1985, Ch. 738; Amended by Stats. 1994, Ch. 1294.)

66474.1. Finding of substantial compliance prohibits denial

A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

(Amended by Stats. 1982, Ch. 87.)

66474.2. Tentative map approval

(a) Except as otherwise provided in subdivision (b) or (c), in determining whether to approve or disapprove an application for a tentative map, the local agency shall apply only those ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete pursuant to Section 65943 of the Government Code.

(b) Subdivision (a) shall not apply to a local agency which, before it has determined an application for a tentative map to be complete pursuant to Section 65943, has done both of the following:

(1) Initiated proceedings by way of ordinance, resolution, or motion.

(2) Published notice in the manner prescribed in subdivision (a) of Section 65090 containing a description sufficient to notify the public of the nature of the proposed change in the applicable general or specific plans, or zoning or subdivision ordinances.

A local agency which has complied with this subdivision may apply any ordinances, policies, or standards enacted or instituted as a result of those proceedings which are in effect on the date the local agency approves or disapproves the tentative map.

(c) If the subdivision applicant requests changes in applicable ordinances, policies or standards in connection with the same development project, any ordinances, policies or standards adopted pursuant to the applicant's request shall apply.

(Added by Stats. 1982, Ch. 1449. See note following 65961; Amended by Stats. 1988, Ch. 548; Amended by Stats. 1989, Ch. 847.)

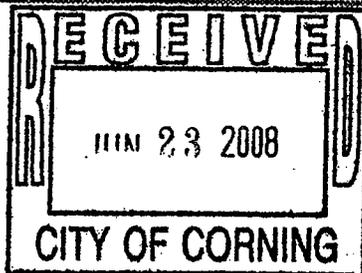
CITY OF CORNING
 PLANNING APPLICATION
 TYPE OR PRINT CLEARLY

EXHIBIT "N"
 APPLICATION

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

PROJECT INFORMATION	PROJECT ADDRESS Toomes Ave & Blackburn Ave		ASSESSOR'S PARCEL NUMBER 71-02-02	G.P. LAND USE DESIGNATION 8.75 units per acre w/density bonus
	ZONING DISTRICT R-1	FLOOD HAZARD ZONE N/A	SITE ACREAGE 408	AIRPORT SAFETY ZONE? NO
	PROJECT DESCRIPTION: (attach additional sheets if necessary) 12-single family lots and a 24-unit affordable housing community.			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit				
APPLICANT INFORMATION	APPLICANT Pacific West Communities, Inc.		ADDRESS 430 E. State St., suite 100 Eagle, ID 83616	DAY PHONE (208)461-0022
	REPRESENTATIVE (IF ANY) Don Slattery		ADDRESS 430 E. State St., suite 100 Eagle, ID 83616	DAY PHONE (208) 461-0022 ext: 3023
	PROPERTY OWNER Pacific West Communities, Inc.		ADDRESS 430 E. State St., suite 100 Eagle, ID 83616	DAY PHONE (208)461-0022
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input checked="" 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.	RECEIVED BY: JS	DATE RECEIVED June 23, 2008	DATE APPL. DEEMED COMPLETE July 8, 2008
	FEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION Exempt <input checked="" type="checkbox"/> ND <input checked="" type="checkbox"/> MND <input type="checkbox"/> EIR		DATE FILED: July 29, 2008 June 23, 2008





CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title:

Salado Orchard Apartments II

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:

Tentative subdivision map, planned development use permit, rezone

Additional Project Information

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

4. Amount of off-street parking to be provided. **44+47 from phase I** parking stalls. (Attach plans)

5. Proposed scheduling/development.

Summer/fall 2009

6. Associated project(s).

N/A

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.)

12-single family lots and a 24-unit affordable housing community, sizes will range from

892s.f. to 1,215s.f.

The rents have not yet been determined.

**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.

N/A

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.

Rezoning application will allow us the flexibility for design and building setbacks.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Significant amounts of solid waste or litter? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Change in dust, ash, smoke, fumes or odors in vicinity? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Substantial change in existing noise or vibration levels in the vicinity? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Substantially increase energy usage (electricity, oil, natural gas, etc.)? | <input checked="" type="checkbox"/> | <input 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.

Project site is currently vacant with no existing plants, animals or any cultural, historical or scenic aspects to our knowledge.

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.

North: Apartments

South: Residential, Single family sub-division

East: Agricultural, Orchard

West: Agricultural/Residential, Orchard on North half, Single family residential on South half.

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 6-18-08

Signature



For:

Caleb Roope

Attachment A

This attachment explains any yes answers to items applicable to the project or its effects.

14. This area will be developed from bare ground to an apartment community.
15. There will be an increase in the amount of solid waste during construction and after the 24-units and the 12 single family lots become occupied.
16. There will be an increase in the dust during construction.
18. There will be an increase in the existing noise and vibration levels during construction.
21. There will be an increase in the demand for municipal services when the 24-units and the 12 single family lots become occupied.
22. There will be an increase in energy usage when the 24-units and the 12 single family lots become occupied.

EXHIBIT "O"

**ORDINANCE NO. 632
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNING
AMENDING TITLE 17 ZONING OF THE CITY OF CORNING MUNICIPAL CODE**

WHEREAS, the Zoning Ordinance of the City of Corning was adopted in 1959, (Ordinance 153) and subsequently amended; and

WHEREAS, the present zoning of the parcel under consideration is R-1, Single Family Residential District; and,

WHEREAS, the property owners of the subject property have submitted a rezoning application to amend the zoning on a portion of the property from R-1 to P-D; Planned Development, and,

WHEREAS, the site is designated for residential development on the Land Use Diagram of the Corning General Plan, and,

WHEREAS, the proposed P-D zoning and application for development presented as Planned Development Use Permit No. 2008-252 are consistent with the General Plan Residential Land Use designation, and,

WHEREAS, a Mitigated Negative Declaration was adopted by the City Council at its meeting of September 9, 2008 to mitigate any significant environmental issues identified as being associated with this project; and,

WHEREAS, the Planning Commission reviewed the proposed zoning ordinance amendment at their regular meeting of August 19, 2008, and recommended that the City Council amend the Zoning Ordinance to reflect the proposed changes.

NOW, THEREFORE, the City Council of the City of Corning does ordain as follows:

1. This rezone is consistent with the Corning General Plan;
2. The Mitigated Negative Declaration is adopted and meets the requirements of CEQA and its Guidelines; and
3. The northern portion of Assessor's Parcel No. 71-020-71 as depicted in the attached Sectional District Map No. 211, is hereby zoned "P-D, Planned Development Zoning District".

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Corning held on September 9, 2008, and adopted at a regular meeting of the City Council of the City of Corning held on September 23, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gary R. Strack, Mayor

Lisa M. Linnet, City Clerk

City of Corning – Ordinance No. 632
Rezone No. 2008-01; Sectional District Map No. 211
Being a Portion of Corning City Code Section 17.080.020 (211)



Approved and Adopted by action of the Corning City Council on

EXHIBIT "P"

RESPONSE TO COMMENTS **ON MITIGATED NEGATIVE DECLARATION**

Letter received from Native American Heritage Commission dated 8-4-08

Response:

The initial study discusses the potential of Cultural Resources on the site and the historical farming use of the site. The letter indicates that the American Heritage Commission conducted a Sacred Lands File check and no sites were indicated at this location. This supports the analysis in the initial study that the site is not located in an area known for containing archaeological resources. Mitigation Measures V.1 and V.D.1 (conditions #20 & #21) require the immediate cease of construction activities within a 100 foot radius of any cultural resources that may be unearthed and a qualified professional archaeologist retained to evaluate the significance of the find.

Section 15064(b) of the CEQA guidelines states "The determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data. An ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting. For example, an activity which may not be significant in an urban area may be significant in a rural area."

Staff feels that the initial study has analyzed the impacts the projects would have on cultural resources and that this analysis adequately complies with the provisions of CEQA guidelines 15064(b). Implementation of the identified mitigation measures will reduce the impacts to cultural resources to a less than significant level.

Letter received from Tehama County Air Pollution Control District dated 8-6-08.

No Response required.

Letter received from Department of Transportation (Caltrans) dated 9-2-08

Response:

As stated in this letter Caltrans has reviewed the mitigation developed through the Fix 5 Partnership, and if adopted by the cities and counties involved in the partnership, finds it acceptable. If the Fix 5 fee is adopted prior to the issuance of building permits for these projects all single and multi family residential units will be subject to the fee.

Cumulative Impacts are defined in CEQA Section 15355 as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

The statement in the Caltrans letter that I-5 is projected to level of service “F” within the next 15 to 20 years is based on previous anticipated projects within Shasta and Tehama Counties and the incorporated cities within these counties. For instance, the letter refers to the Mountain View Estates DEIR that identified 1,275 units proposed for development in the Corning area. Since this DEIR was prepared the housing market has become severely depressed and the projects proposing these housing numbers within the City of Corning, and surrounding communities in Tehama and Shasta Counties, did not develop. Residential development is not occurring as previously anticipated.

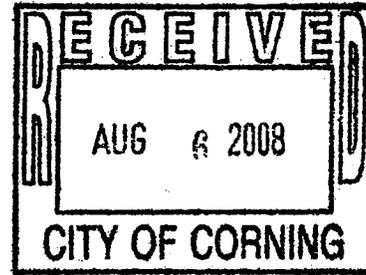
Staff is not questioning the need to plan for future improvements to I-5 and as previously mentioned if a Fix 5 impact fee is adopted this development will be required to pay the adopted fee. CEQA Section 15021 (a) states: *“CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. To have a project developing 36 residential units prepare an appropriate cumulative impact analysis and determine an alternative fair-share mitigation program, and pay the fee, is not a feasible mitigation.*



NATIVE AMERICAN HERITAGE COMMISSION

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

August 4, 2008



John Stoufer, Planning Director
City of Corning
794 Third Street
Corning, CA 96021

RE: SCH# 200872112 Tract Map 08-1002, Use Permit 252, Rezone 2008-1; Tehama County.

Dear Mr. Stoufer:

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

- ✓ Contact the appropriate Information Center for a record search to determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **Sacred Lands File check completed, no sites indicated**
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez
Program Analyst
(916) 653-4040

CC: State Clearinghouse



COUNTY OF TEHAMA
Air Pollution Control District

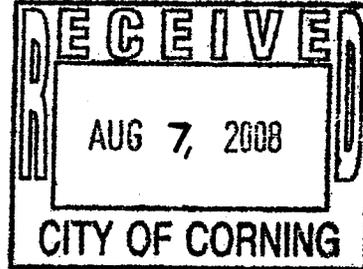
P.O. Box 8069 * 1750 Walnut Street
Red Bluff, CA 96080

ALAN ABBS
Phone: (530) 527-3717

AIR POLLUTION CONTROL OFFICER
Fax: (530) 527-0959 E-Mail: aabbs@tehcoapcd.net

August 6, 2008

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



RE: Mitigated Negative Declaration, Salado Orchard Apartments

Dear Mr. Stoufer:

The Tehama County Air Pollution Control District (District) has reviewed the Mitigated Negative Declaration associated with Tentative Tract Map 08-102, Use Permit 252, and Rezone 2008-1 for the Salado Orchard Apartments. The District has no additional services or conditions to provide or require as a condition of County approval.

If there are questions or concerns, please contact me at (530) 527-3717.

Sincerely,

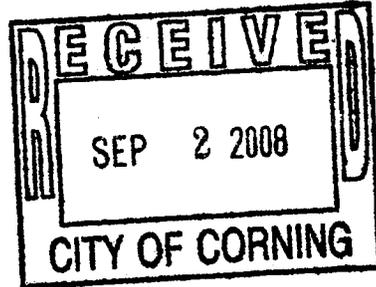
Carol A. Golsh
Air Pollution Specialist

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY **ARNOLD SCHWARZENEGGER, Governor**

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
P. O. BOX 496073
REDDING, CA 96049-6073
PHONE (530) 229-0517
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IGR/CEQA Review
Teh-5-8.975
Salado Orchard Apartments Phase 2
MND
SCH# 2008072112

September 2, 2008

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

Dear Mr. Stoufer:

Thank you for the opportunity to review and comment on the Mitigated Negative Declaration prepared for the subdivision map submitted on behalf of Pacific West Communities, Inc., for 12-single-family lots and a 1.48-acre multiple family parcel for 24-apartment units. The project is located southwest of the corner of Blackburn and Toomes Avenues, approximately 1,000 feet west of Interstate 5 (I-5). The Corning Road interchange is within less one mile of the project site and would be a likely access point for the future residents of this project.

Measures are identified to mitigate the project impacts to the local transportation system. However, an analysis regarding the impacts to the State highway system or cumulative traffic impacts was not done in the referenced traffic study.

As identified in the Mountain View Estates DEIR, 1,275 units are proposed for development in the Corning area. We do not believe that the addition of 36 residential units will have a direct impact to the State transportation system, but it will contribute to cumulative traffic impacts. Therefore, we believe that this project should be required to mitigate their proportionate share of cumulative impacts. Mitigation of cumulative impacts caused by development is the responsibility of the developer – not the State (and the State taxpayers) to fund per CEQA.

All development in the City is subject to the city-wide traffic impact fee program. Although the traffic impact fees would mitigate the impact to the local street system, to address the CEQA requirements for cumulative impacts, the environmental document should also address mainline I-5. I-5 is projected to level of service "F" within the next 15 to 20 years. This project's environmental review must identify its share of cumulative impacts on I-5. In order to fund State highway improvements needed to accommodate this cumulative increase in traffic caused by development, CEQA requires project mitigation.

"Caltrans improves mobility across California"

...the impacts to the state highway system and cumulative traffic...

Teh-5-8.975
Salado Orchard Apartments Phase 2
MND
SCH# 2008072112
September 2, 2008
Page 2

Caltrans has reviewed the mitigation developed through the Fix 5 Partnership and, if adopted by the agencies in Shasta and Tehama Counties, finds it acceptable. We recommend that this project, and others near the I-5 corridor, be conditioned to pay any applicable established I-5 traffic improvement fee at the time of issuance of a building permit. If the City is not inclined to adopt the Fix 5 fees or the fees are otherwise rejected by the City, this project remains legally obligated under CEQA to mitigate for its fair share of impacts toward cumulative impacts to I-5. Without the Fix 5 program the City and Tehama County need to identify or develop an alternative fair-share mitigation program. The methodology and fee amount should be clearly stated in the project's environmental document and conditions.

Prior to the public hearing, please provide our office with a copy of the Notice of Public Hearing, as well as copies of the staff report, recommended conditions of approval, and the final environmental document. If the scope of this project changes, we would like to opportunity to review and provide comments. If you have questions or concerns, please call Michelle Millette, Senior Transportation Planner, at (530) 229-0517.

Sincerely,



MARCELINO GONZALEZ
Local Development Review
Office of Community Planning

c: D. Little, Shasta MPO
B. O'Keefe, Tehama TCTC
L. Little, Caltrans Regional Planner