



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 19, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Lamb
Smith
Chairperson: Robertson**

C. BUSINESS FROM THE FLOOR:

D. MINUTES:

1. Waive the reading and approve the Minutes of the February 20, 2024 Planning Commission Meeting with any necessary corrections.

E. PUBLIC HEARINGS AND MEETINGS:

2. Tentative Tract Map 24-1001 Shaan Estates – Hirday Singh, Applicant: To create 14 Single-Family Residential Parcels in an R-1 Zoning District. Located on the north side of Blackburn Avenue and approximately 140 feet east of Marguerite Avenue. APN: 075-310-042-000; approximately 2.74 acres.

F. REGULAR AGENDA:

3. Verbal update by City Planner Christina Meeds on the recent changes to State Law regarding marijuana and the need to amend associated sections of the City's Marijuana Code.

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: THURSDAY, MARCH 14, 2024



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 20, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Lamb
Smith
Chairperson: Robertson**

All Commissioners were present except Commissioner Lamb.

C. BUSINESS FROM THE FLOOR:

New Planning Commissioner Brooke Smith was introduced by City Planner Chrissy Meeds.

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the January 16, 2024 Planning Commission Meeting with any necessary corrections.**

Councilor Barron moved to approve the Minutes; Councilor Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, and Smith. Absent: Lamb. Abstain/Opposed: None. Motion approved by a 4-0 vote with Lamb absent.**

E. PUBLIC HEARINGS AND MEETINGS:

- 2. Tentative Tract Map 08-1000 Extension - Corning Crossroads: Applicant requests a two-year extension to Tentative Tract Map 08-1000. Project location is on the west side of I-5 approximately 200 feet southeast of the Corning Road/Barham Avenue Intersection. APN: 069-210-043 & 049, and 69-220-001 & 008**

This item was presented by City Planner Chrissy Meeds who clarified the location and stated that this the Tentative Tract Map is for Corning Crossroads which is an intended commercial development. Chairperson Robertson then opened the public hearing at 6:40pm.; receiving no comments the public hearing was closed at 6:40pm.

Commissioner Barron moved recommend that the City Council approve a two-year time extension for Tentative Tract Map 18-1000 subject to the original 68 Conditions of Approval adopted by the City Council on March 13, 2018. Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, and Smith. Absent: Lamb. Abstain/Opposed: None. Motion approved by a 4-0 vote with Lamb absent.**

- 3. Use Permit 2024-321 – Francisco Madrigal (El-Taco Asada Restaurant). Applicant proposes to establish a commercial kitchen and restaurant in an existing building. Address: 1515 Highway 99W; APN: 071-250-018-000.**

This item was presented by City Planner Chrissy Meeds who briefed the Commission on the location, the current use, and the proposed improvements and use. Chairperson Robertson then opened the public hearing at 6:46pm.; receiving no comments the public hearing was closed at 6:46pm.

Commissioner Poisson moved to adopt the four (4), or similar, Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2024-321 permitting a kitchen/restaurant within the existing building subject to the two (2) Conditions of Approval as recommended by staff. Commissioner Smith seconded the motion. **Ayes: Robertson, Barron, Poisson, and Smith. Absent: Lamb. Abstain/Opposed: None. Motion approved by a 4-0 vote with Lamb absent.**

Factual Subfindings & Legal Findings:

Factual Subfinding #1

The project will allow the establishment of a kitchen within an existing building where a Mobile Food Truck once was located.

Legal Finding #1

The granting of Use Permit 2024-321 is a negligible expansion of the existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The existing site and building proposed for the kitchen/restaurant are located in an area zoned C-3 General Business District CBDZ

Legal Finding #2

The proposed kitchen/restaurant is an established use and not recognized as creating offensive conditions therefore the proposed kitchen/restaurant is permitted upon approval of a Use Permit in the General Business District.

Factual Subfinding #3

The site and building for the proposed project have historically been used for commercial businesses.

Legal Finding #3

The existing building is adequate in size, shape, and topography to allow for the proposed project of a kitchen/restaurant.

Factual Subfinding #4

The existing building being used is located along the east side of Highway 99W.

Legal Finding #4

Highway 99W is an existing public road adequate in width and pavement to carry the amount of traffic generated by the kitchen/restaurant.

Conditions of Approval:

Condition #1

The applicant must comply with all local, State, and Federal regulations, especially those imposed by the City of Corning's Building and Fire Departments as well as the Tehama County Environmental Health Department.

Condition #2

Comply with the City of Corning Outdoor Advertising Sign Regulations.

F. **REGULAR AGENDA**: None.

G. **PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR**: None.

H. **ADJOURNMENT**: 6:48pm

Lisa M. Linnet, City Clerk

ITEM NO.: E-2
PUBLIC HEARING: HIRDAY SINGH
TENTAIVE TRACT MAP 24-1001 - SHAAN
ESTATES; TO CREATE 14 SINGLE-FAMILY
RESIDENTIAL PARCELS IN AN R-1 ZONING
DISTRICT ON THE NORTH SIDE OF
BLACKBURN AVENUE AND APPROX. 140
FEET EAST OF MARGUERITE AVE. APN
075-310-042-000; APPROX. 2.74 ACRES.

MARCH 19, 2024

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: CHRISTINA MEEDS, PLANNER II *CM*

SUMMARY:

This Planning Application seeks to create fourteen (14) parcels for single-family residential use in an R-1 Zoning District. A reduced scale copy of the proposed Tract Map is attached as Exhibit "B". The owner/applicant submitted this application attached as Exhibit "A".

The Tentative Tract Map was adopted by the Corning City Council on September 11, 2007, along with a Mitigated Negative Declaration and was allowed to expire on September 11, 2016. Mr. Singh reached back out to the City in August of 2023 to start discussions regarding the Tentative Tract Map and what it would take to renew it. Mr. Singh hired a new engineering firm to duplicate the map and submitted it to the City. The 14 new residential lots under Tentative Tract Map 24-1001 will be known as "Shaan Estates". It will be a mirror image of North Alex Lane just to the East of the property. A new map requires an addendum to the previously adopted Mitigated Negative Declaration which staff has completed and is attached as "Exhibit C".

STAFF RECOMMENDATION:

THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF TENTATIVE TRACT MAP 24-1001 TO THE CITY COUNCIL AND:

- 1. ADOPT THE 4 FINDINGS AS PRESENTED; AND**
- 2. ADOPT THE 47 RECOMMEND CONDITIONS OF APPROVAL.**

FINDINGS:

1. The Tentative Tract Map complies with the requirements of Chapter 16.15 of Title 16 (Subdivisions and Planning) of the Corning Municipal Code.
2. The intended use, sizes and dimensions of the proposed parcels is/are consistent with the R-1 zoning designation, shown on the official zoning map of the City of Corning and the Residential General Plan Land Use designation as shown on the Land Use Diagram of the City of Corning.
3. There was a CEQA Initial Study to determine the potential environmental effects of the project, that was completed in 2007. A Negative Declaration was filed and recorded with the State Clearing House #2007072018, it was determined with 12 mitigation measures that this project will not have a significant effect on the environment.
4. Approval of the proposed Tentative Tract Map will not adversely impact Corning's ability to meet regional housing needs.

RECOMMENDED CONDITIONS OF APPROVAL (47):

- 1. Subdivision Standards.** Development of Subdivision Map shall be in conformance with the approved tentative map and Subdivision Ordinance of the City of Corning, Title 16 of the Corning Municipal Code. Additionally, development must comply with all Federal, State and Local regulations, especially the City of Corning Fire and Building Departments.
- 2. AVIGATION EASMENT. (Mitigation Measure #1)** Prior to recording the final tract map the applicant shall dedicate an avigation easement to the Airport Operator (City of Corning). The easement shall convey the right of flight at any altitude above 150 feet, the right to cause noise and vibration, fumes, dust, and fuel particle emissions, the right of entry to remove, mark, or light any obstructions above 150 feet in height, and the right to prohibit the creation of electrical interference, unusual light sources and other hazards to aircraft flight.
- 3. FUGITIVE DUST. (Mitigation Measure #2)** Prior to commencing grading activities, the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and conform to the conditions of that permit.
- 4. DRAINAGE ANALYSIS.** A registered Civil Engineer or Certified Hydrologist shall prepare a Drainage Analysis to determine the increased runoff resulting from the project and, if necessary, recommend improvements to public storm drainage facilities in accordance with City Standards.
- 5. RAINFALL INTENSITY/DURATION CHART.** Engineer or Hydrologist shall utilize the Rainfall and Intensity Design Chart shown as Public Works Standard S-22 for design purposes.
- 6. IMPROVEMENT PLANS.** Complete improvement plans and supporting calculations shall be submitted for approval by the City Engineer.
- 7. DEMOLISH EXISTING STRUCTURES.** Prior to recording the final map, the applicant shall obtain the necessary demolition permits from the building department and demolish the existing structures.
- 8. OPEN BURNING.** No open burning shall occur on this property unless a land-clearing permit is obtained from the Tehama County Air Pollution Control District.
- 9. DEVELOPMENT IMPACT FEES.** Development of the project residences will require payment of City Development Impact Fees in effect at the time of issuance of the individual building permits in order to lessen development impact on City transportation systems and other public facilities and utilities. These fees shall be paid prior to issuance of the Building Permit for each residence.
- 10. UNDERGROUND UTILITIES.** All new utilities, including electricity, telephone, gas, and cable television shall be provided to each lot and undergrounded. The existing pole-mounted utility lines within the frontage of Blackburn Avenue shall also be undergrounded. The undergrounding shall include installation of underground wires along the frontage of the adjacent Blackburn Estates Tract, on E Alex Lane. Within the existing conduits and shall be approved by the appropriate utility companies.
- 11. WATER SERVICE.** Developer shall install water service and a meter for each lot in accordance with Public Works Standards S-20.
- 12. SEWER SERVICE LATERALS.** Developer shall install sewer service lateral lines for each lot in accordance with Public Works Standards S-21.
- 13. ABANDON WELL AND SEPTIC SYSTEMS.** Prior to recording any final map, the applicant shall properly abandon any water well or septic systems occurring on the property in accordance with the requirements of the Tehama County Environmental Health Department.
- 14. FIRE HYDRANTS.** Fire Hydrants shall be installed in accordance with City standards and the Uniform Fire Code as adopted by the City. The developer shall provide the City of Corning with one hydrant repair kit.

- 15. STORMWATER FACILITIES.** Stormwater retention and conveyance facilities shall be constructed in accordance with Public Works standards.
- 16. STORMWATER RETENTION.** Project applicant shall provide for on-site retention of the net increase in run-off resulting from the development during a 25-year storm for a duration of 4 hours. If onsite retention is proposed the retention facilities shall be sized to contain the run-off resulting from a 100-year storm event
- 17. PARCEL LANDSCAPING.** Front and street-side yards, including that portion of the street right-of-way located behind the sidewalk, shall be landscaped prior to issuance of a Certificate of Occupancy. Landscaping may include any combination of grass, groundcover, shrubs and/or trees and is subject to Planning Department approval. Not fewer than two trees (minimum sizes of 15-gallon) shall be planted within each front yard. Each front and street side yard shall be provided with a permanent method of irrigation for this landscaping. All landscaping and irrigation must comply with the Water Efficient Landscape Regulations as detailed in Section 15.08.055 of the Corning Municipal Code.
- 18. CULTURAL RESOURCES. (Mitigation Measures #3)** Should cultural resources be unearthed during excavation all work in the immediate vicinity shall cease and the City of Corning shall be notified. Upon notice, the City or its consultant shall inspect the site to determine what steps, if any, are necessary to address and mitigate the discovery.
- 19. COMPACTION TESTS. (Mitigation Measure #4)** Prior to issuing any building permit for filled lots, the developer shall provide: 1) a report confirming that the fill has been sufficiently compacted in accordance with the Uniform Building Code or, 2) engineered foundation plans with a statement that the foundation design complies with building code requirement based on soil conditions on the site.
- 20. SWPPP & CONSTRUCTION STORMWATER PERMIT. (Mitigation Measure #5)** 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.
- 21. DEWATERING PERMIT. (Mitigation Measure #6)** Obtain the appropriate Dewatering Permit from the Regional Water Quality Control Board or verify that the general waiver is applicable to the project.
- 22. GRADING PLANS. (Mitigation Measure #7)** Complete grading plans shall be submitted to the City Engineer for approval. The grading plan shall include measures to limit erosion impacts.
- 23. SOILS INVESTIGATION. (Mitigation Measure #8).** The applicant shall initiate a soils investigation by a registered engineer geologist or civil engineer to determine if expansive soils requiring special structural foundation design is necessary.
- 24. CONSTRUCTION DAYS & HOURS. (Mitigation Measure #9)** 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.
- 25. CONSTRUCTION NOISE. (Mitigation Measure #10)** 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 idle time to 10 minutes.
- 26. LOT GRADING.** Lots must be graded to direct runoff to storm drain facilities within the public right-of-way or facilities within approved drainage easements.

27. **REDISTRIBUTE TOPSOIL.** Topsoil shall be stockpiled and redistributed over graded surfaces.
28. **SPRINKLE EXPOSED SOILS. (Mitigation Measure #11)** During construction, unprotected soil shall be sprinkled to minimize wind erosion.
29. **FINISHED SURFACES.** Upon completion of development, no substantial area shall remain where soils are completely uncovered.
30. **COVER EXPOSED SOILS. (Mitigation Measure #12)** 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.
31. **RESIDENTIAL FACADE STANDARDS.** 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.
32. **STREET NAME.** The final street name is subject to approval of City staff and shall appear on the final map.
33. **STREET DEDICATION.** Offer street right of way for public streets to reach ultimate 60' standard Right of Way width as required.
34. **STOP SIGNS.** A Stop Sign shall be placed at the street intersections with Blackburn Avenue.
35. **LANDSCAPE AND LIGHTING DISTRICT.** Prior to recordation of the Final Map, the developer shall establish (or annex to an existing) a landscape and lighting district or other equivalent fund-collecting organization approved by the City of Corning to fund the operation and/or continued maintenance of street lighting, landscape strips in the public right-of-way, stormwater collection and detention facilities. The project engineer shall prepare an estimate of the annual maintenance costs for these facilities that shall be made part of the District formation procedure.
36. **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 residence.
37. **PROJECT LIGHTING.** Project lighting shall not exceed an average illumination level of 0.1 foot-candles at the edge of the Blackburn Avenue right-of-way and shall be spaced at intervals of not more than 300 feet. All outdoor lighting shall be shielded and directed inward onto the project site. All outdoor lighting on the project site, including lighting from fixtures installed on the outside of project buildings, shall be shielded so that, at a minimum, no light is emitted above a horizontal line parallel to the ground, to prevent glare from impacting surrounding residences.
38. **INTERIOR STREET IMPROVEMENTS.** Interior streets shall be improved in accordance with City of Corning standards S-18 (40-foot 2 Lane Street, with a 60-foot Right-of-Way.)
39. **ACCESS RESTRICTIONS.** No new driveways shall permit direct access onto Blackburn Avenue. The Final Map shall offer "1 foot wide Non-Access" strips along the Blackburn Avenue frontage of Lots 1 & 14.
40. **GARAGES.** Lot 1 & 14 garages positioned on the north side for lots 1 & 14.
41. **WOOD BURNING STOVES.** Wood Burning stoves shall meet the Only U.S. EPA Phase II certified wood-burning devices shall be installed in the subdivision. Total emissions shall not exceed 7.5 grams per hour from each dwelling.
42. **ROOF MOUNTED HVAC EQUIPMENT PROHIBITION.** No heating, ventilation, or air conditioning equipment shall be installed on the roof of any structure.
43. **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.
44. **BLACKBURN AVENUE PARKWAY.** A four foot, six-inch-wide planter strip shall be provided between the sidewalk and the southern property lines of Lots 1 and 14. Plant species,

groundcover, and irrigation methods shall be drought tolerant and shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association or other such organization approved by the City of Corning.

- 45. BLACKBURN AVENUE RIGHT-OF-WAY.** The final map shall dedicate property to the City of Corning necessary to achieve a 30-foot half width (Collector Standard) for Blackburn Avenue.
- 46. BLACKBURN AVENUE ONSITE IMPROVEMENTS.** Construct the northern half width of Blackburn Avenue, including one 12-foot travel lane; one 8-foot parking lane; curb, gutter, and sidewalk; and complete as asphaltic concrete overlay for one lane width (12 feet) on the southern half-width, in accordance with Corning Municipal Code Section 16.21.040.B.6.c. and Standard Drawings S-1 & S-2.
- 47. FENCING.** Solid 6'-0" tall fencing shall be installed around and between parcels prior to issuance of a Certificate of Occupancy for any residence constructed within the subdivision. All fencing shall meet the City Code.

Exhibit A

CITY OF CORNING
 PLANNING APPLICATION
 TYPE OR PRINT CLEARLY

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

PROJECT INFORMATION	PROJECT ADDRESS 23282 BLACKBURN AVE.		ASSESSOR'S PARCEL NUMBER 075-310-042	C.P. LAND USE DESIGNATION LOW DENSITY RESIDENTIAL
	ZONING DISTRICT R-1	FLOOD HAZARD ZONE X	SITE ACREAGE 2.74 AC.	AIRPORT SAFETY ZONE NO
	PROJECT DESCRIPTION (attach additional sheets if necessary) PROPOSING A 14 LOT RESIDENTIAL SUBDIVISION			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Amenity/ Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other				
APPLICANT INFORMATION	APPLICANT HIRDAY SINGH		ADDRESS 25810 AVENUE 11 MADERA, CA 93637	DAY PHONE (559) 660-6060
	REPRESENTATIVE (IF ANY) MICHAEL SUTHERLAND & ASSOC, INC		ADDRESS 36691 AVENUE 12 MADERA, CA 93636	DAY PHONE (559) 447-5815
	PROPERTY OWNER SAME AS APPLICANT		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input checked="" type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>Michael Kay Sutherland</i>		PROPERTY OWNER: I have read this application and consent to it being. Signed: <i>Hirday Singh</i>	
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application and any Environmental Review associated with the proposed project.				

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICANT'S	RECEIVED BY	DATE RECEIVED 8-23-23	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED (CHECK ONE)	CITY DEVELOPMENT FEE		DATE PAID
		Exempt TO MFD FEE		



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

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

NONE.

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: N/A sq. ft. in N/A floor(s).
4. Amount of off-street parking to be provided. N/A parking stalls. (Attach plans)
5. Proposed scheduling/development.

N/A

6. Associated project(s).

NONE

7. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. (This information will help the City track compliance with the objectives of the Housing Element of the General Plan.)

NUMBER OF UNITS : 14.

UNIT SIZES : 1,400 TO 1,500 SQUARE FEET.

RANGE OF SALE PRICES : \$352,000 (AVERAGE).

TYPE OF HOUSEHOLD SIZE EXPECTED : 3-5 PERSONS.

**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.

N/A

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

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

CITY OF CORNING
PLANNING APPLICATION

Environmental setting

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

THE PROJECT SITE CURRENTLY HAS A SMALL SHED OR GARAGE AND IS NOT BEING USED OR OCCUPIED BY ANY PERSONS. THE SOIL TYPE AND STABILITY IS CONDUSIVE FOR THE PROPOSED PROJECT. THERE ARE A FEW PLANTS AND *

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: RESIDENTIAL SUBDIVISION.

SOUTH: CHURCH.

EAST: RESIDENTIAL SUBDIVISION.

WEST: RESIDENTIAL SUBDIVISION.

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 08/11/2023.

Signature

Michael Ray Sutherland

For:

HIRDAY SINGH

* VARMINTS BUT THERE ARE NO CULTURAL, HISTORICAL OR SCENIC ASPECTS ON THE PROPERTY.

SINGH FARMS, LLC
KASHMIR K SINGH/HIRDAY P SINGH
25810 AVENUE 11
MADERA, CA 93837

 **Mechanics Bank**

800.797.6324
90-203/1211



8-18-2023

PAY TO THE
ORDER OF

City Of Corning


\$1,180⁰⁰

One thousand, one hundred and eighty⁰⁰/₁₀₀

DOLLARS

MEMO Tract Map Fees




AUTHORIZED SIGNATURE

⑈017266⑈ ⑆121102036⑆ 0500113469⑈

CITY OF CORNING
794 Third Street
Corning, California 96021

✓
17266

NAME Michael Sutherland for
ADDRESS Shaan Estates

DATE	DESC.	ACCT. NO.	AMOUNT	BALANCE
			Tentative Map x 14 Lots	480.00 + 50.00/ Lot = 1,180.00
AUG 28 2023				

CUSTOMER NO. _____

Untitled Map

Write a description for your map.

Legend





Exhibit C

City of Corning

Christina Meeds
Planner II

PLANNING DEPARTMENT
794 Third Street, Corning CA 96021
www.corning.org

Date: February 20, 2024
To: Planning Commission
From: Christina Meeds, Planner II

Re: **CEQA Guidelines, Section 15164(a) Addendum to a previously adopted Mitigated Negative Declaration Report for the City of Corning.**

Location: The project is located on the north side of Blackburn Ave. about 140 feet east of Marguerite Ave.

Background: On September 11, 2007, the City of Corning, City Council adopted a tentative map, Shaan Estates, to create 14 single-family residential parcels in an R-1 zoning district on a 2.74-acre parcel # 075-310-042, City Council also adopted a CEQA Mitigated Negative Declaration. Discussion has been added to address environmental impact areas that are now required under CEQA. It is not necessary to file a new EIR, Mitigated Negative Declaration as the project has not changed under the CEQA guidelines section 15162 (a). Section 15164 (a) states the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in section 15162 call for the preparation of a subsequent EIR have occurred. The only reason for this addendum is due to the state's additions of the CEQA checklist.

The changes are as follows.

VEHICLE MILES TRAVELED

SB 743 was signed into law on September 27, 2013, and changes the way that public agencies evaluate transportation impacts under CEQA guidelines and recommended that Vehicle Miles Traveled (VMT) be the primary metric for evaluation. The SB 743 requirements went into effect

July 1, 2020, after the Corning City Council approved the Shaan Estates project. The County of Tehama nor the City of Corning have developed a VMT model. According to the City of Corning's General Plan adopted in 2014 the Circulation Section 4.13. Blackburn Ave. is an arterial and Marguerite is a collector, within the general plan Daily Capacity Thresholds Table C-2, to remain at a stable flow of traffic with a level of service C, Blackburn LOC is 14,500 and Marguerite, LOC is 9,000. The California Bureau of Transportation vehicle trips map per day for Tehama County shows 4 to 5 trips per day. Shaan Estates proposes establishing 14 new homes, total trips per day would be approximately 70 putting this project well below the threshold levels of the City of Corning's General Plan. The City of Corning finds this to be a less than significant effect.

ENERGY

The City of Corning, as the lead agency, found this to be less than a significant effect as, the project will comply with Title 24 requirements for energy efficiency. The project will be all electric and all appliances will be Energy Star rated.

The buildings will be intentionally designed to meet the standards for healthy energy and resource efficient buildings.

GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions was not a requirement when the negative declaration was adopted. While the approved project would introduce operational emissions during the construction process the emissions that would be emitted are very low.

The City of Corning does not have a Green House Gas Emission Reduction Plan, the project has been run through the California Emission Estimator Model (CalEEMod) and is well below the state threshold for Emission Standards

TRIBAL CULTURAL RESOURCES

No known Tribal Resources are believed to be at the project site. The site is not identified as a site, feature, place, cultural landscape, sacred place, or object with cultural value, however if an accidental discovery California Native American tribal culture resources during project implementation, especially during excavation, mitigation measure #15 has been included to lessen the potential for any impact.

WILDFIRE

With the project being within the City limits of Corning, the entire city of Corning is located in a Cal Fire Local Responsibility Area (LRA) this is where local government is responsible for wildfire protection. This is typically provided by city fire departments, fire protection districts, counties and by Cal Fire. Due to the City being in the LRA there are no wildfire CEQA impacts from this project.

Notice of Determination

Form C

To: Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Room 212
 Sacramento, CA 95812-3044

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

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

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map 07-1004-Shaan Estates
 Project Title KASHMER K SINGH
1771 PATTY DRIVE
YUBA CITY, CA 95993

<u>2007072018</u>	<u>City of Corning</u>	<u>530-824-7036</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

N.side of Blackburn Ave., 140' E.of Marguerite Ave. City of Corning. Tehama County, CA
Project Location (include county)

Project Description:

A 14 lot single family residential subdivision in an R-1 zoning district.

This is to advise that the Corning City Council has approved the above described project on
 Lead Agency Responsible Agency
September 11, 2007 and has made the following determinations regarding the above described project:
 (Date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:
Corning City Hall, 794 Third Street, Corning, CA 96021

[Signature] September 14, 2007 Planning Director
 Signature (Public Agency) Date Title

Date received for filing at OPR:



January 2004

120



City of Corning

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

Date: June 25, 2007

To: Responsible Agencies

From: John L. Brewer, AICP; Planning Director

JB

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

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

Project Title: Tentative Tract Map 07-1004; Shaan Estates; Hirday Singh

Project Description: To create fourteen (14) parcels in an R-1: Single Family Residential Zoning District. Located on the north side of Blackburn Avenue and approx. 140 feet east of Marguerite Avenue. Assessor's Parcel No. 75-310-42; Approx. 2.74 acres.

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

This project is scheduled for Planning Commission consideration on August 21, 2007. A copy of the public hearing notice is attached. Approval of the project will require subsequent City Council approval. Please provide any comments prior to August 21, 2007.

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

PUBLIC NOTICE-PUBLIC HEARING-MITIGATED NEGATIVE DECLARATION; Tentative Tract Map 07-1004; Shaan Estates; Hirday Singh

The City of Corning must inform you of a development project proposed for the property shown highlighted on the inset map below.

WHAT IS BEING PLANNED:

Hirday Singh has submitted a Tentative Tract Map that proposes to create 14 parcels in an R-1; Single Family Residential Zoning District.

The subject property is located on the north side of Blackburn Avenue and about 140 feet east of Marguerite Avenue. Assessor's Parcel No. 75-310-42; approximately 2.74 acres.



WHY THIS NOTICE:

The City of Corning has completed a preliminary environmental analysis of the project and determined that the project will not have a significant environmental effect. City staff has filed a "Mitigated Negative Declaration", which is a document describing why the project will not have a significant effect on the environment.

The City wants you to be aware that the plans and other project information are available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at 6:30 p.m. on Tuesday, August 21, 2007. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

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

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

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

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

DATE: June 25, 2007

SUBJECT: CEQA MITIGATED NEGATIVE DECLARATION

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

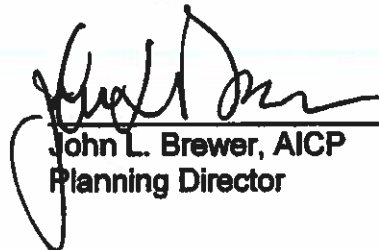
Tentative Tract Map 07-1004-Shaan Estates. To subdivide the 2.74 acre property into 14 lots for single-family residential development and use. Located on the north side of Blackburn Avenue and approximately 140 feet east of Marguerite Avenue. Assessor's Parcel No. 75-310-42.

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

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

The Initial Study prepared for the Project is available for review at City Hall. Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, August 21, 2007.

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Mitigated Negative Declaration of Environmental Impact and Approval of the Tentative Subdivision is scheduled for Tuesday, August 21, 2007 at 6:30 PM in the City Council Chambers, City of Corning, 794 Third Street, Corning, California.



John L. Brewer, AICP
Planning Director

6/25/2007

Date Signed

CITY OF CORNING

Initial Study Environmental Checklist Form

1. Project title: Tentative Tract Map 07-1004-Shaan Estates
2. Lead agency name and address:
City of Corning
794 Third St.
Corning, CA 96021
3. Contact person and phone number: John Brewer; (530) 824-7036
4. Project location: On the north side of Blackburn Avenue, approximately 140 feet east of Marguerite Avenue. Assessor's Parcel No. 75-080-22.
5. Project sponsor's name and address: Hirday Singh, 1771 Patty Drive, Yuba City, CA 95993
6. General plan designation: Residential
7. Zoning: R-1
8. Description of project: To subdivide the property into 14 lots for single-family residential development and use.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
Suburban residential, church, and vacant land uses.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
The California Regional Water Quality Control Board regarding grading and water quality issues resulting from grading. The Tehama County Air Pollution District regarding Fugitive Dust Control Permitting.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES -- Would the project:

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

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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?

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?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

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?

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?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY

-- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC -- Would the project:

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

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

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

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

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

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

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?

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)?

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

RESPONSES TO ISSUES IDENTIFIED ON ENVIRONMENTAL CHECKLIST

I. AESTHETICS.

This project has no impacts on any designated scenic vistas or resources, nor will the project degrade the visual character of the site. Blackburn Avenue is not designated as a scenic corridor, nor are any of the local streets designated as scenic roadways in the City General Plan. Standard street lighting will create a new source of light for neighbors, but that lighting is not expected to be significant if the following condition is imposed & implemented.

CONDITION #1: PROJECT LIGHTING.

Project lighting shall not exceed an average illumination level of 0.1 foot-candles at the edge of the Blackburn Avenue right-of-way, and shall be spaced at intervals of not more than 300 feet. All outdoor lighting shall be shielded and directed inward onto the project site. All outdoor lighting on the project site, including lighting from fixtures installed on the outside of project buildings, shall be shielded so that, at a minimum, no light is emitted above a horizontal line parallel to the ground, to prevent glare from impacting surrounding residences.

Additionally, the City of Corning requires the following as conditions of project approval.

CONDITION #2: BLACKBURN AVENUE PLANTER.

A four foot, six inch wide planter strip shall be provided between the sidewalk and the southern property lines of Lots 1 and 14. A combination of trees, shrubs and groundcover shall be installed, irrigated and maintained within the planter. Plant species, groundcover and irrigation method shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association, or other such organization approved by the City of Corning.

CONDITION #3: CONSTRUCTION DEBRIS.

Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot.

CONDITION #4: UNDERGROUND UTILITIES.

All utilities, including electricity, telephone, gas, and cable television, shall be provided to each lot and undergrounded. The existing pole-mounted utility lines within the frontage of Blackburn Avenue shall also be undergrounded. The undergrounding shall include installation of underground wires along the frontage of the adjacent Blackburn Estates Tract within the existing conduits and shall be approved by the appropriate utility companies.

CONDITION #5: FENCING.

Solid six foot tall fencing shall be installed at the perimeter of the subdivision prior to acceptance of the public improvements. Solid six foot tall fencing shall be installed at the lot side and rear property lines prior to Occupancy approval.

CONDITION #6: FENCING ALONG FRONTAGE OF BLACKBURN AVENUE.

Prior to approving occupancy of any structures on Lots 1 or 14, upgraded solid (one inch spacing permitted between boards) and stained (or painted) residential fencing shall be installed along their street side-yard frontage at Blackburn Avenue. The fence shall utilize treated four inch by six-inch

(minimum) posts (on eight foot centers) set in concrete, and a treated (or redwood) two inch by six-inch cap board connecting the tops of the posts.

CONDITION #7: LOT LANDSCAPING.

Front yards and street side yards, including that portion of the street right-of-way behind the sidewalk, shall be landscaped prior to final building permit sign-off. Front and Street Side Yard landscaping may include any combination of grass, groundcover, shrubs, and not fewer than two trees and is subject to Planning Department approval. Each landscaped yard shall be provided with a permanent method of irrigation for this landscaping.

CONDITION #8: RESIDENTIAL FAÇADE STANDARDS.

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.

CONDITION #9: ROOF-MOUNTED HVAC EQUIPMENT PROHIBITION

No heating, ventilation, or air conditioning equipment shall be installed on the roof of any structure.

II. AGRICULTURAL RESOURCES.

The Corning area contains seven land classification types identified by the USDA Soil Conservation Service as Important Farmlands, including Prime Farmlands and Farmlands of Statewide Importance. The area to the north and northeast of the City includes Farmland of Local Importance and Grazing Land, of which a significant portion is delineated. According to the Important Farmland Map series, no Important Farmlands are located on or adjacent to the project site. Additionally, no soil types found on site are candidates for listing as Prime Farmland or Farmland of Statewide Importance (USDA 1995). Based on this information, no adverse impacts to Important Farmland or agricultural products are anticipated.

III. AIR QUALITY

The project area is located in the Northern Sacramento Valley Air Basin. The California Air Resources Board lists Tehama County as unclassified or in attainment of State Ambient Air Quality Standards (NAAQS) for carbon monoxide, and particulate matter less than 2.5 microns in diameter (PM2.5), nitrogen dioxide, sulfur dioxide, sulfates, lead, hydrogen sulfide, and visibility reducing particles. Tehama County is considered in non-attainment for ozone and particulate matter less than 10 microns in diameter (PM10). Project implementation would result in temporarily increased air emissions, primarily due to earthwork and construction activities. Compliance with existing regulations of the Tehama County Air Pollution Control District (APCD) will adequately minimize the potential for emissions. The most significant sources of PM10 emissions will be earthwork and use of unpaved roads as haul roads.

The current project area is located within an area that is considered to be in nonattainment of State standards for ozone and PM10. Increases in ozone could result from the release of hydrocarbons, and subsequent photochemical reaction. Increases in particulate matter would result from fugitive dust, wind erosion, and combustion, among other causes. To ensure that project construction activities do not impact air quality, all work undertaken will be in accordance with the following mitigation measure during the construction phase of the project.

Potential Impacts: Wind erosion can result in airborne particulates. Concentrations of idling diesel vehicles can create excessive particulates and hydrocarbon pollution. To reduce potential impacts to Less Than Significant, the following mitigation measures and/or conditions are required by the City of Corning.

MITIGATION MEASURE #10: FUGITIVE DUST

Prior to commencing grading activities, the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and conform to the conditions of that permit.

MITIGATION MEASURE #11: COVER EXPOSED SOILS.

Areas demuded 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.

CONDITION #12: GRADING PLANS.

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

CONDITION #13: REDISTRIBUTE TOPSOIL.

Topsoil shall be stockpiled and redistributed over graded surfaces.

MITIGATION MEASURE #14: SPRINKLE EXPOSED SOILS.

During construction, unprotected or bare soils, including inactive storage piles, shall be watered as necessary to minimize wind erosion. Frequency should be based upon the type of operation, soil, and wind exposure. Paved 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.

IV. BIOLOGICAL RESOURCES

The site was surveyed for sensitive flora and fauna as part of the initial study completed for General Plan Amendment 2005-1A (Leggett et al) . No sensitive species were noted.

The initial study for General Plan Amendment 2005-1A also examined the site's value for wildlife habitat and offers the following:

"Field investigation determined that the site is unlikely to support sensitive wildlife species. All avian species observed were common, commensal species known to tolerate humans and disturbed sites. Signs of rodents were uncommon and limited to gopher mounds. Current heavy use by livestock, including goats, severely limits the use of the site by terrestrial wildlife species such as ground-nesting birds, rodents, or reptiles. The lack of substantial vegetative cover reduces habitat potential for small or secretive species."

V. CULTURAL RESOURCES

No evidence of cultural resources is known to occur on the site. No adverse impacts are anticipated; however, subsurface material may not have been discovered. To reduce potential impacts to unanticipated discovery of cultural resources to Less Than Significant, the following mitigation measures are required.

MITIGATION MEASURE #15: UNANTICIPATED DISCOVERY

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

Although no indications of human remains were identified on the surface, subsurface human remains may become evident during construction activities. Applicable procedures should be followed upon the unanticipated discovery of human remains, in accordance with provisions of the State Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. Sections 7052 and 7050.5 of the State Health and Safety Code define the disturbance of Indian cemeteries as a felony. The code further requires that construction or excavation be stopped in the vicinity of discovered human remains and the Sheriff and Coroner notified immediately. The Coroner must determine whether the remains are those of a Native American within 48 hours. If the remains are determined to be Native American, the Coroner shall contact the California Native American Heritage Commission within 24 hours. Subsequent procedures shall be followed, according to State Public Resources Code Sections 5097.9 to 5097.99, regarding the role of Native American participation of a Most Likely Descendant.

MITIGATION MEASURE #16: HUMAN REMAINS.

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

VI. GEOLOGY AND SOILS

Potential geologic hazards are addressed in the City of Corning General Plan (City of Corning 1994). Included are hazards due to surface faulting, ground shaking, ground failure, and landslides. Based on that analysis, the environmental effects associated with these potential hazards are considered to be low. The nearest surface fault to the City of Corning is the Elder Creek Fault, which lies approximately 11 miles west of the City. The most recent active surface fault is the Cleveland Hills Fault, which lies in southeastern Butte County approximately 51 miles from the City of Corning (City of Corning 1994). The project area is situated on rolling ground surrounding an unnamed drainage unconnected to any jurisdictional waters. Three major soil series are represented within the project area: the Corning, Newville, and Redding series. The major soil type represented onsite (USDA 1967) is Corning-Newville gravelly loam, 3 to 10 percent slope. This soil has a capability unit (c.u.) of IVE-3. This soil is characterized as having good drainage and slow permeability, as well as a high shrink/swell potential or expansivity. Several of these characteristics, including very slow permeability and high expansivity (USDA 1967), require specialized construction techniques. Other soils represented onsite include Redding gravelly loam, 0 to 3 percent slope (c.u. IVs-8) and Corning

gravelly loam, 0 to 3 percent slope (c.u. IVs-3).

The proposed project will be annexed to the City of Corning and connected to the city sewer system. Based upon this, there will be no impacts associated with septic systems.

Potential Impacts: Significant adverse effects could result from project implementation in the form of increased erosion. Implementation of the erosion control procedures presented in Section C will sufficiently reduce the potential for soil erosion resulting from project construction. Expansive clays may be present. Therefore, to reduce potential impacts to Less Than Significant, the following mitigation measures are required.

MITIGATION MEASURE #17: SOILS INVESTIGATION.

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.

MITIGATION MEASURE #18: EXPANSIVE SOILS & LOT COMPACTION.

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.

VII. HAZARDS AND HAZARDOUS MATERIALS.

The site is near the Corning Municipal Airport. The Comprehensive Airport Land Use Plan adopted by the Tehama County Airport Land Use Commission includes a map showing three safety areas around the perimeter of the airport. The site is not beneath the runway centerline, nor within the Runway Protection or Approach Zone; the zones where most aircraft accidents occur. At least a portion of the site is within the Overflight Safety Zone; the least restrictive of those safety zones. Future residents may be subjected to aircraft overflight. In order to comply with the Airport Land Use Plan and implementation measures of the Corning General Plan (Noise Element No. 6, pg.4-25 & Land Use No. 10, pg. 1-26), the following mitigation measure must be implemented. The measure will assure the continuance of airport operations and disclose to potential residents the effects of the nearby airport.

MITIGATION MEASURE #19. AVIGATION EASEMENT

Prior to recording the final tract map the applicant shall dedicate an avigation easement to the Airport Operator (City of Corning). The easement shall convey the right of flight at any altitude above 150 feet, the right to cause noise and vibration, fumes, dust and fuel particle emissions, the right of entry to remove, mark, or light any obstructions above 150 feet in height, and the right to prohibit the creation of electrical interference, unusual light sources and other hazards to aircraft flight.

VIII. HYDROLOGY AND WATER QUALITY

The project site lies within an area identified on the FEMA Flood Insurance Rate Map as "Zone C", defined as "Areas of minimal flooding." The closest 100-year flood plain identified by FEMA is the Blackburn Moon Drain, which passes through downtown Corning near the intersection of Marguerite Avenue and Solano Street. This small floodplain is located approximately 0.5 mile southwest of the project site.

Project implementation will not alter existing drainage patterns, increase the exposure of people or property to flooding, or violate waste discharge requirements. However, the project could create minor increases in storm water runoff and has the potential to degrade water quality without erosion control measures.

Potential Impacts: The project would increase runoff due to decreased permeability and potentially impact water quality. To reduce potential impacts to Less Than Significant, the following mitigation measures and conditions are required.

MITIGATION MEASURE # 20: EROSION CONTROL.

The Grading Plan shall include measures to limit erosion impacts.

CONDITION #21: LOT GRADING.

Lots must be graded to direct runoff to storm drain facilities within the public right-of way or facilities within approved drainage easements.

MITIGATION MEASURE #22: SWPPP & CONSTRUCTION STORMWATER PERMIT

Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

CONDITION #23: STORMWATER RETENTION.

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

MITIGATION MEASURE #24: DEWATERING PERMIT.

Obtain the appropriate Dewatering Permit from the Regional Water Quality Control Board or verify that the general waiver is applicable to the project.

IX. LAND USE AND PLANNING.

The site was annexed to the City of Corning in 2005. General Plan Amendment 2005-1A affected this site and other properties and amended the Corning General Plan to add the annexed properties with a "Residential" land use designation. This site was also zoned R-1 in 2005, which is consistent with the Residential Land Use Designation and this application for residential development. No issues were identified as potentially significant.

CONDITION NO. 25. DEMOLISH EXISTING STRUCTURES. Prior to recording the final map, the applicant shall obtain the necessary demolition permits from the building department and demolish the existing structures.

X. MINERAL RESOURCES

The project will have no effect on Mineral resources.

XI. NOISE

Note: The following is reprinted from the Initial Study prepared for General Plan Amendment 2005-1A which included this project site and other property in the vicinity.

The Noise Element of the City of Corning General Plan (1994) regulates exposure of persons to, or generation of noise levels in excess of standards. Figure 3 of the Noise Element lists an hourly Ldn (day-night noise level; 24-hour average noise level) or Community Noise Exposure Level (CNEL) of 55 decibels (dB) as acceptable for exterior noise levels for areas near the Corning Municipal Airport.

At this level, "conventional construction methods will eliminate most noise intrusions upon indoor activities" (Noise Element 1994: 4-11, Figure 3). Noise levels between 55 and 60 dB are marginally acceptable, where use should be permitted on the conditions that outdoor activities are minimal and construction features provide sufficient noise attenuation (Noise Element 1994: 4-11, Figure 3). Noise levels above 60 dB are unacceptable and development is usually not feasible.

The project area is situated near several potential periodic noise sources, including the Corning Municipal Airport, Corning Union High School, and traffic using Blackburn Avenue. Potentially sensitive receptors include existing and future residents in the immediate vicinity of these sources. As a result, an acoustical analysis was required to assess the impacts of these sources on future residents of the proposed project. An acoustical analysis for the proposed project was conducted and is included in Appendix D. The review of previous studies and the current analysis determined that the aircraft noise impact areas are on airport property and close to the runway, and concluded that "no sensitive receptors are affected by [the 65, 60, or 55 dB] noise contours" (Wadell 2003:20). Therefore, current and foreseeable future air traffic using the airport facility will not impact residents in or around the current project area. Vehicular traffic, however, could potentially have a greater impact on noise levels in the area.

A traffic noise impact analysis was conducted using the US Housing and Urban Development noise models (see Appendix D). Traffic on Blackburn Avenue at Marguerite Avenue was determined to have an Average Daily Traffic count (ADT) of 909 in 2005 (post-project), which results in an adjusted Auto ADT of 181.8. Extrapolation on Workchart 1 indicates that this corresponds to a Day-night noise level (Ldn) of approximately 55 dB.

To assess cumulative impacts from the proposed project and approximately 250 additional planned units on adjoining property, the data compiled by Chambers and Ferrara (2005) was extrapolated to an estimated ADT of 3,302. This results in an adjusted Auto ADT of 660.4, which corresponds to a Ldn of approximately 57 dB.

According to the Noise Element, noise levels between 55 and 60 dB are conditionally acceptable, where use should be permitted on the conditions that outdoor activities are minimal and construction features provide sufficient noise attenuation (Noise Element 1994: 4-11, Figure 3).

The acoustical study of the project area determined that sound levels generated by existing and projected sources in the project vicinity fall within sound levels established by the City. However, the proposed project has the potential to cause short-term temporary noise levels above City standards during the construction phases of the project's implementation. To mitigate potential adverse impacts on existing neighbors, two mitigation measures are recommended.

Potential Impacts: Project construction is likely to increase short-term noise levels in the project area due to onsite activities and construction traffic. Construction equipment typically generates on the order of 80 to 95 dBA at a distance of 50 feet. As a result, receptors in the vicinity may experience significantly increased noise levels during project construction. Limiting the idling of trucks may also decrease local ambient noise levels during construction. To reduce potential impacts to Less Than Significant, the following mitigation measures are required by the City of Corning.

MITIGATION MEASURE #25: CONSTRUCTION DAYS & HOURS.

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 #26: CONSTRUCTION NOISE.

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.

XII. POPULATION AND HOUSING

The project proposes to add 14 residential homes within the City of Corning. The City of Corning General Plan recognizes the need for additional housing in order to maintain available housing for an increasing population, as well as to maintain a desirable jobs/housing balance as commercial development increases (City of Corning 1994). The addition of 14 homes near central Corning is anticipated to have a beneficial impact upon the community.

Project implementation will not induce substantial population growth. The project will not remove any residences. Therefore, no adverse impacts to population and housing are anticipated.

XIII. PUBLIC SERVICES

The project will add 14 housing units to the city. These additional dwellings will incrementally lessen the level of service provided by the fire, police and public works departments. However, the effect of adding 14 dwellings amounts to a minor addition to the current housing stock of 2,713 amounts to an increase of less than ½ of one percent and is not considered significant so long as development occurs in a manner that complies with City standards.

Ongoing maintenance of public facilities such as landscaping in the public right of way and street lighting will further diminish City general fund revenues. To provide the funding for these facilities, the City has adopted a policy requiring the formation of Landscape and Lighting Districts. The following Mitigation Measures or Conditions are necessary to comply with that policy and City standards:

CONDITION #27: FIRE HYDRANTS.

Fire hydrants shall be AWWA-approved and installed in accordance with City standards. The developer shall provide the City of Corning with one hydrant repair kit.

CONDITION #28: STREET LIGHTING.

The developer shall provide street lighting with 90-degree cut-off lenses that meet the City Standards per City Code Section 16.21.050.H.

CONDITION #29: LANDSCAPE AND LIGHTING DISTRICT.

Prior to recording any final map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities, any gateway or entrance features, landscaped areas along Blackburn Avenue, and electrification and maintenance of street lighting. Any costs associated with the district formation or annexation shall be borne by the developer.

CONDITION #30: ENGINEER'S ESTIMATE OF ANNUAL MAINTENANCE COSTS.

Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, irrigate, and otherwise maintain all common facilities, including the stormwater retention system and appurtenant facilities, any gateway or entrance features, landscaped areas on Blackburn Avenue, and street lighting.

CONDITION #31: 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 each Certificate of Occupancy.

Other impacts to City streets, parks and schools will largely be addressed by the payment of Development Impact Fees. These fees are due when the individual building permits are issued and are collected by the school districts and the City, respectively. With the implementation of the Mitigation Measures there will be no significant impact to Public Services.

XIV. RECREATION

The 14 proposed homes will have little individual effect of recreation in the City. However, the cumulative effect of these new dwellings combined with that of others resulting from new development will diminish the effectiveness of the recreational opportunities. This effect will largely be mitigated by payment of the Recreation related Development Impact Fees.

XV. TRANSPORTATION

Transportation effects of this project and that occurring from development of adjacent properties were evaluated in the Initial Study prepared for General Plan Amendment 2005-1A. These effects were found to be less than significant with the implementation of certain Mitigation Measures requiring street improvements. Those mitigation measures or conditions from that previous Initial Study that are applicable to this specific project must be implemented to reduce impacts:

CONDITION #32: BLACKBURN AVENUE RIGHT-OF-WAY.

Final Map shall dedicate property to the City of Corning necessary to achieve a 30-foot half-width (Collector Standard) for Blackburn Avenue.

CONDITION #33: BLACKBURN AVENUE ONSITE IMPROVEMENTS. Construct the

northern half width of Blackburn Avenue, including: one 12-foot travel lane; one 8-foot parking lane; curb, gutter and sidewalk; and complete an asphaltic concrete overlay for one lane width (12 feet) on the southern half-width, in accordance with Corning Municipal Code Section 16.21.040.B.6.c. and Standard Drawing S-18. Rolled curb and gutter and sidewalk shall meet Corning Standard Drawings S-1 & S-2.

CONDITION #34: INTERIOR STREET IMPROVEMENTS.

Interior streets shall be improved in accordance with City of Corning standard S-18 (40-foot 2 Lane Street).

CONDITION #35: STREET NAME.

Final street name is subject to approval of City staff and shall appear on the final map.

CONDITION #36: ACCESS RESTRICTIONS.

No new driveways shall be permitted direct access onto Blackburn Avenue. The Final Map shall offer "1 foot wide Non-Access" strips along the Blackburn Avenue frontage of Lots 1 & 14.

CONDITION #37: CUL-DE-SAC PARKING DELINEATION.

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

XVI. UTILITIES AND SERVICE SYSTEMS

The proposed development would be connected to the City of Corning storm water and sewer systems. City standard streetlights would provide night lighting for the project. Pacific Gas & Electric would supply power, SBC will provide telecommunications, and the City of Corning would supply domestic water. In each case there is sufficient system capacity to serve the 14 residences proposed by the project. The City of Corning, however, requires the following mitigation measures to comply with City standards.

A previous adjacent project developer (Coastal View Construction-Blackburn Estates) extended the water and sewer trunk lines along within Blackburn Avenue. That developer is due some reimbursement for those extensions in accordance with the Reimbursement Agreement between the City of Corning and Coastal View Construction.

CONDITION #38: ABANDON WELL AND SEPTIC SYSTEMS.

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.

CONDITION NO. #39: REIMBURSEMENT FOR WATER & WASTEWATER SEWER TRUNK LINES.

Prior to recording the final subdivision map, the developer shall provide reimbursement to Coastal View Construction of Chico California, for their previous installation of water and sewer trunk lines within Blackburn Avenue in accordance with the Reimbursement Agreement.

CONDITION #40: WATER SERVICE.

Developer shall install water service and a meter for each lot in accordance with Public Works Standard S-20.

CONDITION #41: SEWER SERVICE LATERALS.

Developer shall install sewer service lateral lines for each lot in accordance with Public Works Standard S-21.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a, b, & c) No impacts are expected from this project.

BIBLIOGRAPHY

Source:

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

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

Initial Study prepared for General Plan Amendment 2005-1A.

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

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

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**TENTATIVE TRACT MAP 07-1004; SHAAN ESTATES
SUMMARY OF MITIGATION MEASURES & CONDITIONS**

CONDITION #1: PROJECT LIGHTING.

Project lighting shall not exceed an average illumination level of 0.1 foot-candles at the edge of the Blackburn Avenue right-of-way, and shall be spaced at intervals of not more than 300 feet. All outdoor lighting shall be shielded and directed inward onto the project site. All outdoor lighting on the project site, including lighting from fixtures installed on the outside of project buildings, shall be shielded so that, at a minimum, no light is emitted above a horizontal line parallel to the ground, to prevent glare from impacting surrounding residences.

CONDITION #2: BLACKBURN AVENUE PLANTER.

A four foot, six inch wide planter strip shall be provided between the sidewalk and the southern property lines of Lots 1 and 14. A combination of trees, shrubs and groundcover shall be installed, irrigated and maintained within the planter. Plant species, groundcover and irrigation method shall be subject to approval by the City of Corning. Maintenance costs shall be the responsibility of the lot owners within the development through the annual payments to a Landscape and Lighting District, Homeowners Association, or other such organization approved by the City of Corning.

CONDITION #3: CONSTRUCTION DEBRIS.

Prior to approving occupancy for any residence, all construction debris shall be removed from the affected lot.

CONDITION #4: UNDERGROUND UTILITIES.

All utilities, including electricity, telephone, gas, and cable television, shall be provided to each lot and undergrounded. The existing pole-mounted utility lines within the frontage of Blackburn Avenue shall also be undergrounded. The undergrounding shall include installation of underground wires along the frontage of the adjacent Blackburn Estates Tract within the existing conduits and shall be approved by the appropriate utility companies.

CONDITION #5: FENCING.

Solid six foot tall fencing shall be installed at the perimeter of the subdivision prior to acceptance of the public improvements. Solid six foot tall fencing shall be installed at the lot side and rear property lines prior to Occupancy approval.

CONDITION #6: FENCING ALONG FRONTAGE OF BLACKBURN AVENUE.

Prior to approving occupancy of any structures on Lots 1 or 14, upgraded solid (one inch spacing permitted between boards) and stained (or painted) residential fencing shall be installed along their street side-yard frontage at Blackburn Avenue. The fence shall utilize treated four inch by six-inch (minimum) posts (on eight foot centers) set in concrete, and a treated (or redwood) two inch by six-inch cap board connecting the tops of the posts.

CONDITION #7: LOT LANDSCAPING.

Front yards and street side yards, including that portion of the street right-of-way behind the sidewalk, shall be landscaped prior to final building permit sign-off. Front and Street Side Yard landscaping may include any combination of grass, groundcover, shrubs, and not fewer than two trees and is subject to Planning Department approval. Each landscaped yard shall be provided with

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a permanent method of irrigation for this landscaping.

CONDITION #8: RESIDENTIAL FAÇADE STANDARDS.

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.

CONDITION #9: ROOF-MOUNTED HVAC EQUIPMENT PROHIBITION

No heating, ventilation, or air conditioning equipment shall be installed on the roof of any structure.

MITIGATION MEASURE #10: FUGITIVE DUST

Prior to commencing grading activities, the applicant shall obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and conform to the conditions of that permit.

MITIGATION MEASURE #11: COVER EXPOSED SOILS.

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

CONDITION #12: GRADING PLANS.

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

CONDITION #13: REDISTRIBUTE TOPSOIL.

Topsoil shall be stockpiled and redistributed over graded surfaces.

MITIGATION MEASURE #14: SPRINKLE EXPOSED SOILS.

During construction, unprotected or bare soils, including inactive storage piles, shall be watered as necessary to minimize wind erosion. Frequency should be based upon the type of operation, soil, and wind exposure. Paved 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.

MITIGATION MEASURE #15: UNANTICIPATED DISCOVERY

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

MITIGATION MEASURE #16: HUMAN REMAINS.

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

MITIGATION MEASURE #17: SOILS INVESTIGATION.

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.

MITIGATION MEASURE #18: EXPANSIVE SOILS & LOT COMPACTION.

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 #19. AVIGATION EASEMENT

Prior to recording the final tract map the applicant shall dedicate an avigation easement to the Airport Operator (City of Corning). The easement shall convey the right of flight at any altitude above 150 feet, the right to cause noise and vibration, fumes, dust and fuel particle emissions, the right of entry to remove, mark, or light any obstructions above 150 feet in height, and the right to prohibit the creation of electrical interference, unusual light sources and other hazards to aircraft flight.

MITIGATION MEASURE # 20: EROSION CONTROL.

The Grading Plan shall include measures to limit erosion impacts.

CONDITION #21: LOT GRADING.

Lots must be graded to direct runoff to storm drain facilities within the public right-of way or facilities within approved drainage easements.

MITIGATION MEASURE #22: SWPPP & CONSTRUCTION STORMWATER PERMIT

Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

CONDITION #23: STORMWATER RETENTION.

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

MITIGATION MEASURE #24: DEWATERING PERMIT.

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Obtain the appropriate Dewatering Permit from the Regional Water Quality Control Board or verify that the general waiver is applicable to the project.

CONDITION NO. 25. DEMOLISH EXISTING STRUCTURES. Prior to recording the final map, the applicant shall obtain the necessary demolition permits from the building department and demolish the existing structures.

MITIGATION MEASURE #25: CONSTRUCTION DAYS & HOURS.

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 #26: CONSTRUCTION NOISE.

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

CONDITION #27: FIRE HYDRANTS.

Fire hydrants shall be AWWA-approved and installed in accordance with City standards. The developer shall provide the City of Corning with one hydrant repair kit.

CONDITION #28: STREET LIGHTING.

The developer shall provide street lighting with 90-degree cut-off lenses that meet the City Standards per City Code Section 16.21.050.H.

CONDITION #29: LANDSCAPE AND LIGHTING DISTRICT.

Prior to recording any final map for the project, the developer shall establish a Landscape and Lighting District or annex to an existing district if one exists, to fund the irrigation and continued maintenance of all common facilities, including the stormwater retention system and appurtenant facilities, any gateway or entrance features, landscaped areas along Blackburn Avenue, and electrification and maintenance of street lighting. Any costs associated with the district formation or annexation shall be borne by the developer.

CONDITION #30: ENGINEER'S ESTIMATE OF ANNUAL MAINTENANCE COSTS.

Prior to recording the final map, an engineer shall provide to the City of Corning estimates of the annual costs to electrify, irrigate, and otherwise maintain all common facilities, including the stormwater retention system and appurtenant facilities, any gateway or entrance features, landscaped areas on Blackburn Avenue, and street lighting.

CONDITION #31: 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 each Certificate of Occupancy.

CONDITION #32: BLACKBURN AVENUE RIGHT-OF-WAY.

Final Map shall dedicate property to the City of Corning necessary to achieve a 30-foot half-width

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(Collector Standard) for Blackburn Avenue.

CONDITION #33: BLACKBURN AVENUE ONSITE IMPROVEMENTS. Construct the northern half width of Blackburn Avenue, including: one 12-foot travel lane; one 8-foot parking lane; curb, gutter and sidewalk; and complete an asphaltic concrete overlay for one lane width (12 feet) on the southern half-width, in accordance with Corning Municipal Code Section 16.21.040.B.6.c. and Standard Drawing S-18. Rolled curb and gutter and sidewalk shall meet Corning Standard Drawings S-1 & S-2.

CONDITION #34: INTERIOR STREET IMPROVEMENTS.
Interior streets shall be improved in accordance with City of Corning standard S-18 (40-foot 2 Lane Street).

CONDITION #35: STREET NAME.
Final street name is subject to approval of City staff and shall appear on the final map.

CONDITION #36: ACCESS RESTRICTIONS.
No new driveways shall be permitted direct access onto Blackburn Avenue. The Final Map shall offer "1 foot wide Non-Access" strips along the Blackburn Avenue frontage of Lots 1 & 14.

CONDITION #37: CUL-DE-SAC PARKING DELINEATION.
Curbside "parallel" parking spaces shall be delineated with traffic paint within the cul-de-sac bulb.

CONDITION #38: ABANDON WELL AND SEPTIC SYSTEMS.
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.

CONDITION NO. #39: REIMBURSEMENT FOR WATER & WASTEWATER SEWER TRUNK LINES.
Prior to recording the final subdivision map, the developer shall provide reimbursement to Coastal View Construction of Chico California, for their previous installation of water and sewer trunk lines within Blackburn Avenue in accordance with the Reimbursement Agreement.

CONDITION #40: WATER SERVICE.
Developer shall install water service and a meter for each lot in accordance with Public Works Standard S-20.

CONDITION #41: SEWER SERVICE LATERALS.
Developer shall install sewer service lateral lines for each lot in accordance with Public Works Standard S-21.

