



**CITY OF CORNING
JOINT MEETING
of the
PLANNING COMMISSION
and
CITY COUNCIL
TUESDAY, APRIL 16, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

City Council:

**Robert Snow., Mayor
Dave Demo
Jose “Chuy” Valerio
Shelly Hargens
Lisa Lomeli**

Planning Commission:

**Diana Robertson, Chairperson
Frank Barron
Melodie Poisson
Cody Lamb
Brooke Smith**

C. BUSINESS FROM THE FLOOR:

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the March 19, 2024 Planning Commission Meeting with any necessary corrections.**

E. PUBLIC MEETINGS:

- 2. Joint Study Session of the Planning Commission and City Council to discuss the 2024-2029 Housing Element Presentation and Staff Direction.**

F. PUBLIC HEARINGS AND MEETINGS:

- 3. Conditional Use Permit 2024-322 Johnny Boy’s Taco ABC License.**
- 4. Conditional Use Permit 2024-323 T-Mobile 400 sq. ft. Fenced facility at Clark Park.**
- 5. Conditional Use Permit 2024-324 Flower Massage and Spa Business.**
- 6. Conditional Use Permit 2024-325 L & T Towing 10-foot Electrified Fencing.**
- 7. Variance for L & T Towing to vary from the Highway 99W Specific Plan.**

G. REGULAR AGENDA:

H. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

E. ADJOURNMENT:

POSTED: FRIDAY, APRIL 12, 2024



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
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

All members were present except Commissioners Robertson and Poisson.

C. BUSINESS FROM THE FLOOR: None.

D. MINUTES:

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

Commissioner Lamb moved to approved the Minutes as written; Commissioner Smith seconded the motion. **Ayes: Barron, Lamb, and Smith. Absent: Robertson and Poisson. Abstain/Opposed: None; motion was approved be a 3-0 vote with Robertson & Poisson absent.**

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.**

Presented by Planner Chrissy Meeds who stated that the original Tract Map has expired. Mr. Singh hired a new engineering firm to duplicate the map being presented tonight for 14 single-family residential parcels listed as Tentative Tract Map 24-1001 known as Shaan Estates. The new map requires an addendum to the previously adopted Mitigated Negative Declaration which staff has completed (Exhibit C). City Staff is recommending Commission approval of the proposed 4 Findings and the 47 Conditions of Approval.

Commissioner Barron opened the Public Hearing at 6:46pm; with no comments the Public Hearing was closed at 6:46pm. Commissioner Lamb mentioned that Council might want to consider amending the General Plan as they relate to Conditions 44 & 46, specifically stating that just paving half a road does not work and is not in the best interest of the City.

Commissioner Lamb moved to adopt the 4 Findings as presented and adopt the 47 recommended Conditions of Approval; Commissioner Smith seconded the motion. **Ayes: Barron, Lamb, and Smith. Absent: Robertson & Poisson. Abstain/Opposed: None; motion was approved be a 3-0 vote with Robertson & Poisson absent.**

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 EASEMENT. (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.

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.**

Presented by City Planner Chrissy Meeds who provided information on Senate Bill 1186, the Medicinal Cannabis Patients Right of Access Act which went into effect January 1, 2024. The Act bars a City from adopting or enforcing any regulation that directly or indirectly prohibits retail delivery of medicinal cannabis to patients or caregivers in the City. She stated that Staff is currently working on an Ordinance in response to this new law. (Informational item only, no action necessary).

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

H. ADJOURNMENT: 7:02pm

Lisa M. Linnet, City Clerk

**ITEM NO. E-2
POWERPOINT PRESENTATION FOR 2024-2029
PROCESS AND DISCUSSION**

APRIL 16, 2024

**TO: HONORABLE MAYOR AND CITY OF CORNING COUNCIL MEMBERS
PLANNING COMMISSION MEMBERS**

**FROM: CHRISTINA MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER**

SUMMARY:

It is recommended that the Planning Commission and City Council of the City of Corning receive a presentation on the 2024-2029 Housing Element Update, take public comment, and provide direction to staff for development of the update.

BACKGROUND:

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required component of a local government's General Plan. The purpose of the Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs.

Unlike other Elements of the General Plan, most of which may be updated at the discretion of each jurisdiction, Housing Elements are required to be updated on regular cycles and are subject to the review and approval of the California Housing and Community Development Department (HCD). For this next cycle (known as the "seventh cycle"), the updated Housing Element will cover the period from 2024 to 2029. The City has hired the firm PlaceWorks to prepare the updated Housing Element and a draft is currently underway.

REVIEW AND ANALYSIS

Housing Element update

1. The housing element typically includes:
 - a. Housing Needs Assessment: Examine demographic, employment, and housing trends and conditions that affect the housing needs of the community.
 - b. Assessment of Fair Housing: Analyze fair housing issues, including patterns of segregation and integration, disparities in access to opportunity, and disproportionate housing needs.
 - c. Evaluation of Past Performance: Review the previous housing element to measure progress in implementing policies and programs.
 - d. Housing Sites Inventory: Identify available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation.

- e. Community Outreach and Engagement: Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
- f. Constraints Analysis: Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- g. Policies and Programs: Establish policies and programs to fulfill the identified housing needs.

2. Regional Housing Needs Allocation

One of the primary purposes of the Housing Element update is to demonstrate that the City can meet its Regional Housing Needs Allocation (RHNA). HCD provides an allocation to Tehama County, Corning, Red Bluff and City of Tehama. **Table 1** provides the City’s RHNA for the 2024-2029 planning period.

Table 1. City of Corning 2023-2031 RHNA Allocation

| Income Group | Income Range for Household of Four* | RHNA (Units) |
|---------------------------------------------------------------|-------------------------------------|--------------|
| Very Low-Income (<50% of Area Median Income) | ≤\$41,250 | 50 |
| Low-Income (50-80% of Area Median Income) | \$41,251 - \$65,950 | 24 |
| Moderate Income (81-120% of Area Median Income) | \$65,951 - \$100,550 | 30 |
| Above Moderate Income (>120% of Area Median Income) | >\$100,550 | 82 |
| TOTAL | | 186 |

*AMI = Area Median Income. Median Income for a household of four = \$83,800

Source: HCD State Income Limits for Tehama County, 2023

3. Public Outreach

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community and to consider input from diverse voices in the development of the Housing Element. Outreach includes stakeholder interviews with service providers, a table at the Tuesday Night Market community event, and Planning Commission and City Council meetings, and hearings. Information about the Housing Element process will be posted on a dedicated website. Materials are provided in Spanish and English, and translation is offered for public meetings. Announcements of the availability of the Public Review Draft and subsequent revised drafts will be distributed. The Housing Element will contain a summary of input received and how it impacted the development of the Housing Element.

4. Recent Changes in State Law

Recent changes in State Housing Element law require additional analysis and programs to be included as a part of the Housing Element update.

AB 879 and AB 1397 – require substantial additional analysis to justify sites as suitable and available for development within the planning period. Additional analysis is required for the following:

- Non-vacant sites, small sites (<0.5 acres) and large sites (>10 acres)
- Vacant sites in the prior two housing elements, or non-vacant sites included in the prior element, can only be used in the sixth cycle Housing Element to accommodate lower income households unless the City allows for development by-right if at least 20% of units are affordable to lower income households.
- Site capacity calculations must be based on the following factors: a) land use controls and site improvements; b) realistic capacity of site; c) typical densities; and d) environmental and infrastructure constraints.

SB 166 – “No Net Loss” Law requires enough sites be maintained to meet the RHNA for all income levels throughout the planning period. This also prevents downzoning or reduction in density, requiring the jurisdictions ensure there is sufficient allowable density to meet the RHNA and without a reduction in the total allowable units.

AB 686 – requires the City to conduct an analysis of indicators of fair housing issues, access to opportunity and resources such as employment opportunities and safe housing conditions and analyze whether the sites inventory combats existing patterns of fair housing issues and fosters an inclusive community moving forward. The Assessment of Fair Housing required under AB 686 must identify specific actions the City will take to combat fair housing issues throughout the planning period.

SB 9 – requires jurisdictions to ministerially approve up to two units on all lots in existing single-family zones and/or allow urban lot splits. Jurisdictions may not require development standards that prevent the construction of two units on either of the parcels resulting from urban lots split that conforms with SB 9 criteria; however, allows jurisdictions to prohibit more than two units on the resulting parcels, including ADUs, Junior ADUs, and primary dwelling units.

SB 35 – requires streamlined approval processes in jurisdictions where the number of building permits issued is less than the share of the RHNA by income category for the planning period. If the jurisdiction has not met the above moderate-income RHNA, projects in which 10 percent of units are for low-income households are eligible for streamlining. If the low-income RHNA has not been met, projects in which 50 percent of the units are for low-income households are eligible for streamlining. Jurisdictions must establish their own SB 35 application process or rely on the process provided by HCD.

SB 330 – is intended to reduce approval time for housing developments in California. Under this bill, jurisdictions must remove barriers to development and prohibits downzoning that results in a loss of allowable residential density in the jurisdiction. Developers may submit a preliminary application under SB 330 that must be deemed complete if all required items are included. Once deemed complete, the project is only subject to the ordinances, policies, and standards and place at the time the preliminary application was submitted. Under both SB 35 and SB 330, jurisdictions must have objective standards in place for review of projects.

2024-2029 Housing Element Update

City of Corning

Joint Planning Commission
and City Council meeting
April 16, 2024



CORNING



Project Team

City of Corning

- Christina Meeds, Recreation Coordinator/Planner II
- Brant Mesker, City Manager

PlaceWorks (consultant)

- Nicole West, Senior Associate II
- Jennifer Gastelum, Principal



Agenda

- Key Terms and Acronyms
- Housing Element Overview
- Regional Housing Needs Allocation (RHNA)
- Community Event Summary
- Project Schedule
- Discussion



Key Terms and Acronyms



- **AFFH: Affirmatively Furthering Fair Housing**
- **AFH: Assessment of Fair Housing**
- **AMI: Area Median Income**
- **APR: Annual Progress Report**
- **HCD: California Department of Housing and Community Development**
- **RHNA: Regional Housing Needs Allocation**
- **SB / AB: Senate Bill / Assembly Bill**

Housing Element Overview



- One of the mandated elements of the General Plan
- Must be updated every 5 years
- Statutory Deadline: June 30, 2024
- 6th Cycle Planning Period: June 30, 2019 through June 30, 2024
- 7th Cycle Planning Period: June 30, 2024 through June 30, 2029
- Plan for accommodating the City's "fair share" of the regional housing need

About the Housing Element



■ Plans for housing needs of all economic segments of the community

- » Must have adequate zoning to facilitate the development of a range of housing types
- » Must include goals, policies, and programs to ensure the City provides adequate housing support for the entire community, including special needs households

■ Does not:

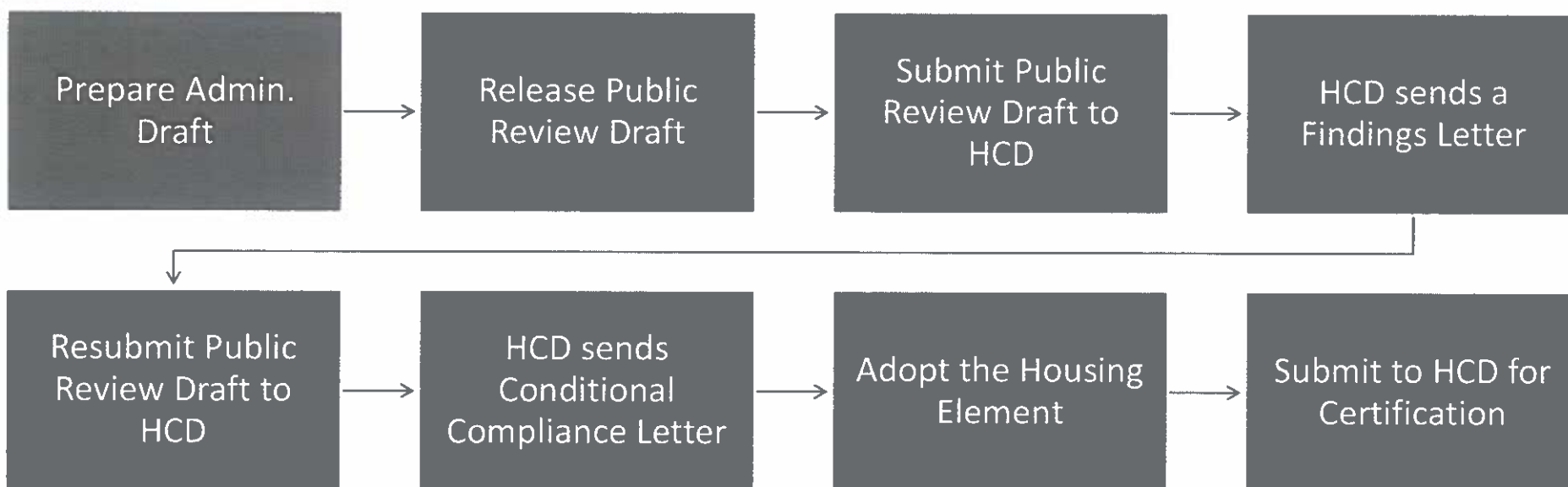
- » Require the City to build the units
- » Provide funding to build units
- » Approve specific residential developments or projects

Housing Element Contents



- Analysis of existing and projected housing needs
- Assessment of fair housing
- Inventory of available land for housing
- Analysis of potential constraints on housing
- Evaluation of the previous housing element
- Goals, policies, and programs

Typical Housing Element Update Schedule



How is RHNA Determined?



HCD projects future housing needs at various income levels and allocates units to COGs and non-COG Regions Statewide.



HCD develops a methodology and distributes units to jurisdictions in non-COG Regions.
Total 7th Cycle Tehama County RHNA: 1,046 units:
Corning 186, Red Bluff 398, Tehama 8, and Unincorporated Tehama County 454



Every City and County must plan to accommodate its "Fair Share" of the regional housing need.

■ **Corning RHNA: 7th Cycle: 186 | 6th Cycle: 206**

Accommodating the RHNA



- Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

| Type of Jurisdiction | Default Density |
|--------------------------------------------------------------|-------------------|
| Metropolitan jurisdictions | 30 units per acre |
| Suburban jurisdictions | 20 units per acre |
| Nonmetropolitan jurisdictions with a micro-metropolitan area | 15 units per acre |
| Nonmetropolitan jurisdictions | 10 units per acre |

7th Cycle RHNA Breakdown



| Income Category | Corning's RHNA | Income Range for Household of Four* | Applicable Zoning |
|---------------------------------------------------------------|----------------|-------------------------------------|---------------------------|
| Very Low-Income (<50% of Area Median Income) | 50 | ≤\$41,250 | R-3, R-4, R-4-AH |
| Low-Income (50-80% of Area Median Income) | 24 | \$41,251 - \$65,950 | |
| Moderate Income (81-120% of Area Median Income) | 30 | \$65,951 - \$100,550 | R-1-2, R-2 |
| Above Moderate Income (>120% of Area Median Income) | 82 | >\$100,550 | R-1, R-1-8, R-1-10, R-1-A |
| Total | 186 | | |

*Source: HCD State Income Limits for Tehama County, 2023
Median Income for a household of four = \$83,800

Housing Types and Affordability



Large-Lot Single Family Home



Accessory Dwelling Unit (ADU)



Townhome



Multifamily Housing, Rental Apartments, Condominiums, Mixed-Use Developments



Small-Lot Single Family Home



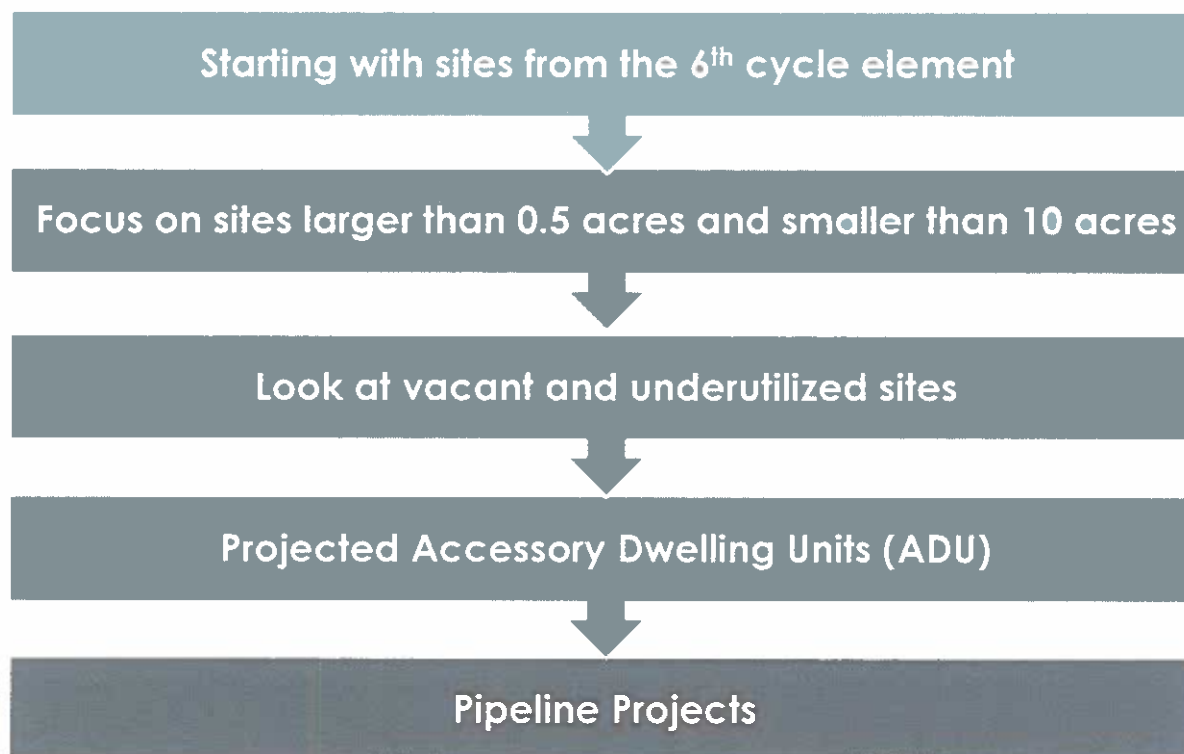
Duplex



Mobile/ Manufactured Home



Strategies to Meet the 7th Cycle RHNA



Building Progress During the 6th Cycle



| Income Category | Corning's RHNA | 2019-2023 Building Permits Issued | Percentage of RHNA Accomplished |
|-----------------------|----------------|-----------------------------------|---------------------------------|
| Very Low-Income | 47 | 20 | 43% |
| Low-Income | 36 | 104 | 289% |
| Moderate-Income | 36 | 1 | 3% |
| Above Moderate-Income | 87 | 0 | 0% |
| Total | 206 | 125 | 61% |

Community Event

- April 2, 2024, at Tuesday Night Market
- Community members participated in an interactive activity that asked the following questions:
 - » What type of housing is needed in Corning?
 - » Which housing groups do you think Corning needs to focus on and provide housing for?



Community Event

Most Popular Responses

■ Housing Types Needed:

- » Single Family, Detached Houses
- » Emergency Shelters
- » Rental Apartments

■ Underserved Groups:

- » Low-Income Households
- » Households with Children
- » Farmworkers
- » Students



Project Schedule



| Task | Timeline |
|-------------------------------------------------|----------------------|
| 2024 | |
| Project Kick-off | January |
| Service Provider Interviews | January – February |
| Community Event | April 2 |
| Planning Commission/City Council Meeting | April 16 |
| Statutory Deadline | June 30 |
| Release Public Review Draft | July/August |
| HCD Review Draft #1 (90 days) | September – December |
| 2025 | |
| HCD Review Draft #2 (60 days) | January - March |
| Adoption Hearings | April/May |
| HCD Certification Review (60 days) | May - July |

Questions? Comments?

For more information, to submit comments, or to sign up for updates about the Housing Element update, contact:

Christina Meeds

cmeeds@corning.org



Thank You



**ITEM NO: F-3
USE PERMIT APPLICATION 2024-322;
ROSA GONZALEZ, TO SELL BEER & WINE WITHIN
AN EXISTING BUILDING LOCATED ALONG THE
NORTH SIDE OF SOLANO ST. AT THE CORNER
OF THE SOLANO ST. / TOOMES AVE.
INTERSECTION.
APN: 071-080-007 ADDRESS: 1944 SOLANO ST**

APRIL 16, 2024

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

**FROM: CHRISSY MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER**

PROJECT DESCRIPTION:

Rosa Gonzalez is seeking an on-sale license with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within an existing building located at 1944 Solano St. The existing building is where Rosa currently run's Johnny Boy's Restaurant, Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant. As required by code. The existing building is located along the north side of Solano St. at the corner of the Solano St. and Toomes Ave. intersection.
APN: 71-080-007 Address: 1944 Solano St.

GENERAL PLAN LAND USE DESIGNATION

C – Commercial

ZONING

C-2 – Central Business District. This district classification is intended to be applied in areas suitable for complete retail business and service use to serve a residential community. The C-2, Central Business District, allows retail stores and businesses or service enterprises which, in the opinion of the planning department, are of a character similar to specified uses as set out in section 17.20.020 (B) of the Corning Zoning Code.

As previously explained in the project description Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

declared to be categorically exempt from the requirement for the preparation of environmental documents.

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

This project will allow the owners to sell beer and wine in a section of an existing building that was formerly a bar known as the "True Brew", that not only sold beer and wine, but also has an ABC License to sell hard alcohol drinks and no other use has been established at this location. Staff feels that this is a negligible expansion of the previous existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2024-322;

Factual Subfinding #1

The location for Rosa Gonzalez is an existing building and is currently being used as a restaurant, Johnny Boy's, an establishment that Rosa currently owns. Obtaining a license from ABC to selling beer and wine at this location will not change the nature of the previously established use.

Legal Finding #1

The granting of Use Permit 2024-322 is a negligible expansion of the previous existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The parcel where the applicant is proposing to serve beer and wine is zoned C-2 – Central Business District.

Legal Finding #2

The sale and consumption of beer and wine within a business is a permitted use in the C-2 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

Factual Subfinding #3

The building and location where the applicants propose to serve beer and wine was previously established as a restaurant known as “Corning Chinese ”.

Legal Finding #3

The existing building is adequate in size, shape, and topography to allow for the reopening of a business that will serve beer and wine.

Factual Subfinding #4

The existing building is located along the north side of Solano St. at the corner of the Solano St. and Toomes Ave. intersection.

Legal Finding #4

Toomes Ave. and Solano Street are existing public streets adequate in width and pavement to carry the amount of traffic that the proposed business will generate.

Factual Subfinding #5

The existing building where the business will be established is located in an area that is developed with commercial businesses in the downtown area of the City of Corning.

Legal Finding #5

Providing for the sell and serving of beer and wine at the building located at 1944 Solano St. within the City of Corning will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

ACTION:

Move to adopt the five, or similar, Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2024-322 permitting the sale and serving of beer and wine in a newly established business owned by Rosa Gonzalez subject to the three (3) conditions as recommended by staff.

Condition #1

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a license prior to the sale or serving beer and wine at the business located at 1301 Solano St.

Condition #2

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 #3

Comply with the City of Corning Outdoor Advertising Sign Regulations.

Or;

Move to adopt findings and deny the issuance of Use Permit 2024-322.

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044

County Clerk
 County of: Tehama
 633 Washington St
 Red Bluff CA 96080

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

Project Title: Use Permit 2024-322 Johnny Boys Taqueria - ABC Lic.

Project Applicant: City of Corning

Project Location - Specific:
1944 Solano St, Corning, CA 96021

Project Location - City: Corning Project Location - County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:

Rosa Gonzalez is seeking an on-sale license for beer and wine within her restaurant.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301. EXISTING FACILITIES.
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use

Lead Agency
Contact Person: Christina Meeds Area Code/Telephone/Extension: 530-824-7036

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Christina Meeds Date: 04/01/24 Title: Planner II

Christina Meeds
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

SCH# 2024040040

**ITEM NO: F-4
USE PERMIT APPLICATION 2024-323; T-
MOBILE, TO ESTABLISH A 400 SQ FT.
FENCED AREA FOR
TELECOMMUNICATIONS FACILITY
ADJACENT TO THE CURRENT VERIZON
LEASE AREA AT ESTIL CLARK PARK.
APN: 73-260-30 ADDRESS 103 E. FIG LANE**

APRIL 16, 2024

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

**FROM: CHRISTINA MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER**

PROJECT DESCRIPTION:

T-Mobile West LLC. has applied to establish an unmanned telecommunications facility on city owned property at Estil Clark Park. The facility will include a 400 square foot CMU equipment enclosure, that will house a generator for emergency backup power, new electrical and telecommunication associated equipment.

The equipment shelter will be placed within a 400 square foot lease area along the north side of the Verizon equipment facility and will be surrounded by a 6 ft. high chain link fence. On April 9, 2024 the Corning City Council authorized the City Manager to sign the land lease agreement contingent on the approval of a Use Permit.

GENERAL PLAN LAND USE DESIGNATION:

P – Park – All of the parcels owned by the City and that are established park sites have this general plan designation. In the Recreation Element of the Corning General Plan one of the goals is *“Provide high quality recreation facilities and programs for the Corning area residents.”*

ZONING:

P-Q, Public or Quasi-Public Use District. The P-Q district regulations are included to achieve the following purposes:

- A. To accommodate the wide range of public, institutional and auxiliary uses which are established in response to the health, safety, welfare and cultural needs of the citizens of the city;*
- B. To organize the assemblage of specific, nonprofit and profit public facilities into efficient, functionally compatible, and attractively planned administrative centers in conformance with the general plan;*

- C. *To establish site plan approval for uses thereby ensuring compatibility with adjacent more restrictive districts.*

Within this zoning designation permitted uses are reserved and uses permitted by Use Permits does not list communication facilities such as cell towers and auxiliary facilities. Section 17.33.040 *Determination of appropriate use by Planning Commission* of the Corning Municipal Code reads as follows:

"Whenever a use is not listed in this chapter as a use permitted as of right or a use subject to a use permit in the P-Q district, the planning commission shall determine whether the use is appropriate for the zoning district, either as of right or subject to a use permit. In making its determination, the planning commission shall find as follows:

- A. *That the use would not be incompatible with other existing or allowed uses in the district.*
- B. *That the use would not be detrimental to the continuing development of the area in which the use would be located; and*
- C. *That the use would be in harmony and consonant with the purposes of the zoning district.*

In 1997 the City Council adopted Ordinance Number 566 that allowed the establishment of commercial communication towers and associated facilities in a C-3 zoning district subject to the securing of a use permit. To save time in making a determination and provide surrounding properties the opportunity to review the project at a public hearing, staff felt that it would be appropriate to process a Use Permit application for establishment of auxiliary facilities at this site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

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

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

The City has agreed to lease a 400 square foot area to T-Mobile for the establishment of an equipment shelter.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2024-323:

Factual Subfinding #1

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

Legal Finding #1

The establishment of an 400 square foot equipment shelter will take place in an existing city park that is not an environmentally sensitive area and is only a minor modification to the existing facilities and is therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The existing 10 acre parcel is owned by the City of Corning and established as a city park known as Estil Clark Park that has lighted ball fields and an arena used for a variety of recreational activities by community members.

Legal Finding #2

The site is adequate in size, shape and topography for the establishment of an equipment shelter and will not be incompatible with the existing uses and permitted uses at the park.

Factual Subfinding #3

Estil Clark Park where the unmanned telecommunications facility will be located has frontage and direct access to Fig Lane.

Legal Finding #3

The site has existing access Fig Lane that is constructed with adequate width, pavement and capacity for the proposed and existing use. Adding an additional equipment storage facility by T-Mobile to broadcast cellular phone signals will not be detrimental to the continued use of the park.

Factual Subfinding #4

The unmanned telecommunications facility will be located at a 10 acre city park pursuant to a lease agreement between the City of Corning and T-Mobile.

Legal Finding #4

The establishment of an unmanned telecommunications facility in Estil Clark Park will not have an adverse effect upon the use, enjoyment or valuation of adjacent or

neighboring properties or upon the public welfare and is consistent with existing uses established in the park and permitted by the P-Q Zoning District.

ACTION

- 1. MOVE TO ADOPT THE 4 FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT FOR USE PERMIT 2024-323.**

VOTE OF THE COMMISSION

- 2. MOVE TO APPROVE USE PERMIT 2024-323 SUBJECT TO THE FOLLOWING FOUR (4) CONDITIONS AS RECOMMENDED BY STAFF.**

VOTE OF THE COMMISSION

OR:

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

Adopt findings in denial of the project and deny Use Permit 2024-323.

**STAFF RECOMMENDS THE FOLLOWING
CONDITIONS OF APPROVAL
FOR USE PERMIT 2024-323**

CONDITION #1 – AGENCY COMPLIANCE / ENCROACHMENT PERMIT:

The applicant must comply with all local, state and federal agencies regulations, especially those imposed by the City of Corning Building & Fire Departments. The applicant must also obtain an encroachment permit from the Director of Public Works prior to commencement of construction within the park property.

CONDITION #2 – SITE PLAN COMPLIANCE AND NET COVER:

The site must be developed in conformance with the overall site plan submitted with the application. Additionally, the fenced area around the equipment shelter must be covered with netting approved by the Director of Public Works to prevent balls from entering the area.

CONDITION #3 – PLAYGROUND GATE

Since the new 400 sq foot facility will impede the flow of foot traffic to and from the playground, the City has asked T-Mobile to move the access gate to the south side of the playground prior to the start of construction.

CONDITION #4 - LANDSCAPING

It will be the responsibility of T-Mobile to keep the are free of weeds and debris.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Corning
794 Third St
Corning CA 96021

County Clerk
County of: Tehama
633 Washington St
Red Bluff CA 96080

(Address)

Project Title: Use Permit 2024-323 T-Mobile - Unmanned telecommunications facility

Project Applicant: City of Corning

Project Location - Specific:
103 East Fig Lane, Corning, CA 96021

Project Location - City: Corning Project Location - County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:
T-Mobile is proposing to establish a 400 square foot, fenced in unmanned area for a telecommunications facility at Clark Park

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: 15301. EXISTING FACILITIES.
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use

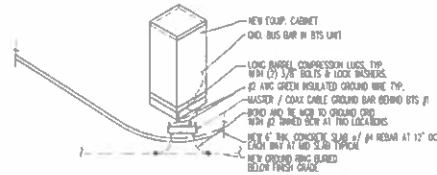
Lead Agency
Contact Person: Christina Meeds Area Code/Telephone/Extension: 530-824-7036

- If filed by applicant:
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? • Yes No

Signature: Christina Meeds Date: 04/01/24 Title: Planner II
Christina Meeds
• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

SC# 2024040061



TYP. BTS GROUNDING DETAIL

SCALE: N.T.S.

BTS GROUND LEAD TAPE SCHEDULE

| BTS # | BTS BUS | BTS BASE (2-HOUR LUG) |
|-------|-----------|-----------------------|
| #1 | W/P | P |
| #2 | W/P/P | P/P |
| #3 | W/P/P/P | P/P/P |
| #4 | W/P/P/P/P | P/P/P/P |

GENERAL NOTES

ALL REQ. SUPPL. PROVIDED BY & INSTALLED BY GENERAL CONTRACTOR

ANTENNA COLOR CODING

GENERAL CONTRACTOR SHALL PLACE REFLECTIVE ADHESIVE DOTS SUPPLIED BY T-MOBILE ON UNDER-SIDE OF LINE ON ALL ANTENNAS PER COLOR CODING SCHEDULE.

| SECTOR | COLOR | NUMBER OF DOTS PER ANTENNA # | | | |
|--------|-------|------------------------------|----|----|----|
| | | #1 | #2 | #3 | #4 |
| ALPHA | RED | 1 | 2 | 3 | 4 |
| BETA | GREEN | 1 | 2 | 3 | 4 |
| GAMMA | BLUE | 1 | 2 | 3 | 4 |

COAX CABLES

ALL COAX CONNECTIONS & JUNCTIONS SHALL HAVE ANOTHER WEATHER SHIELD CONNECTION PROTECTION ENCLOSURE'S (CLAMSHELL)

BTS CABINETS

- GENERAL CONTRACTOR SHALL CAULK BASE TO SLAB & BASE TO BTS BEFORE INSTALLATION
- GENERAL CONTRACTOR SHALL CAULK ALL BASE SIDE PLATES BEFORE INSTALLING
- BTS BASE FRAME SHALL ALL BE VALLEY ELECTRIC KIT #1 SHALL INCLUDE A SET OF BOOT PLATES PROVIDED BY GENERAL CONTRACTOR

CAULK/ ADHESIVE SEALANT

ALL CAULK ADHESIVE SEALANT SHALL USE DOW CORNING 832 MULTI-SURFACE ADHESIVE SEALANT AS SPECIFIED BY T-MOBILE U.S.A.

GROUNDING

- ALL FENCE POSTS WITH IN 6" OF GROUND RING OR EVERY 22" SHALL BE BONDED TO GROUND RING W/ #2 TINNED BOW (SEE LARGE POST DETAIL THIS PAGE)
- ALL CORNER & GATE FENCE POSTS TO BE OBTAINED TO CIRCULAR W/ #2 TINNED BOW
- WAS. CHD. DOWN LEADS TYP. #2 #2 TINNED BOW SHALL BE USED TO LEAD GROUND WITH IN 6" OF EDGE OF SLAB BOUND BTS #1 & ENCASED IN 3/4" TIGHT FITTING #12'S CONCRETE FROM 4" BELOW FINISH GRADE TO WITH IN 4" OF GROUND LUG & BUS BAR.
- ALL U/G GROUND RING LEADS SHALL BE SOLID #2 TINNED BOW
- ALL BUS BARS SHALL BE TINNED
- ALL BUSES TO HAVE (2) GROUND TEST WELLS
GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.
SUBMIT IN INDEPENDENT "EARTH POTENTIAL" TESTING REPORT.
- GROUND BUS BAR IN RELOD BOX SHALL BE BONDED TO U/G GROUND RING W/ #2 TINNED BOW IN 3/4" TIGHT FITTING CONCRETE
- ALL SOLID TIGHT FLEX USED TO ENCASE GROUND LEADS SHALL BE CAULKED @ TOP WITH GROUND LEAD ENTS CONCRETS

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEAK SITE-COM IS STRICTLY PROHIBITED

CLIENT:

T-Mobile
T-MOBILE WEST LLC
1786 Chandler Blvd. Suite 100 • Bakersfield, CA 93302

PROJECT INFORMATION:

EAST CORNING
NO E. PG LUG
CORNING, CA 93021

| REV # | DATE | DESCRIPTION | BY: |
|-------|---------|-------------|-----|
| 1 | 5-18-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% CLS | VRT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

COORDINATING ENGINEER:

Peek Site-Com
12852 Eastport Ave, Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksitecom.com

SEAL:

REGISTERED PROFESSIONAL ENGINEER
PEAK SITE-COM, INC.
NO. C 33407
OF BUSINESS
STATE OF CALIFORNIA

SHEET # _____ CHK: _____ DRAWN BY:

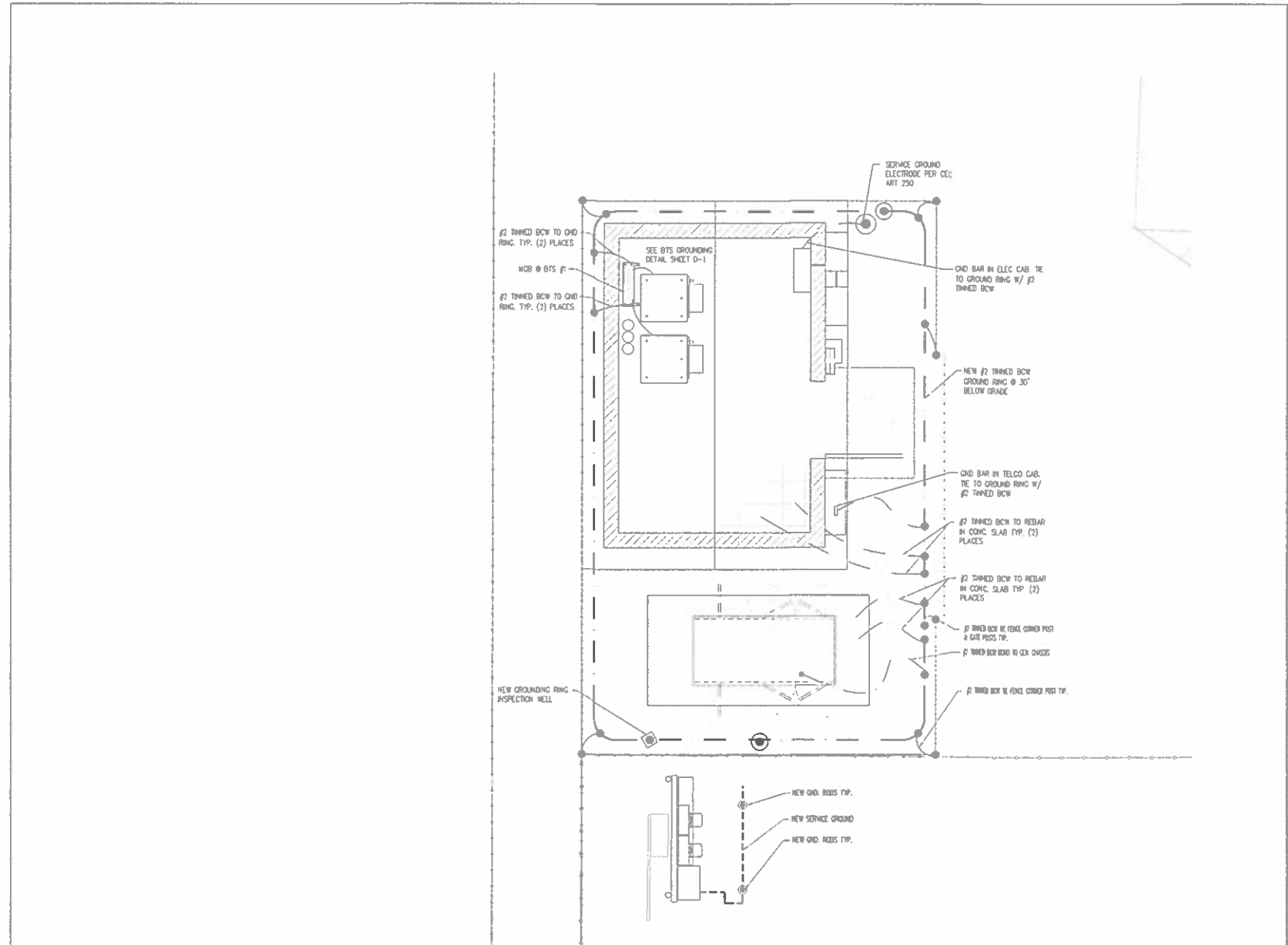
SC60573A --- VRT

SHEET TITLE:

T-MOBILE CONST. REQ.

SHEET NUMBER _____ REV: NONE

D-10



GROUNDING PLAN DIAGRAM

SCALE: N.T.S. 1

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY OF T-MOBILE WEST LLC. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED.



PROJECT INFORMATION:
EAST CORNING
 70 E. RD LANE
 CORNING, CA 96021

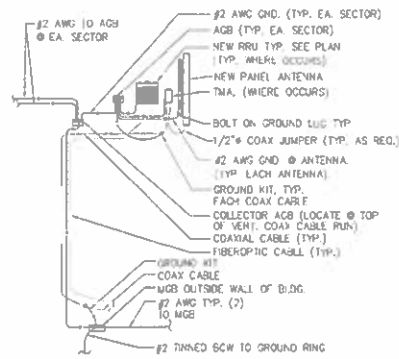
| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 100% ZDS | WRT |
| 2 | 5-24-22 | 100% ZDS | WRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-23-22 | 90% ZDS | WRT |

COORDINATING ENGINEER:
Peek Site-Com
 12652 Foothill Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail: info@peeksitecom.com



SHEET # SCB0573A
 SHEET TITLE GROUNDING SHEET

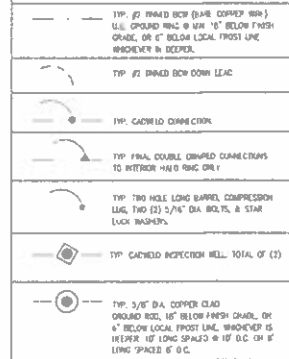
SHEET NUMBER: E-2.1 | 0



RISER DIAGRAM

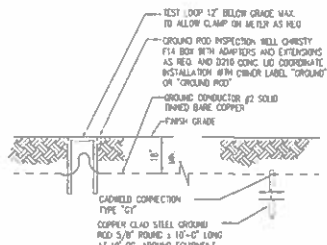
SCALE: N.T.S. 1

GROUNDING LEGEND



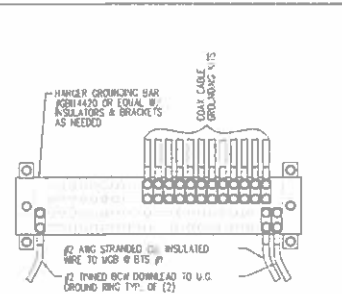
GROUNDING NOTES

- GROUNDING SHALL COMPLY WITH IEEE ART. 250.
- SYSTEM GROUND REQUIREMENTS MUST BE 3 OHMS OR LESS TO ACHIEVE THIS LEVEL OF PERFORMANCE. THE CONTRACTOR SHALL FURNISH ONE OF THE FOLLOWING THREE OPTIONS:
 - CONNECT TO EXISTING GROUNDING SYSTEM
 - CONNECT TO BUILDING EARTH TERMINALS
 - INSTALL NEW GROUNDING SYSTEM
- UPON COMPLETION OF THE GROUNDING SYSTEM, THE CONTRACTOR SHALL EMPLOY AN OTHER APPROVED 3RD PARTY (RAD OR BY CONER) TO CONDUCT A FULL OF PERFORMANCE TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR ARCHITECT/ENGINEER.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR ISOLATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID THREADED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- ALL GROUND CONNECTIONS TO BE BURNED HYDROGEN COMPRESSION TYPE COPPER LUGS OR CABLED ELECTROSTATIC WELD TO HOT ALUMINUM BARE COPPER BORN TO BE IN CONTACT WITH GALVANIZED STEEL.
- ISOLATE ALL METAL OBJECTS WITHIN 3 FEET OF 1-MOBILE EQUIPMENT CABINETS TO MASTER GROUND BAR OR DIRECTLY TO U.L.C. GROUND RING @/#2 THREADED BORN DOWNLEAD.
- CONNECTIONS TO MGB SHALL BE MADE IN THREE BURN GROUPS: SURGE PROTECTORS (COAXIAL CABLE GROUND RINGS, BLEED AND POWER PROTECTORS GROUND OR SURGE PROTECTORS) SURGE ARRESTORS (GROUNDING ELECTRODE RING OR BUILDING STEEL) NON-SURGING OBJECTS (EOR GROUND IN BITS).
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS AND HO-GU OR EQUIVALENT PLACED BETWEEN CONDUCTOR AND GROUND BAR.
- THE GROUND ELECTROSTATIC SYSTEM SHALL CONSIST OF BURNER GROUND RODS UNIFORMLY SPACED AROUND CELL SITE. THE GROUND ROD SHALL BE 5/8\"/>



INSPECTION WELL/GROUND ROD DETAIL

SCALE: N.T.S. 6

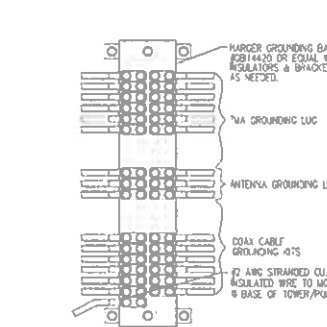


TYP. MASTER GROUND BAR (COAX)

SCALE: N.T.S. 4

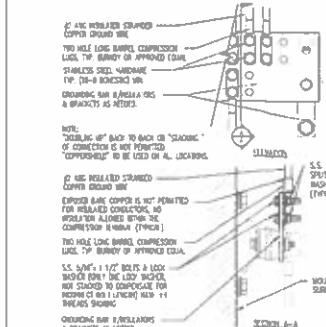
MASTER GROUND BAR (MGB)

SCALE: N.T.S. 2



TYPICAL AGB

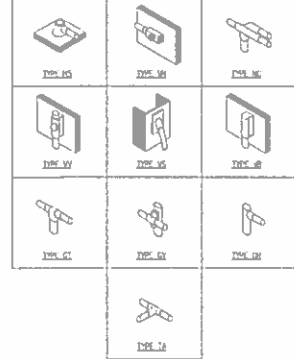
SCALE: N.T.S. 7



TYPICAL GROUND BAR CONNECTION DETAIL

GROUNDING CONNECTION DETAIL

SCALE: N.T.S. 3



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE, EITHER IN WHOLE OR IN PART, RELATES TO PEAK SITE-COM IS STRICTLY PROHIBITED.

CLIENT:
T-Mobile
 T-MOBILE WEST LLC
 1700 Crestview Blvd, Suite 200, Irvine, CA 92614

PROJECT INFORMATION:
EAST CORNING
 103 E. PG LANE
 CORNING, CA 96021

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 90% ZDS | WRT |
| 2 | 5-24-22 | 100% ZDS | WRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% ZDS | WRT |

COORDINATING ENGINEER:
Peak Site-Com
 12852 Eorhart Ave, Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail r10@peaksitecom.com

SCALE:

 R. J. G. No. C 33407
 STATE OF CALIFORNIA

SITE # _____ CHG. # _____ DRAWN BY: _____
 SC66373A _____ YRT
 SHEET 1/1

GROUNDING SHEET

SHEET NUMBER: _____ REVISION: _____
E-20

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED.

CLIENT:
T-Mobile
 T-MOBILE WEST LLC
 1766 Comrade Road, Suite 100 • Fremont, CA 94538

PROJECT INFORMATION:
EAST CORNING
 170 E. PG LANE
 CORNING, CA 96021

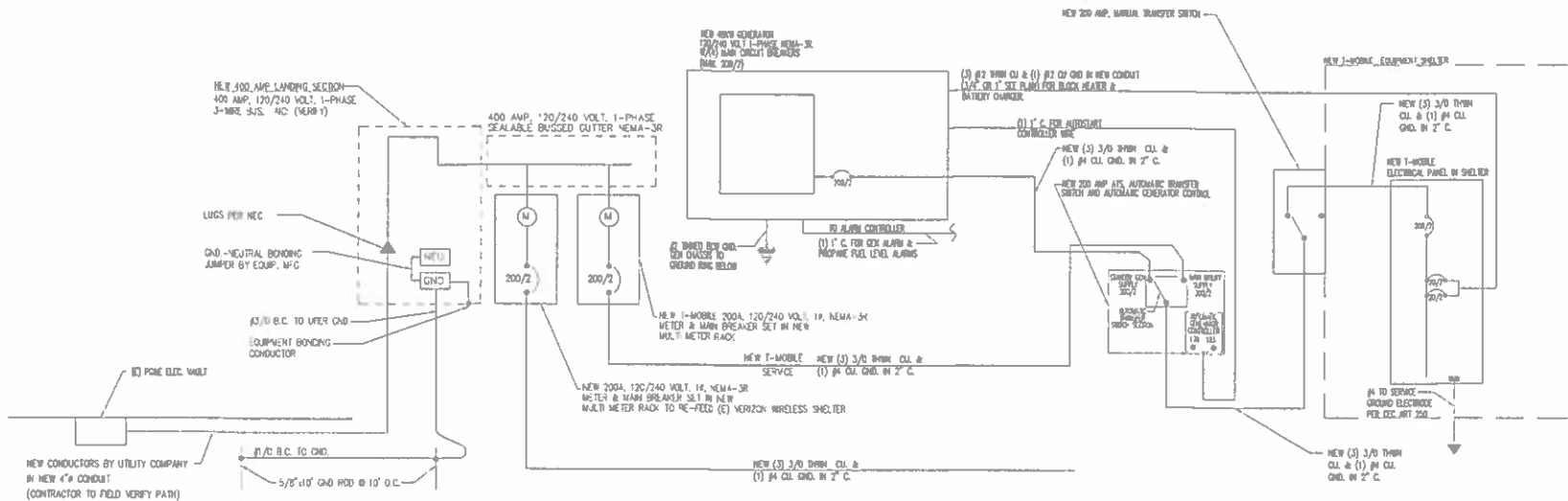
| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% CDS | VRT |

COORDINATING ENGINEER:
Peek Site-Com
 12852 Cohart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6100
 E-Mail info@peeksitecom.com



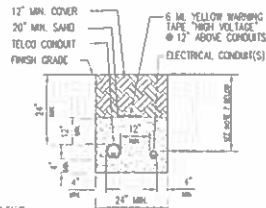
SITE # **000573A** CHK: **VRT** DRAWN BY:
 SHEET TITLE: **ELECTRICAL SHEET**

SHEET NUMBER: **E-1.1** REVISION: **0**



TYP. ONE LINE DIAGRAM

SCALE: N.T.S. 1



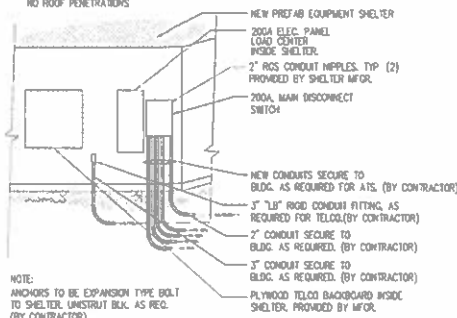
NOTES:

1. EXCAVATE TO REQUIRED DEPTH
2. VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
3. CALL BEFORE YOU DIG! CONTACT SERVING UTILITIES
4. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
5. RETURN ORIGINAL MATERIAL TO TRENCH (TOP LEFT) COMPACT TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
6. IF BRANCH IS UNDER CONCRETE PAD OR AC PAVING, BACKFILL WITH ASSURED-51 STONE, MINUS 1/4" MATERIAL.
7. PROVIDE MINIMUM OF 30" COVERAGE FOR MAIN ELECTRICAL SERVICE CONDUIT(S), 24" MINIMUM COVERAGE FOR OTHERS.

TYP. BURIED CONDUITS DETAIL

SCALE: N.T.S. 3

NOTE: NO ROOF PENETRATIONS



NOTE: ANCHORS TO BE EXPANSION TYPE BOLT TO SHELTER UNSTRUT BLK. AS REQ. (BY CONTRACTOR)

TYP. RISER DIAGRAM @ SHELTER

SCALE: N.T.S. 1

ELECTRICAL LEGEND

- | | |
|-----|------------------------------------------------------------------------------------------------------------------|
| NEW | EXISTING |
| | |
| | PANEL BOARD, SURFACE MOUNTED |
| | DRY TYPE TRANSFORMER |
| | METER |
| | CIRCUIT BREAKER |
| | NON-FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F. |
| | FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F. |
| | TRANSIENT VOLTAGE SURGE SUPPRESSOR WITH BUILT-IN FUSES, SURFACE MOUNTED |
| | DUPLEX OUTLET, SURFACE MOUNTED, 20 AMP, 125 VOLT, SINGLE PHASE |
| | JUNCTION BOX, SURFACE MOUNTED 18" A.F.F. |
| | KEYED SWITCH, SURFACE MOUNTED |
| | WALL MOUNTED, ENCLOSED, AND GASKETED INDUSTRIAL INCANDESCENT FIXTURE WITH 100 WATT 100 AMP LAMP MOUNT 72" A.F.F. |
| | EXPOSED WIRING |
| | HOME RUNS, MINIMUM 2'10" ± 1" O.C. N 3/4" CONDUIT 0.0 N |
| | ABOVE FINISHED FLOOR |
| | UNLESS OTHERWISE NOTED WEATHER-PROOF |
| | GROUND FAULT INTERRUPTER |

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS ALL OTHER APPLICABLE STATE UTILITY RULES & SPECIFICATIONS
2. ALL ELECTRICAL ITEMS SHALL BE U.I. APPROVED OR LISTED AND THEY SHALL BE PROVIDED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION, INCLUDING NECESSARY WORK TO PROVIDE COMPLETE, OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. CONTRACTOR SHALL PAY FEES FOR PERMITS, AND BE RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS
5. ELECTRICAL AND TELLER WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN HEAVY DUTY GALVANIZED RIBBED STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WIRE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS - SCHEDULE 80 IS USED UNLESS CONTRACT DOCUMENT ONE TRADE SIZE FOR CONDUITS LESS THAN 4" DIA. (WALL THICKNESS) IN CONTACT WITH RUBBER LATH OR CONCRETE SHALL BE WRAPPED TO PREVENT CORROSION.
6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC U.O.N
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE THHN, THWN, OR OTHER INSULATION (PER TRADE)
8. RUN ELECTRICAL CONDUIT & WIRE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE ELECTRICAL PANEL/RECTIFIER AS INDICATED ON THIS DRAWING. COORDINATE INSTALLATION WITH UTILITY CO.
9. RUN WIRE CONDUITS BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE TELLER SERVICE CABINET AND EQUIPMENT CABINET(S) AS INDICATED ON THIS DRAWING. PROVIDE FULL LABELING SHALL BE WRAPPED AND TRUE TAPE IN INSTALLED CONDUITS
10. WIRE CONDUIT BETWEEN WIRELESS EQUIPMENT CABINET(S) AND METRO PCS CELL SITE ELECTRICAL PANEL/RECTIFIER AND BETWEEN METRO PCS CELL SITE TELLER SERVICE CABINET ARE UNDERGROUND. USE PVC SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE RFP-FLEXIBLE METALLIC CONDUIT.
11. ALL EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
12. WHERE APPLICABLE, POWER RECEPTION IS SUPPLIED BY T-MOBILE.
13. CALL U.S.A. 1-800-221-2600 2 DAYS PRIOR TO COMMENCING ELECTRICAL OR TELLER WORK.
14. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR FINAL AND EXACT WORK PLANS AS REQUIRED AND CONTRACTOR TO UTILITY COMPANY ENGINEERING PLAN AND SPECIFICATIONS ONLY.
15. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL BOXES, CABLE PULLBOXES, CONDUIT ENGAGEMENT OF CONDUIT (IF REQ.), TRENCH DRIP PANS, BURIALS, WELL DECKS, TRENCHING, BACKFILL, AND INCLUDE ANY UTILITY COMPANY REG IN SCOPE OF WORK.

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED ON THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEAK SITE-COM IS STRICTLY PROHIBITED

CLIENT:
T-Mobile
T-MOBILE WEST LLC
1756 Colorado Circle Drive, Suite 101 & Sacramento, CA 95833

PROJECT INFORMATION:
EAST CORNING
180 E. FIVE LANE
CORNING, CA 96001

| REV # | DATE | DESCRIPTION | BY |
|-------|---------|-------------|-----|
| 1 | 5-19-22 | 90% CDS | WRT |
| 2 | 5-24-22 | 100% CDS | WRT |
| 3 | 6-14-22 | 100% CDS | AMP |
| 4 | 6-22-22 | 90% CDS | WRT |

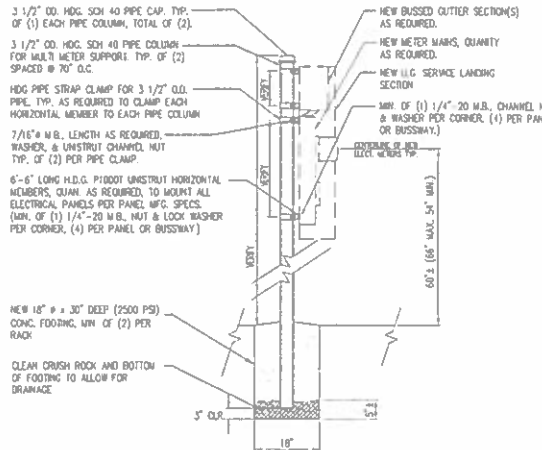
COORDINATING ENGINEER:
Peek Site-Com
12852 Cortant Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6100
E-Mail info@peeksitecom.com

SCALE:

SITE R: _____ CHK: _____ DRAWN BY: _____
SC60573A _____ WRT
SHEET TITLE: _____

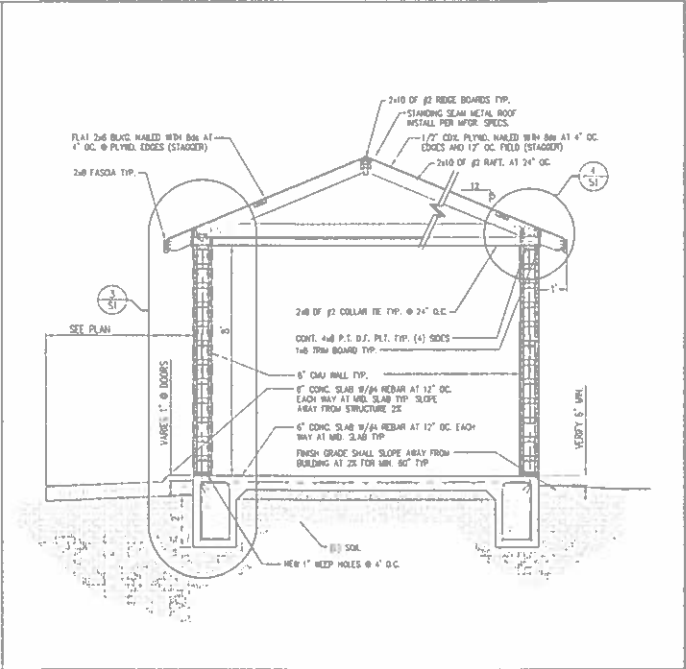
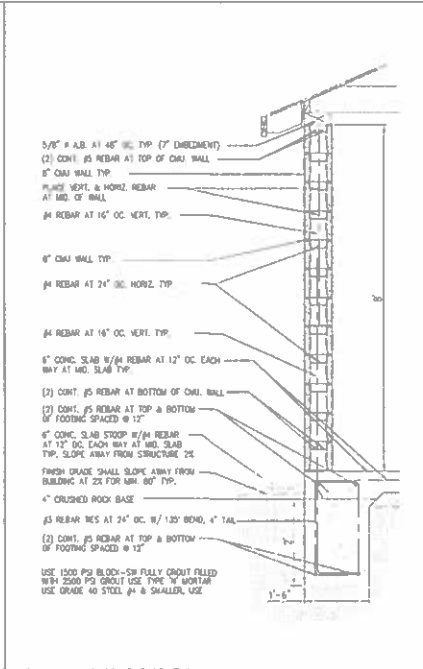
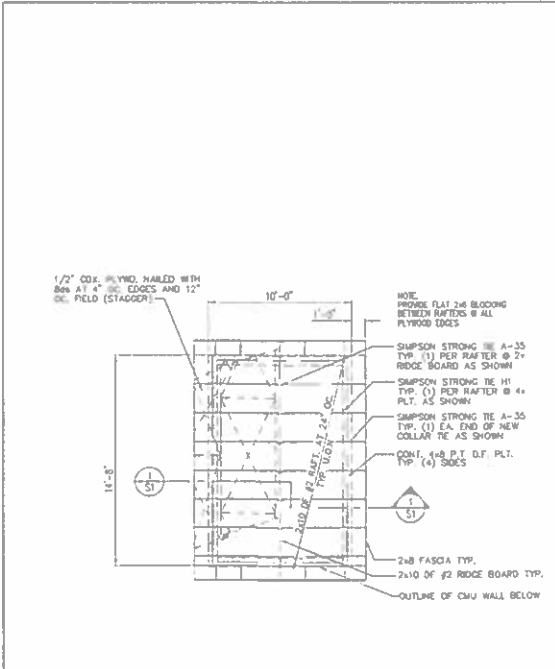
ELECTRICAL SHEET
SHEET NUMBER: _____ REVISION: _____

E-10



MULTI METER RACK DETAIL

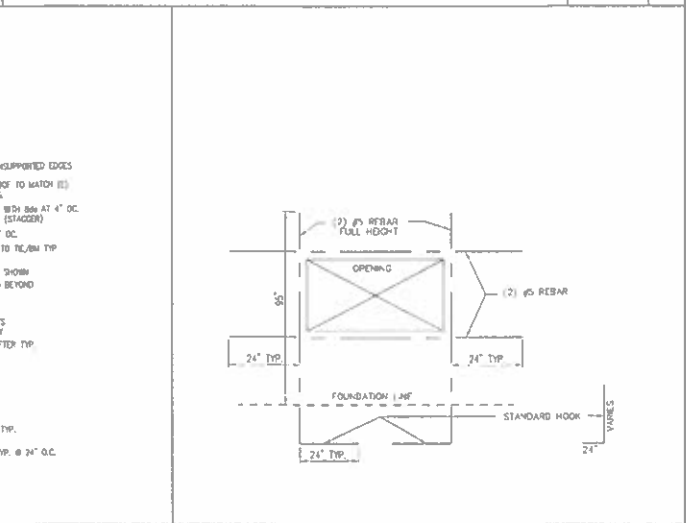
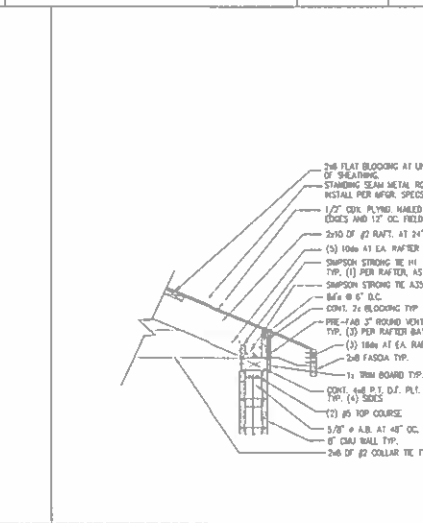
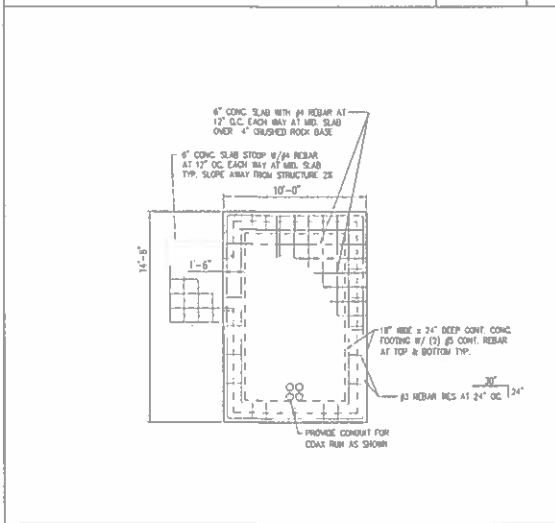
SCALE: N.T.S. 2



TYP. ROOF FRAMING SCALE: N.T.S. 5

TYP. WALL SECTION SCALE: N.T.S. 3

BUILDING SECTION SCALE: N.T.S. 1



TYP. FOUNDATION PLAN SCALE: N.T.S. 6

TYP. ROOF FRAMING DETAIL SCALE: N.T.S. 4

TYP. OPENING DETAIL SCALE: N.T.S. 2

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED

CLIENT:
T-Mobile
 T-MOBILE WEST LLC
 1700 Conchard Oaks Drive, Suite 200 • Sacramento, CA 95833

PROJECT INFORMATION:
EAST CORNER
 1831 E. LIVE OAK
 CORNING, CA 96021

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-18-22 | 90X ZOS | VRT |
| 2 | 5-24-22 | 100X ZOS | VRT |
| 3 | 6-14-22 | 100X ZOS | AMP |
| 4 | 6-22-22 | 90X G.S | VRT |

COORDINATING ENGINEER:
Peek Site-Com
 12852 Cortart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6184
 E-Mail: info@peeksitecom.com

SEAL:

| | | |
|-----------|------|----------|
| SHEET NO. | CHK. | DRAWN BY |
| SC60573A | | VRT |

SHEET TITLE:
IRRIGATION

SHEET NUMBER: **S-20** REVISED BY: VRT

CONCRETE MASONRY BLOCK: SPECIAL INSPECTIONS: DESIGN CRITERIA:

- CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C-90-
- MORTAR SHALL BE BY VOLUME 1-PART PORTLAND CEMENT, 1/4 TO 1/2 PART HYDRATED LIME OR LIME PUTTY, 2-1/2 TO 3 TIMES THE VOLUME OF CEMENT AND LIME OF SAND LOOSE AGGREGATE. 5" CUBES SHALL TEST 3000 PSI IN 28 DAYS. USE TYPE "M" MORTAR.
- GROUT SHALL BE BY VOLUME 1 PART PORTLAND CEMENT, 3-PARTS OF SAND, 1/20 PART LIME (OPTIONAL). 2 PARTS OF #4 GRAPES MAY BE USED WHERE THE LEAST CLEAR CELL DIMENSION IS 4". NOT MORE THAN 50% OF THE #4 GRAPES SHALL PASS THE #10 SIEVE AND 100% SHALL PASS THE 3/8" SIEVE.
- REINFORCING STEEL SHALL BE GRADE 40 FOR #4'S AND GRADE 60 FOR #5'S AND #6'S.
- LAP ALL BARS 40 BAR DIAMETERS UGON.
- BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL OILS AND ALL LOOSE MATERIAL. PROUDEN AS IN A CONCRETE CONSTRUCTION JOINT.
- CONCRETE BLOCK MASONRY SHALL BE BUILT TO PRESERVE THE UNRESTRICTED CONTINUITY OF THE VERTICAL CELLS TO BE FILLED. WALLS AND CROSS SEAMS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD OR END JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE WALL OF NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAPPING SUCCESSIVE COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.
- VERTICAL CELLS TO BE FILLED WITH 2000 PSI GROUT AND SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNRESTRICTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3/32".
- VERTICAL REINFORCING SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS.
- ALL CELLS TO BE SOLIDLY FILLED W/DROUT.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
- THOROUGHLY CLEAN OF MORTAR ALL CELLS AND BOND BEAMS BEFORE GROUTING.
- PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS, WHEN 2 BARS ARE USED, STAGGER LAPS AND SPREAD AS FAR APART AS POSSIBLE.
- ALIGN ALL VERTICAL BARS AND DONNELS AT THE CENTERLINE OF THE WALL, WHEN SINGLE LAYER OF REINFORCING IS USED.
- FM = 1500 PSI TYPE "M". SPECIAL INSPECTION REQUIRED.
- USE POSITIONING BARS FOR PLACEMENT OF VERTICAL STEEL.
- USE TYPE "S" MORTAR.
- PREPARE ALL SOIL IN ACCORDANCE WITH REPORT NO. 04018-01 BY MID PACIFIC ENGINEERING. SOIL ENGINEER TO OBSERVE ALL EXCAVATION AND SOIL PREPARATION AND PROVIDE ACCEPTANCE TO ARCHITECT.
- VERIFY COMPRESSIVE STRENGTH USING UNIT STRENGTH METHOD PER TB602-13 TABLE 2

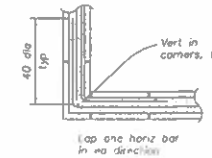
(IN ACCORDANCE WITH USC CHAPTER 17)

- STRUCTURAL MASONRY
- RE-BAR PLACEMENT
- ALL FIELD WELDING
- SOIL COMPACTION

MISCELLANEOUS STEEL:

- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
- ALL BOLTS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.B.C. AND THE STRUCTURAL WELDING CODE, AWS D1.1 LATEST EDITION, OF THE AMERICAN WELDING SOCIETY.
- FABRICATION AND ERECTION OF STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- PRIME ALL STEEL SURFACES WITH AN APPROVED PRIMER, EXCEPT SURFACES TO BE EMBEDDED IN CONCRETE. CONTACT AREAS OF HIGH STRENGTH BOLTED CONNECTIONS AND SURFACES TO RECEIVE FIELD WELD, TOUCH-UP FIELD WELDS AND OTHER EXPOSED STEEL SURFACES AFTER ERECTION.
- SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL AND MISCELLANEOUS STEEL TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING FABRICATION.
- ALL WELDING SHALL BE DONE WITH E70 RODS UNLESS OTHERWISE NOTED.
- PIPE COLLUMS ARE STANDARD HEIGHT UNLESS OTHERWISE NOTED.

RISK CATEGORY: II
 IMPORTANCE FACTOR: 1
 WIND SPEED: 110 MPH
 EXPOSURE CATEGORY: B
 INTERNAL PRESSURE COEFFICIENT: 0.85
 DESIGN WIND PRESSURE: SEE CALC'S
 WAPPED SPECTRAL RESPONSE COEFFICIENTS:
 SITE CLASS: 0
 SPECTRAL RESPONSE COEFFICIENTS:
 BLINDING DESIGN CATEGORY: 0
 BASIC SEISMIC FORCE RESISTING SYSTEM: CMR SHEARWALLS
 DESIGN BASE SHEAR: SEE CALC'S
 SEISMIC RESPONSE COEFFICIENT: C_s = 0.45
 SEISMIC # = 2.0
 ANALYSIS PROCEDURE: CLFP
 ROOF D.L.: 18
 ROOF I.M. LOAD: 20
 HAN LOAD: 0
 FLOOR LOAD: 0
 SMCA LOAD: 0
 S_{DS} = 1.237



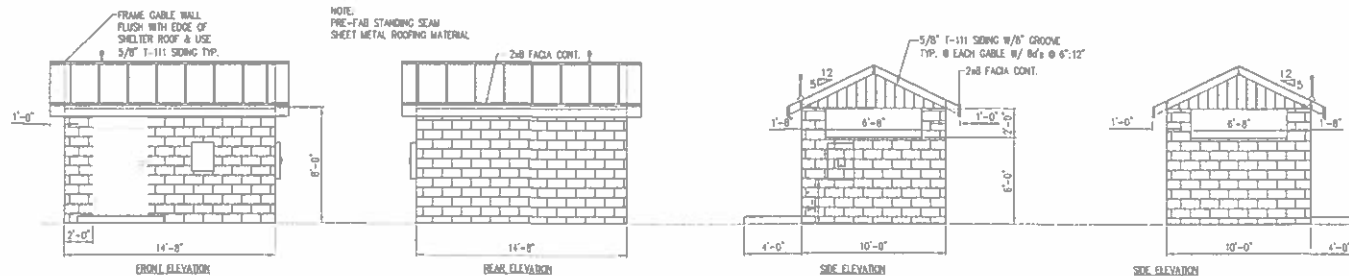
TYP. CORNER REINFORCEMENT

Table 3 — Minimum Verification Requirements

| Minimum Verifications | Required for Quality Assurance** | | | Reference for Criteria |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------|---------|------------------------|
| | Level 1 | Level 2 | Level 3 | |
| Prior to construction, verification of compliance of submittals. | R | R | R | Table 602 |
| Prior to construction, verification of f'_c and f_y , except where specifically exempted by the Code. | NR | R | R | Art. 1.5 & 1.4 D |
| During construction, verification of slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site. | NR | R | R | Art. 1.5 & 1.4.3 |
| During construction, verification of f'_c and f_y for every 5,000 sq. ft. (465 sq. m). | NR | NR | R | Art. 1.4 H |
| During construction, verification of proportions of materials as delivered to the project site for precast or preblended mortar, prestressing grout, and grout other than self-consolidating grout. | NR | NR | R | Art. 1.4 D |

(R) = Required, (NR) = Not Required

THE SHELTER ROOF IS A STANDING SEAM METAL ROOF. THE COLOR SHALL MATCH THE (E) STRUCTURES



TYP. SHELTER ELEVATIONS

SCALE: N.T.S. 1

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED.

CLIENT:

T-Mobile
 T-MOBILE WEST LLC
 1755 Centerville Road, Suite 100 • Berrysville, CA 9800

PROJECT INFORMATION:

EAST CORNING

70 E. PG LANE
 CORNING, CA 9602

REV = DATE DESCRIPTION BY:

| | | | |
|---|---------|----------|-----|
| 1 | 5-19-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% QDS | VRT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

COORDINATING ENGINEER:

Peck Site-Com

12852 Eastport Ave, Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail info@pecksitecom.com

SEAL:



SITE # _____ CHK: _____ DRAWN BY:

SC00573A _____ VRT

SHEET TITLE:

IRRIGATION

SHEET NUMBER REV: 000

S-10

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED

CLIENT
T-Mobile
 T-MOBILE WEST LLC
 1785 Foothill Ave, Suite 100 • Arcadia, CA 91702

PROJECT INFORMATION
EAST CORNER
 100 E. FIVE LANE
 CORONA, CA 92625

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 90X ZDS | VRT |
| 2 | 5-24-22 | 100X ZDS | MHI |
| 3 | 6-14-22 | 100X ZDS | AMP |
| 4 | 6-22-22 | 90X ZDS | VRT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

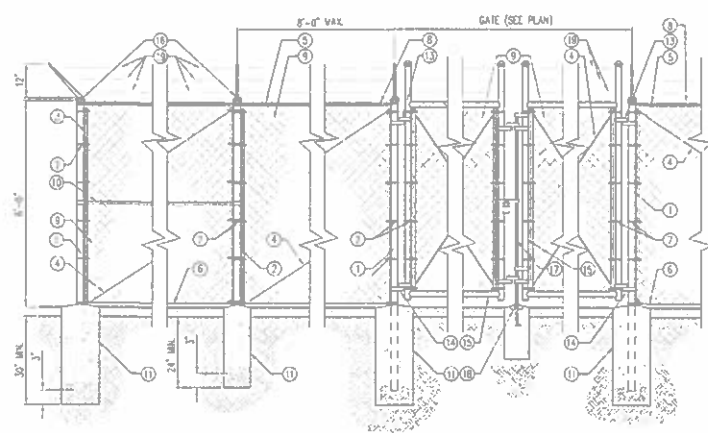
COORDINATING ENGINEER
Peek Site-Com
 17852 Foothill Ave, Suite 101
 Arcadia, California 91702
 Phone (530) 885-6150
 E-Mail info@peeksitocom.com



SITE # SC60572A
 DRAWN BY VRT

SHEET TITLE: **DETAILS**

SHEET NUMBER: A-3.30
 DESIGNER: NELSON



- CONSTRUCTION NOTES:
- ① GATE END OR CORNER POST, 3" SCH 40 (HDG.) PIPE
 - ② LINE POST, 2" SCH 40 (HDG.) PIPE
 - ③ TENSION BAR, 1/4"x3/4" (HDG.)
 - ④ 3/8" STEEL TRUSS ROD W/TIGHTEN @ ALL CORNERS, ANCHOR ENDS @ GATE POSTS, ALL (HDG.)
 - ⑤ 1 1/4" SCH 40 (HDG.) PIPE
 - ⑥ TENSION WIRE 6 GA GALV COIL SPRING STEEL WIRE
 - ⑦ 1/8"x3/4" STRETCHER BANDS @ 12" O.C.
 - ⑧ NO. 9 GA. TIE WIRE @ 14" O.C.
 - ⑨ 2"x2" MESH + NO. 9 GA. GALV. CHAIN LINK FABRIC
 - ⑩ 1 1/4" SCH 40 (HDG.) PIPE @ CORNERS, ANCHORS, & ENDS
 - ⑪ CORNER AND GATE POST SHALL HAVE 18" RND. BY 30" DEEP CONC. FOOTING INTO NATIVE SOIL OR 30X COMPACTED FILL
 - ⑫ LINE POST SHALL HAVE 12" RND. BY 24" DEEP CONC. FOOTING INTO NATIVE SOIL OR 90X COMPACTED FILL
 - ⑬ TOP RING PER MFR. TYP.
 - ⑭ BOTTOM RING PER MFR. TYP.
 - ⑮ WELD 2" ROUND GATE FRAMES (TYP.)
 - ⑯ POST CAP HDG. TYP.
 - ⑰ FULL HEIGHT DROP BOLT GATE LOCK
 - ⑱ MUSHROOM TYPE GATE ANCHOR TO PREVENT FREEZING CONCRETE BASE TO BE 12" ROUND x 18" DEEP
 - ⑲ GALV. BARBED WIRE 4-POINT + NO. 12 GA.

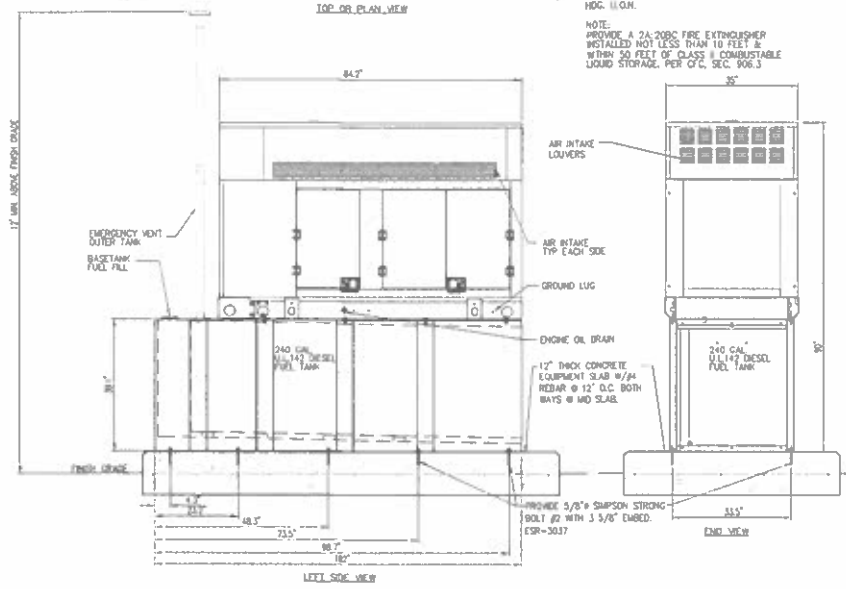
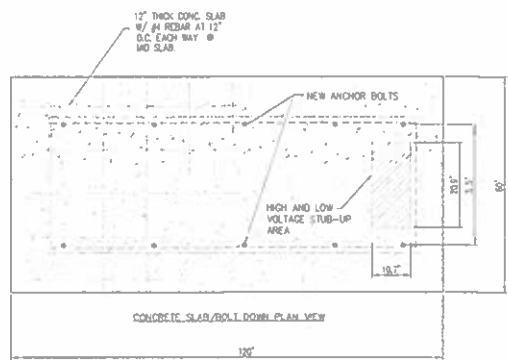
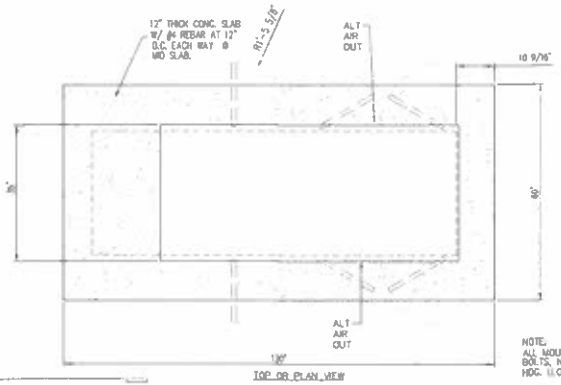
NOTE:
 1. PROVIDE MIN. (2 SACK) CONC. FOR POST FOOTING

NEW FENCE DETAIL

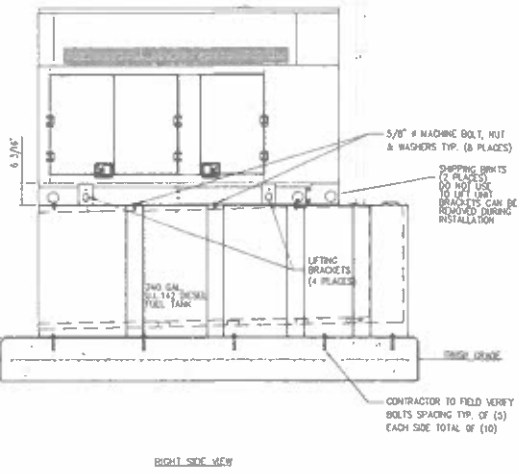
SCALE: N.T.S. 1

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY TO T-MOBILE WEST LLC. ANY UNAUTHORIZED DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED.

CONTRACTOR TO FIELD VERIFY WITH MANUFACTURERS REQUIREMENTS ALL CONDUIT OPENINGS BEFORE CONSTRUCTION



GENERATOR WT. = 2500 LBS
 APPROX. 240 GAL. FUEL TANK WT. = 3100 LBS
 TOTAL WT. GENERATOR & TANK = 5600 LBS



NEW 48KW GENERATOR DETAILS

SCALE: N.T.S

1

CLIENT:

T-Mobile
 T-MOBILE WEST LLC
 1766 Creekside Blvd Drive, Suite 100 • Sacramento, CA 95822

PROJECT INFORMATION:

EAST CORNING
 103 C. PE LANE
 CORNING, CA 96007

REV # DATE DESCRIPTION BY

| REV # | DATE | DESCRIPTION | BY |
|-------|---------|-------------|-----|
| 1 | 5-19-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% CCS | VRT |

COORDINATING ENGINEER:

Peek Site-Com
 12852 Farhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail info@peeksitecom.com

SEAL:



SITE # _____ CHK: _____ DRAWN BY: _____

SC060572A _____ VRT

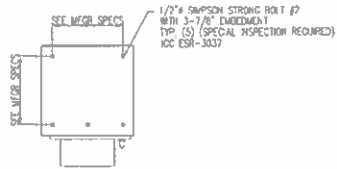
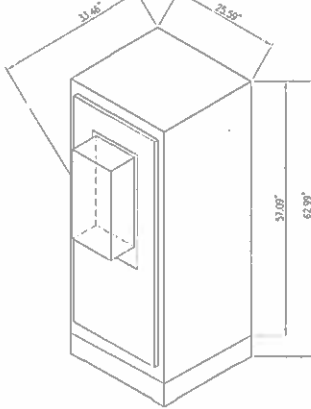
SHEET TITLE: _____

DETAILS

SHEET NUMBER: _____ REVISION: _____

A-3.2 | 0

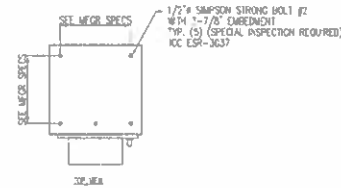
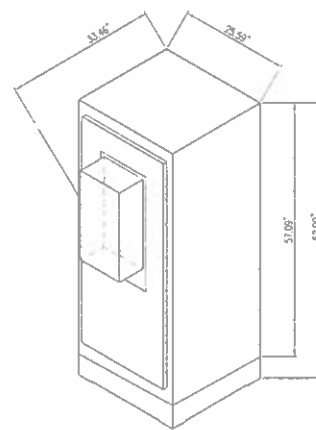
6'60 BATTERY CABINET TOTAL HEIGHT:
 CABINET=57.00" + 12 (MAX) -NSF901 BATTERIES 2.00" LA =14.76" LBS
 TOTAL=184.98" LBS



TYP. B160 BATTERY CABINET

SCALE: N.T.S. 3

6160 CABINET TOTAL WEIGHT:
 CABINET=37.00" LBS



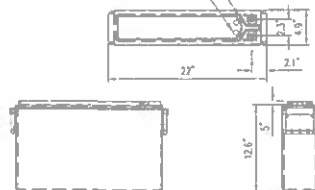
TYP. 6160 CABINET DETAIL

SCALE: N.T.S. 1

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------|---------|-----------|
| CHAPTER 12, SECTION 1208 | | | | |
| ELECTRICAL ENERGY STORAGE SYSTEM | | | | |
| 1208-2 Scope | | | | |
| Stationary storage battery systems having capacities exceeding the values shown in Table 1208.2 shall comply with Sections 1208.2.1 through 1208.2.12, as applicable. | | | | |
| Battery Storage System Threshold City's | | | | |
| Capacity Technology | Capacity allowed | | | |
| Lead acid, all types | 20 kWh (25 kilowatt-hours) | | | |
| All = Voltage (V) (120) | | | | |
| Volts | AM | Volts | Bottoms | Total kWh |
| 12 | 2.10 | 1200 | 2.25 | 8 |
| Conditions | | | | |
| 1B.2.4 = 20 kWh Section 1208.2 does not apply | | | | |

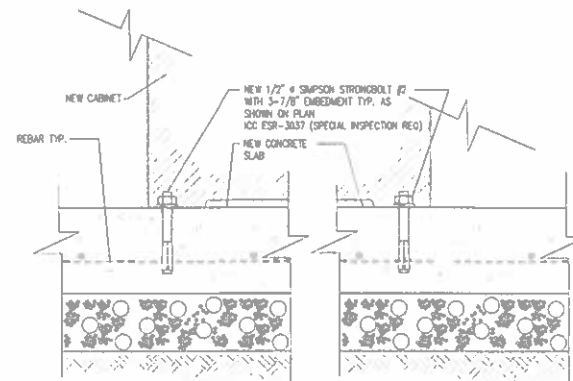
| TYP. BATTERY SPECIFICATIONS | |
|--------------------------------------------|-----------------------|
| HEIGHT | 17.6" H |
| WIDTH | 33.46" |
| DEPTH | 28.59" |
| WEIGHT | 22.1 LBS |
| TERMINALS | TERMINALS ARE 0.1875" |
| TERMINAL SPACING | 6.3" (21 IN-LINE) |
| 1.00 CAPACITY TO 1.75V @ 20/25°C (86/77°F) | 1.53 / 120 WH |
| 1.00 CAPACITY TO 1.75V @ 20/25°C (86/77°F) | 1.60 / 184 WH |
| 1.00 CAPACITY TO 1.75V @ 20/25°C (86/77°F) | 1.80 / 180 WH |
| 1.00 CAPACITY TO 1.75V @ 20/25°C (86/77°F) | 1.87 / 180 WH |
| PLCA1 VOLTAGE @ 20/25°C (68/77°F) | 2.26 / 2.27 VPC |
| IMPEDANCE (RMS) | 2.0 M @ 60HZ (77°F) |
| CONDUCTANCE | 1800 S |
| SHORT CIRCUIT CURRENT | 10000 A |
| OPERATION TEMPERATURE | -40°F TO +40°F |
| STORAGE TEMPERATURE | 129 |

DEGASSING PORTS 2 PLCS
 FLAME ARRESTOR PRESS-FIT INTO VALVE COVER 2 PLCS



TYP. BATTERY INFORMATION

SCALE: N.T.S. 4



TYP. CABINET BOLT DOWN DETAIL

SCALE: N.T.S. 2

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED.

CLIENT: _____

T-Mobile
 T-MOBILE WEST LLC
 1760 Chesapeake Blvd. Irvine, CA 92614

PROJECT INFORMATION

EAST CORNING

183 E. PG LANE
 CORNING, CA 91301

REV. DATE. DESCRIPTION. BY

| REV. | DATE. | DESCRIPTION. | BY |
|------|---------|--------------|-----|
| 1 | 5-19-22 | 90X ZDS | VRT |
| 2 | 5-24-22 | 100X ZDS | W-1 |
| 3 | 6-14-22 | 100X ZDS | AMP |
| 4 | 6-22-22 | 90X ZDS | VRT |

COORDINATING ENGINEER:

Peek Site-Com
 12852 Forhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail info@peeksitecom.com

SCALE: _____



SITE # _____ DWG. DRAWN BY: _____

SC60573A ... VRT

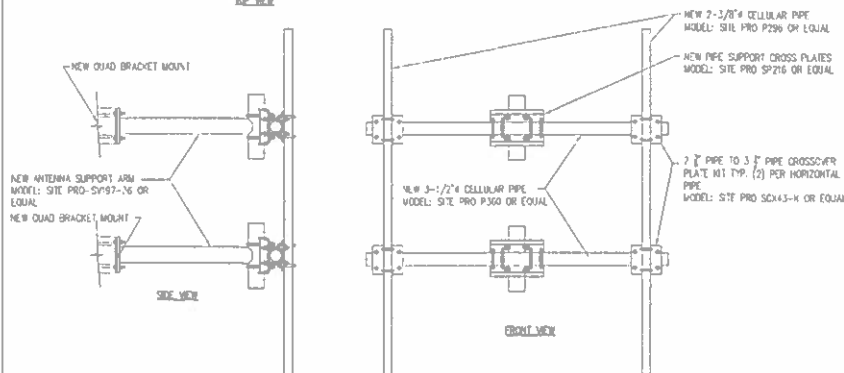
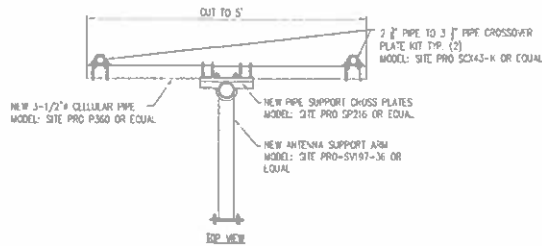
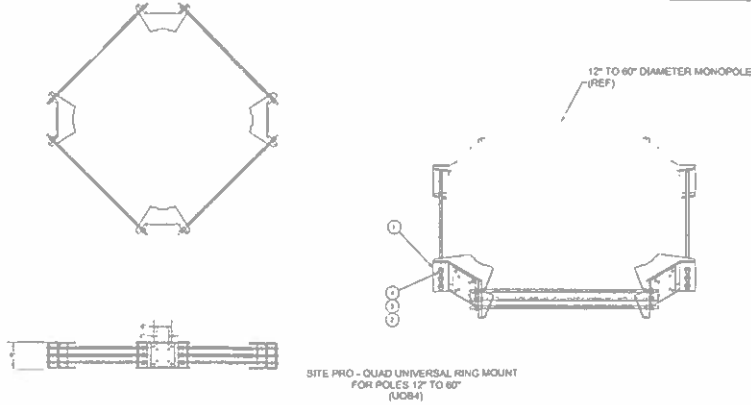
SHEET TITLE: _____

DETAILS

SHEET NUMBER: _____ REVISION: _____

A-3.10

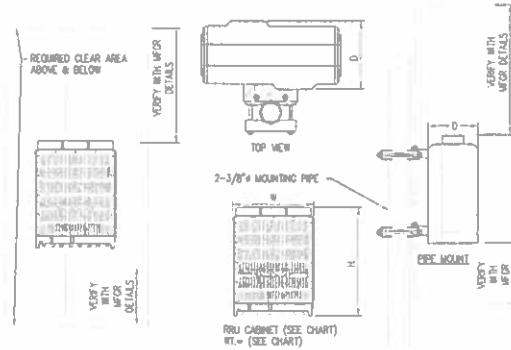
| PARTS LIST | | | | | |
|-------------|----------|--------------------------------|--------|----------|---------|
| QTY | PART NO. | PART DESCRIPTION | LENGTH | UNIT WT. | NET WT. |
| 1 | X-182290 | QUAD BRACKET | 54.48 | | 217.84 |
| 2 | A58FW | 5/8" HDG A325 FLATWASHER | 0.03 | | 0.82 |
| 3 | G58LW | 5/8" HDG LOCKWASHER | 0.03 | | 0.83 |
| 4 | A58NUT | 5/8" HDG A325 HEX NUT | 0.13 | | 3.12 |
| 5 | G58R-60 | 5/8" x 60" THREADED ROD (HDG.) | 0.35 | | 4.22 |
| TOTAL WT. # | | | | | 283.23 |



TYP. ANTENNA MOUNT DETAIL

SCALE: N.T.S.

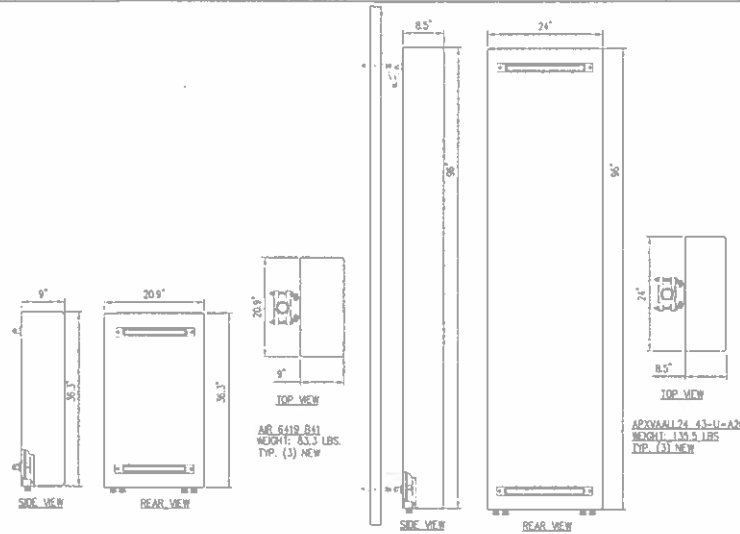
3



| TYPE | LENGTH | HEIGHT | WIDTH | WEIGHT | QUANTITY |
|------------------|--------|--------|-------|---------|----------|
| RRU-4480 B71 B85 | 15.1" | 13.3" | 7.8" | 87 LBS | 3 NEW |
| RRU-4460 B25 B66 | 15.7" | 19.6" | 12.1" | 109 LBS | 3 NEW |

TYP. RRU UNIT DETAIL

SCALE: N.T.S. 1



TYP. ANTENNA DETAIL

SCALE: N.T.S. 2

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEER SITE-COM IS STRICTLY PROHIBITED

PROJECT INFORMATION
T-Mobile
T-MOBILE WEST LLC
1766 Chabot Blvd. Suite 200 • San Ramon, CA 94583

EAST CORNING
185 C. PG LANE
CORVALLIS, OR 97331

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 90X ZDS | VRT |
| 2 | 5-24-22 | 100X ZDS | VRT |
| 3 | 6-14-22 | 100X ZDS | AMP |
| 4 | 6-22-22 | 90X GSS | VRT |

COORDINATING ENGINEER
Peek Site-Com
2852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6150
E-Mail info@peeksitecom.com



SITE # _____ DWG # _____ DRAWN BY _____
SC60572A _____ VRT

SHEET TITLE: **DETAILS**
SHEET NUMBER: _____ REVISION _____

A-30

ANTENNA CONFIGURATION TABLE

NOTE:
INSTALLER TO VERIFY CURRENT RFDS SECTOR SHEET PRIOR TO INSTALLATION. ANTENNA LAYOUT IS FROM BACK OF THE SECTOR, LEFT TO RIGHT

| SECTOR | RAD CLMTR | AZMUTH | EXISTING ANTENNA MODEL | NEW ANTENNA MODEL | ANT STATUS | TECH. FREQUENCY | PRU | DISP/EXR/TRA | COAX CABLE LENGTH ± |
|--------|-----------|--------|------------------------|---------------------|------------|--------------------------|---------------------------------------|--------------|---------------------|
| A/1 | ± 80' | 45° | | APXVALL24_43-U-NA20 | N | 1600/4600/2700/ C:300 | (1) (H) 1885-4480 & (1) (H) 8845-9480 | | (1) (H) 824 HCS |
| A/2 | ± 80' | 45° | | MR 6418 B41 | N | L2500/AC2500 | | | |
| B/1 | ± 80' | 145° | | APXVALL24_43-U-NA20 | N | 1600/4600/2700/ C:300 | (1) (H) 1885-4480 & (1) (H) 8845-9480 | | (1) (H) 824 HCS |
| B/2 | ± 80' | 145° | | MR 6418 B41 | N | L2500/AC2500 | | | |
| C/1 | ± 80' | 330° | | APXVALL24_43-U-NA20 | N | 1600/4600/2700/ C:300 | (1) (H) 1885-4480 & (1) (H) 8845-9480 | | |
| C/2 | ± 80' | 330° | | MR 6418 B41 | N | L2500/AC2500 | | | |

KEY NOTES:

- 1 NEW 1' MOBILE WIRELESS ANTENNAS (P. OF (2) PROPOSED PER SECTOR FOR A TOTAL OF (6)
- 2 NEW ANTENNA MOUNTS
- 3 NEW OPS UNIT TO MOUNT TO NEW CHAIN WALL (FIELD VERIFY LOCATION)
- 4 NEW T-MOBILE 200A METER & MAIN BREAKER SET UNDER NEW BUSS CUTTERS
- 5 NEW 200A GENERATOR CAN-LOCK TO MOUNT TO OUTSIDE OF CHAIN WALL
- 6 NEW 10'x15' CHAIN WALLED T-MOBILE EQUIP. ENCLOSURE
- 7 NEW 000K STOOP
- 8 NEW COAX CABLE DOG HOUSE FOR U/G CABLES TO TOWER
- 9 (7) NEW RRUS PER SECTOR FOR A TOTAL OF (6)
- 10 NEW CHAIN LINK FENCE TO MATCH (E)
- 11 NEW 1/2" WIRE TOLLING ACCESS GATE
- 12 NEW 48VVA STAMP BY GENERATOR
- 13 NEW TELCO PANEL
- 14 NEW 400A 120/240V LANDING SECTION AND BUSS GUTTER
- 15 (E) VERIZON METER & MAIN BREAKER TO BE REMOVED
- 16 NEW 200A VERIZON METER & MAIN BREAKER TO SET UNDER NEW BUSS CUTTER
- 17 NEW 200A MAIN DISC. ON SHELTER
- 18 NEW 200A ATS ON SHELTER

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-CDM IS STRICTLY PROHIBITED



PROJECT INFORMATION
EAST CORNING
103 E. FIVE LINE
CORNING, CA 96027

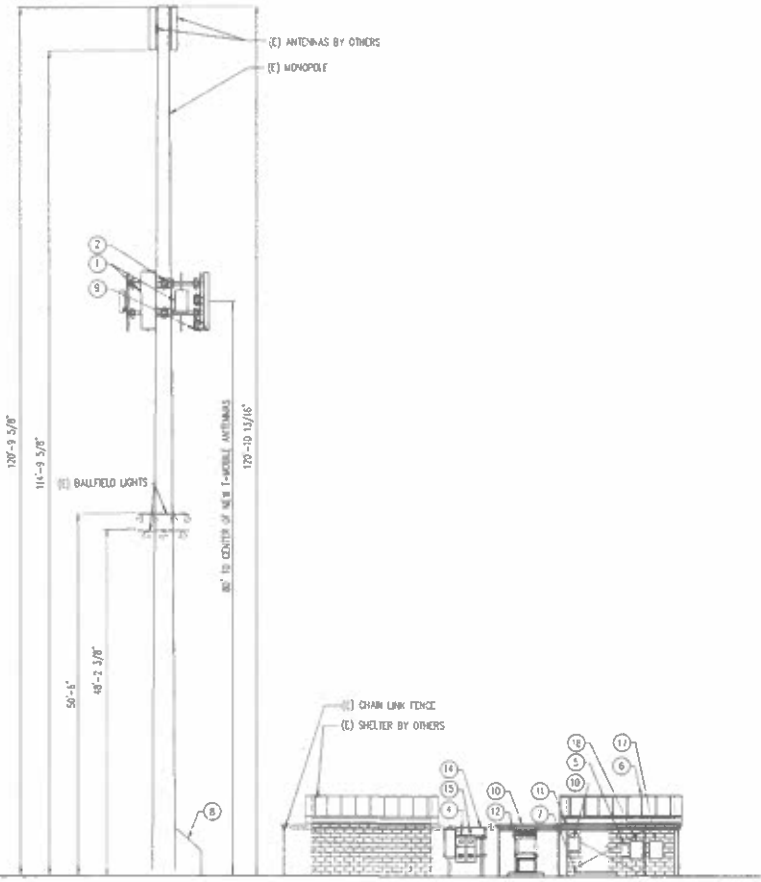
| REV. | DATE | DESCRIPTION | BY |
|------|---------|-------------|-----|
| 1 | 3-19-22 | 90% ZDS | VRT |
| 2 | 3-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% CDS | VRT |

COORDINATING ENGINEER
Peek Site-Com
12852 Eastport Ave, Suite 101
Autumn, California 95602
Phone (530) 885-6150
E-Mail info@peeksitcom.com

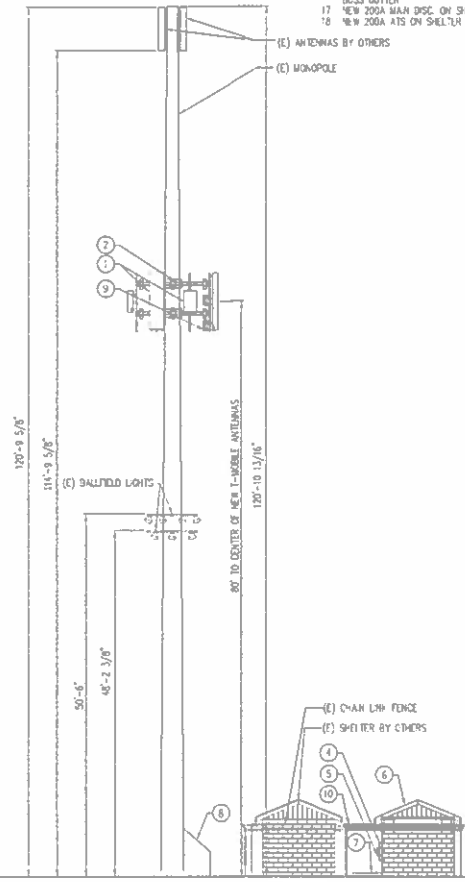


SITE # SC60573A DR. DRAWN BY VRT

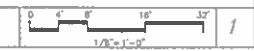
SHEET TITLE: **ELEVATION**
SHEET NUMBER: **A-20** REVISION:



EAST ELEVATION

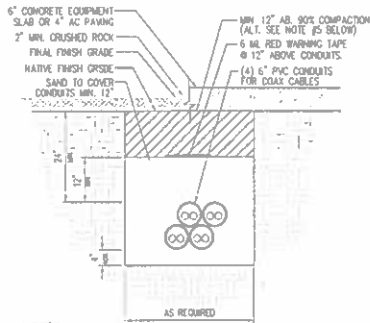


NORTH ELEVATION



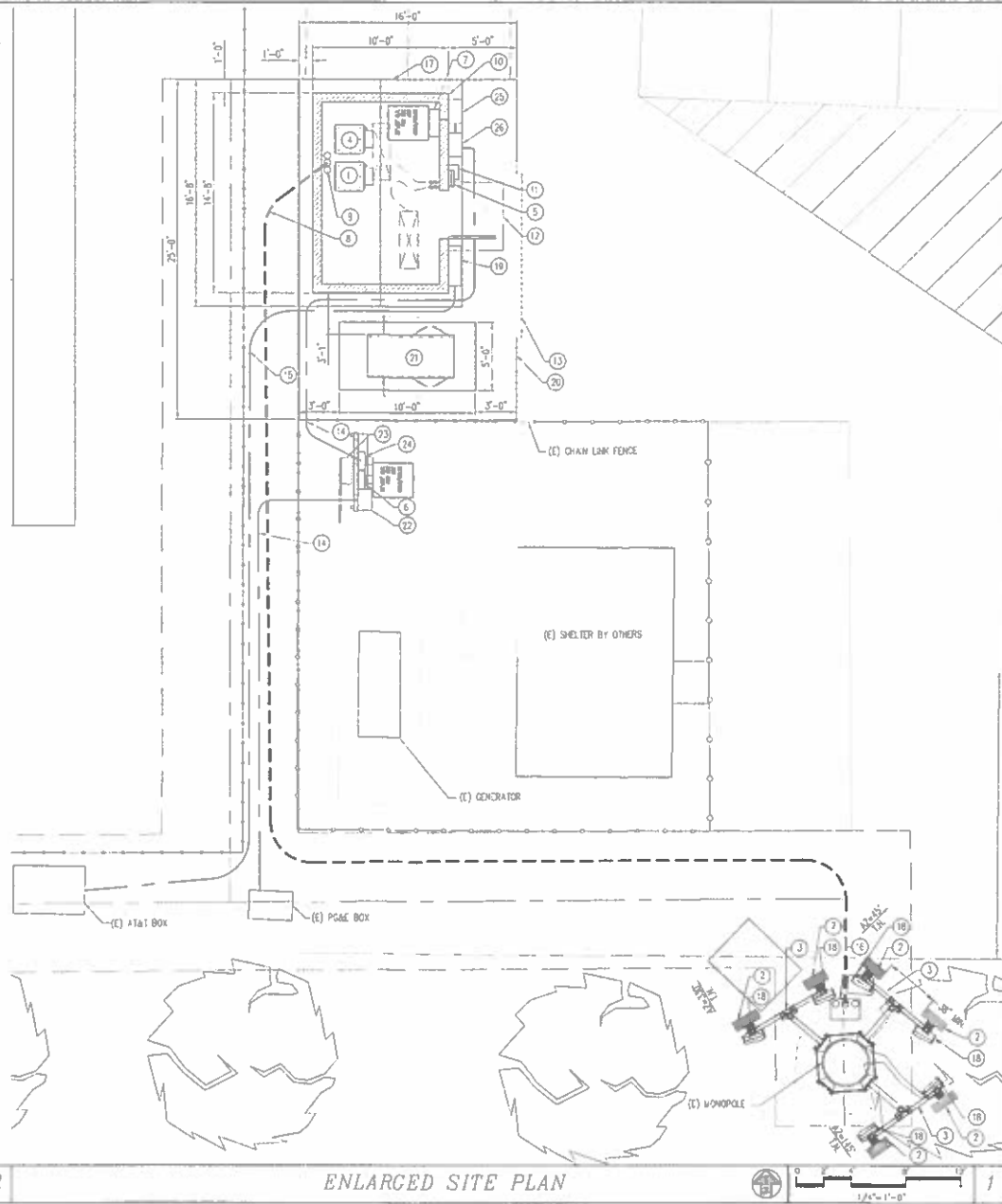
KEY NOTES:

- 1 NEW 6160 RADIO CABINET TO BE PLACED IN NEW EQUIP. ENCLOSURE
- 2 NEW T-MOBILE WIRELESS ANTENNAS TYP. OF (2) PROPOSED PER SECTION FOR A TOTAL OF (6)
- 3 NEW ANTENNA MOUNTS
- 4 NEW 8160 BATTERY CABINET
- 5 NEW LED LIGHTS (2) MOUNT TO UNDERSIDE OF ROOF TRUSSES, W/ (2) SWITCHES @ WALL
- 6 NEW T-MOBILE 200A METER & MAIN BREAKER SET UNDER NEW BUSS GUTTER
- 7 NEW 200A ELEC. PANEL
- 8 (7) NEW HYBRID CABLES TO RUN U/G TO NEW MONOPOLE
- 9 NEW 4" x 4" CONCRETE STUBBED UP THROUGH CONC. SLAB FOR U.G. HYBRID CABLE RUN
- 10 NEW 10'x15' CHU WALLED T-MOBILE EQUIP. ENCLOSURE W/ ROOF TO MATCH (E) STRUCTURE
- 11 NEW 200A GENERATOR CAP-LOCK TO MOUNT TO NEW CHU WALL
- 12 NEW CONC. STOOP
- 13 NEW 12" ACCESS ROLLING GATE W/ SECURITY GATE LATCH
- 14 NEW U/G ELEC. CONDUIT RUN
- 15 NEW U/G TELCO CONDUIT RUN
- 16 NEW COAX CABLE DOG HOUSE FOR U/G CABLES TO TOWER
- 17 OUTLINE OF ROOF OVERHANG ABOVE
- (8) NEW HRV UNITS ON NEW ANTENNA MOUNTS
- 19 NEW TELCO PANEL MOUNT TO OUTSIDE OF CHU WALL
- 20 NEW CHAIN LINK FENCE TO MATCH (E)
- 21 NEW ABXVA STAND-BY GENERATOR
- 22 NEW 400A 120/240V LANDING SECTION AND BUSS GUTTER
- 23 (E) VERZON METER & MAIN BREAKER TO BE REMOVED
- 24 NEW 200A VERZON METER & MAIN BREAKER TO SET UNDER NEW BUSS GUTTER
- 25 NEW 200A MAIN DISC ON SH-1 TR
- 26 NEW 200A ATS ON SH-1 TR



NOTES:

1. EXCAVATE TO REQUIRED DEPTH
2. VERIFY ALL TRENCHING REQUIREMENTS WITH CLIENT & LANDLORD.
3. CALL BEFORE YOU DIG! CONTACT SERVICES UTILITIES
4. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
5. ALTERNATE: FOR LANDSCAPED AREAS (NO PAVING OR ROAD BED ABOVE) RETURN ORIGINAL MATERIAL TO TRENCH (TOP 12\"/>



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED

CLIENT:
T-Mobile
T-MOBILE WEST LLC
1700 Chabot Gate Drive, Suite 100 • San Ramon, CA 94583

PROJECT INFORMATION:
EAST CORNING
103 C FG LANE
CORNING, CA 96027

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-------------|-----|
| 1 | 5-19-22 | 90% CDS | WRT |
| 2 | 5-24-22 | 100% CDS | WRT |
| 3 | 6-14-22 | 100% CDS | AMP |
| 4 | 6-22-22 | 90% CDS | WRT |

COORDINATING ENGINEER:
Peek Site-Com
12852 Corhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6150
E-Mail info@peeksitecom.com

SEAL:
REGISTERED PROFESSIONAL ENGINEER
CIVIL & ELECTRICAL
NO. C 33497
PEEK SITE-COM
STATE OF CALIFORNIA

SITE # _____ DRAWN BY: _____
5C80573A _____ WRT

SHEET TITLE:
ENLARGED SITE PLAN

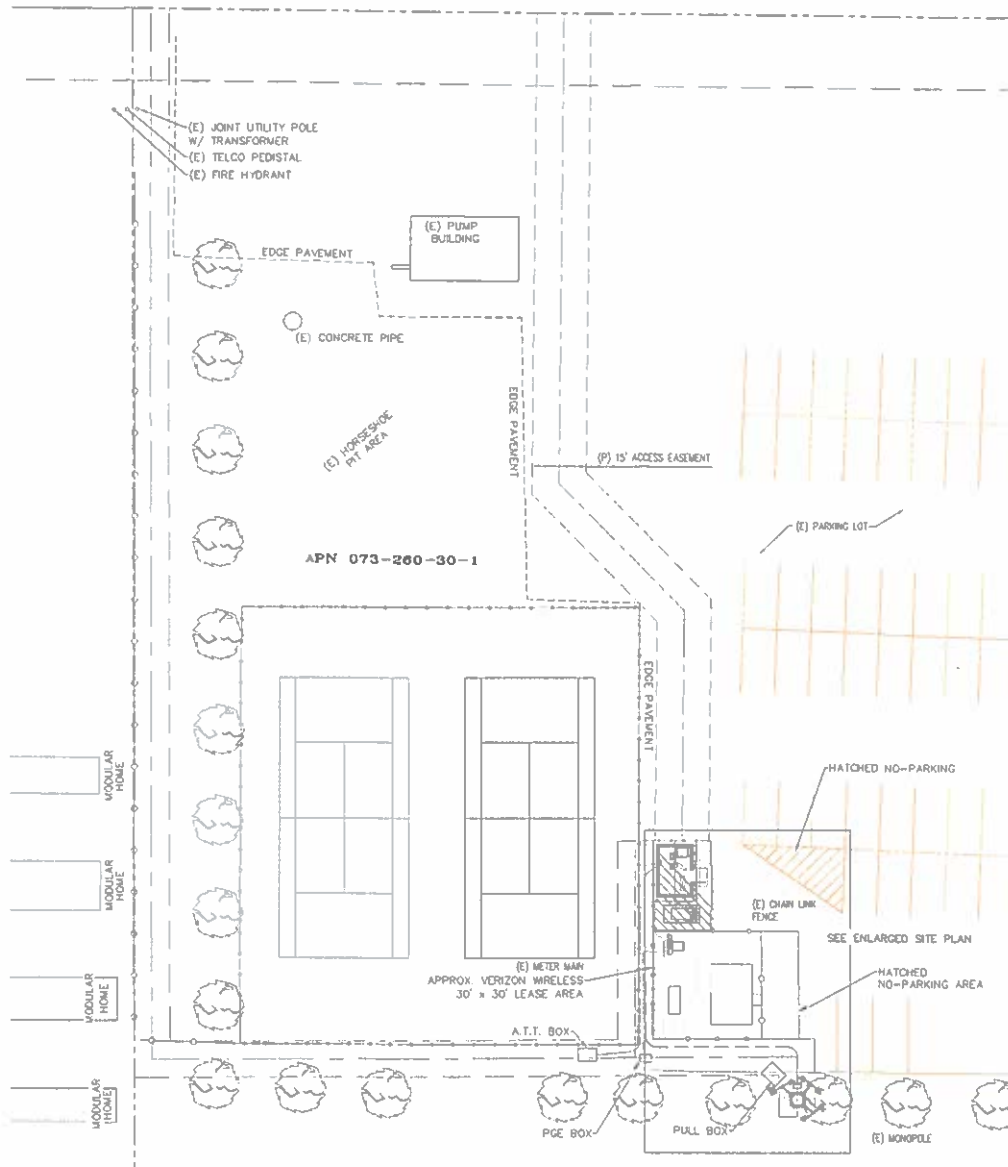
SHEET NUMBER: _____ REVISION: _____

A-1.1 | 0

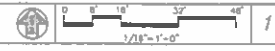
TYP. U/G COAX CABLE CONDUIT DETAIL

ENLARGED SITE PLAN





SITE PLAN



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED.

CLIENT:
T-Mobile
 T-MOBILE WEST LLC
 1700 Overlook Circle 5TH, Suite 150 • San Jose, CA 95033

PROJECT INFORMATION:
EAST CORNING
 NO E PG LINE
 CORNING, CA 95021

| REV. | DATE | DESCRIPTION | BY |
|------|---------|-------------|-----|
| 1 | 3-15-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% CGS | VRT |

COORDINATING ENGINEER:
Peek Site-Com
 12852 Corhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6150
 E-Mail info@peeksitem.com



SEAL:
 SITE # SC60573A
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: A-1
 DRAWN BY: VRT
 REVISION: 0

SITE PLAN
 SHEET NUMBER: A-1
 REVISION: 0

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BID, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONVINCE THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY LARGES, GAPS/GOALS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBEY ALL ORDERS AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LOCAL ORDINANCES OF ANY PUBLIC AUTHORITY, MUNICIPAL, WATERSHED AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW ONE EXAMPLE OF DESIGN. WHERE MODIFICATIONS MAY BE REQUIRED TO MEET JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH ALL LISTED OR FIRE WARRANTEE APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A-B/C, WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL KEEP TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBER AND WASTE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. TRUCKS SHALL BE KEPT IN CLEAN CONDITION AND FREE FROM PAINT SPILLS, OILS, OR SHADERS OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BEARING THE JOB ARE HEREBY WARNED THAT WORK OMISSIONS OR ERRORS BY THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCLUDE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (OR WITHIN) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL MAKE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

T-Mobile

T-MOBILE WEST LLC NSD

| LEGEND | PROJECT SUMMARY | SHEET INDEX |
|--------------------------------------------|--------------------------------------------------------------------------------|--------------------------|
| --- A --- ANTENNA CABLE (ABOVE GROUND) | SITE NAME: LUGL/SPRING | T TITLE SHEET |
| --- I --- TELEPHONE SERVICE (ABOVE GROUND) | SITE NUMBER: 2000004 | C-1 SURVEY |
| --- P --- POWER SERVICE (ABOVE GROUND) | SITE ADDRESS: 8811 E. LIME CREEK, CA 95021 | A-1 SITE PLAN |
| --- E --- GROUND RING (ABOVE GROUND) | SE CONTACT: BIRD ELECTRIC 530-861-2240 | A-1.1 ENLARGED SITE PLAN |
| --- A --- ANTENNA CABLE (BURIED) | OWNER: CITY OF CORNING CLARK PAIN 704 280 31 | A-2 ELEVATION |
| --- I --- TELEPHONE SERVICE (BURIED) | APPLICANT: T-MOBILE WEST LLC 1750 OREGON DRIVE, SUITE 100 SACRAMENTO, CA 95833 | A-3 DETAILS |
| --- P --- POWER SERVICE (BURIED) | APPLICANTS ADDRESS: 1750 OREGON DRIVE, SUITE 100 SACRAMENTO, CALIFORNIA 95833 | A-3.1 DETAILS |
| --- E --- GROUND RING (BURIED) | APPLICANTS PHONE NUMBER: 877-288-3333 | A-3.2 DETAILS |
| | JURISDICTION: CITY OF CORNING | A-3.3 DETAILS |
| | | S-1 STRUCTURAL SHEET |
| | | S-2 STRUCTURAL SHEET |
| | | E-1 ELECTRICAL SHEET |
| | | E-1.1 ELECTRICAL SHEET |
| | | E-2 GROUNDING SHEET |
| | | E-2.1 GROUNDING SHEET |
| | | D-1 T-MOBILE CONST. REQ. |

VICINITY MAP



CONTACTS

BE ENGINEERING
T-MOBILE WEST LLC
1750 OREGON DRIVE, SUITE 100
SACRAMENTO, CALIFORNIA 95833

CONSTRUCTION MANAGER
BIRD ELECTRIC
1750 OREGON DRIVE, SUITE 100
SACRAMENTO, CA 95833
(916) 861-2242

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PORTANT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA HEALTH AND SAFETY CODE

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE, CHAPTER 11B, EXCEPTION SECTION 118.203.3

SCOPE OF WORK

T-MOBILE PROPOSES TO CONSTRUCT A WIRELESS COMMUNICATION SITE INSIDE A NEW CMU EQUIP ENCLOSURE. T-MOBILE'S INSTALLATION WILL INCLUDE:

- (1) NEW RADIO CABINET
- (1) NEW BATTERY CABINET
- NEW 200A METER & MAIN BREAKER SET UNDER NEW BUSS CUTTER
- (6) NEW ANTENNAS ON NEW ANTENNA MOUNTS
- (2) NEW HYBRID CABLES
- (6) NEW BRUS AT ANTENNAS
- NEW 10'x14'-8" CMU EQUIP. ENCLOSURE
- NEW T-MOBILE EQUIP. ENCLOSURE TO BE PAINTED TO MATCH (E) PUBLIC WORKS BUILDING
- NEW STAND-BY GENERATOR
- NEW CHAIN LINK FENCE
- NEW 400A LANDING SECTION AND BUSS CUTTER
- NEW 200A VERIZON METER TO BE RELOCATED UNDER NEW BUSS CUTTER

EAST CORNING SC60573A

PROPRIETARY INFORMATION:
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PLK SITE-COM IS STRICTLY PROHIBITED.

CLIENT: T-Mobile
T-MOBILE WEST LLC
1750 OREGON DRIVE, SUITE 100 SACRAMENTO, CA 95833

PROJECT INFORMATION: EAST CORNING
8811 E. LIME CREEK, CORNING, CA 95021

| REV. | DATE | DESCRIPTION | BY |
|------|---------|-------------|-----|
| 1 | 5-19-22 | 90% ZDS | VRT |
| 2 | 5-24-22 | 100% ZDS | VRT |
| 3 | 6-14-22 | 100% ZDS | AMP |
| 4 | 6-22-22 | 90% ZDS | VRT |

COORDINATING ENGINEER: Peek Site-Com
12852 Eastport Ave, Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksitecom.com

SEAL: PROFESSIONAL ENGINEER
NO. C 33407
PEAK SITE-COM
STATE OF CALIFORNIA

SHEET # SC60573A OK: VRT DRAWN BY: VRT

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-10 REVISION:

ITEM NO: F-5
USE PERMIT 2024-324; ANTHONY KELLEY,
ESTABLISH A BUSINESS THAT PROVIDES
CERTIFIED MASSAGE THERAPY IN AN
EXISTING BUILDING LOCATED IN THE
HERITAGE SQUARE SUITE 131.
ADDRESS: 965 HIGHWAY 99W. APN: 71-140-
027

APRIL 16, 2024

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: CHRISTINA MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER

PROJECT DESCRIPTION:

Anthony Kelley, a business partner for Flower Massage and Spa has applied for a Use Permit to establish a business that provides Certified Massage Therapy in an existing building located in the Heritage Square, Pursuant to Section 17.54.020 (A) (8) a “massage parlor” is only permitted upon the issuance of a Use Permit. The existing building is located in the Heritage Square Suite 131, Address: 965 Highway 99W APN: 71-140-027

GENERAL PLAN LAND USE DESIGNATION

C – Commercial

ZONING

C-3 – CBDZ General Business District. This district classification is intended to be applied where general commercial facilities are necessary for public service and convenience. A certified massage therapy business or “massage parlor” would be classified as a clinic and therefore permitted within the C- zoning designation. As previously discussed, pursuant to Section 17.54.020 (A) (8) a “massage parlor” is only permitted upon the issuance of a Use Permit.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

CEQA, Section 15301, Existing Facilities, Class 1 provides exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of

the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

This project will permit a business that would provide massage therapy within an existing hair salon business a commercial use permitted in a C-2, Central Business District. The leasing of an area to conduct message therapy in an established salon is a negligible expansion of the existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2024-324;

Factual Subfinding #1

Use Permit 2024-324 will permit a business that would provide massage therapy within an existing building, which is permitted use in a C-3 – CBDZ General Business District.

Legal Finding #1

The granting of Use Permit 2024-324 would permit a massage therapy business as a use which will not require any improvements other than interior partitions, therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

Flower Massage and Spa will house two Certified Massage Practitioners and will be conducting a message therapy business in a building located on a parcel that is zoned C-3 – CBDZ General Business District.

Legal Finding #2

Professional offices, studios, and clinics are an allowed use in a C-2 Zoning District. Massage therapy would be classified as a professional clinic. And all C-1 & C-2 uses are allowed in a C-3.

Factual Subfinding #3

Anthony Kelley will establish a massage therapy business in an existing commercial building that has historically been used for commercial uses within the area of the City of Corning.

Legal Finding #3

The building is adequate in size, shape, and topography to allow for the establishment of a massage therapy business.

Factual Subfinding #4

The commercial building where the massage therapy business will be located has direct access to a community parking lot with adequate off-street parking for customers.

Legal Finding #4

Highway 99W is a major arterial road in the vicinity where the massage therapy business will be located and is adequate in width and pavement to carry the amount of traffic that the business will generate.

Factual Subfinding #5

The massage therapy business will be located in a building that is currently empty located in the Heritage Square.

Legal Finding #5

Establishing a massage therapy business within the commercial building located at 965 Highway 99W will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

ACTION

Move to adopt the five Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2024-324 subject to the three conditions as recommended by staff:

STAFF RECOMMENDED CONDITIONS OF APPROVAL

CONDITION #1 – ADULT-ORIENTED BUSINESS

Issuance of Use Permit 2024-324 in **no way** implies that an adult-oriented business, as regulated by Chapter 8.09 and Chapter 17.60 of the Corning Municipal Code, is permitted.

CONDITION #2 – AGENCY COMPLIANCE & CERTIFICATE OF OCCUPANCY

The massage therapy business must comply with all local, state, and federal regulations, and obtain a Certificate of Occupancy from the City of Corning.

CONDITION #3 SIGN REGULATIONS

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

Or;

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

Adopt findings in denial of the project and deny Use Permit 2024-324

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Corning
794 Third St
Corning CA 96021

County Clerk
County of: Tehama
633 Washington St
Red Bluff CA 96080

(Address)

Project Title: Use Permit 2024-324 Flower Massage & Spa

Project Applicant: City of Corning

Project Location - Specific:
965 Highway 99W, Suite 131, Corning, CA 96021

Project Location - City: Corning Project Location - County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:

Anthony Kelley purposes to establish a massage parlor and spa.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301. EXISTING FACILITIES.
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

Lead Agency
Contact Person: Christina Meeds Area Code/Telephone/Extension: 530-824-7036

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Christina Meeds Date: 04/01/24 Title: Planner II

Christina Meeds

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

SC# 2024040055

CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to*

Zhanying Schmitt

the designation of

CERTIFIED MASSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Zhanying Schmitt** is recognized as a CMT in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Wednesday, November 15, 2023.



*Jeffrey Forhan, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 95084
EXPIRES: 11/15/2025**

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org

CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to*

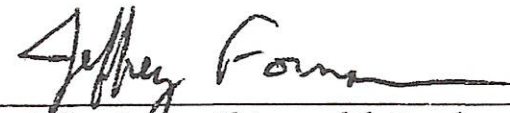
Yuzhi Su

the designation of

CERTIFIED MASSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Yuzhi Su** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Wednesday, March 01, 2023.

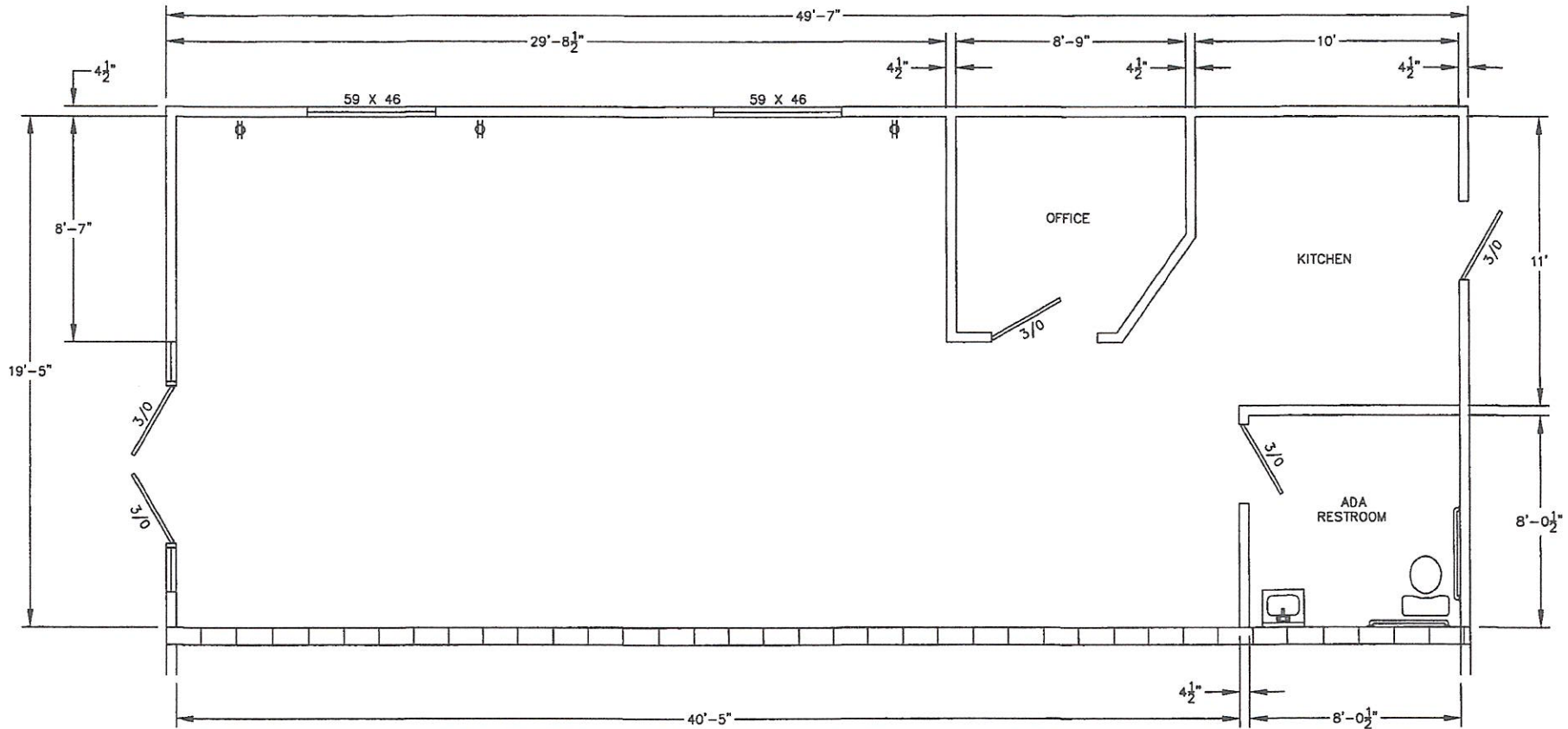


*Jeffrey Forman, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 86836
EXPIRES: 6/7/2025**

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org



1
1

EXISTING FLOOR PLAN

Scale: 1/4" = 1'



| REVISIONS | |
|-----------|-----------|
| 1 | 3/24/2024 |
| | |
| | |
| | |
| | |

Lucky Flower Massage
965 Hwy 99, Suite #123
Corning, CA 96021

EXISTING FLOOR PLAN

Drawn By:
Elli Mendenhall
14148 Grand Hollow Rd
Red Bluff, CA 96080

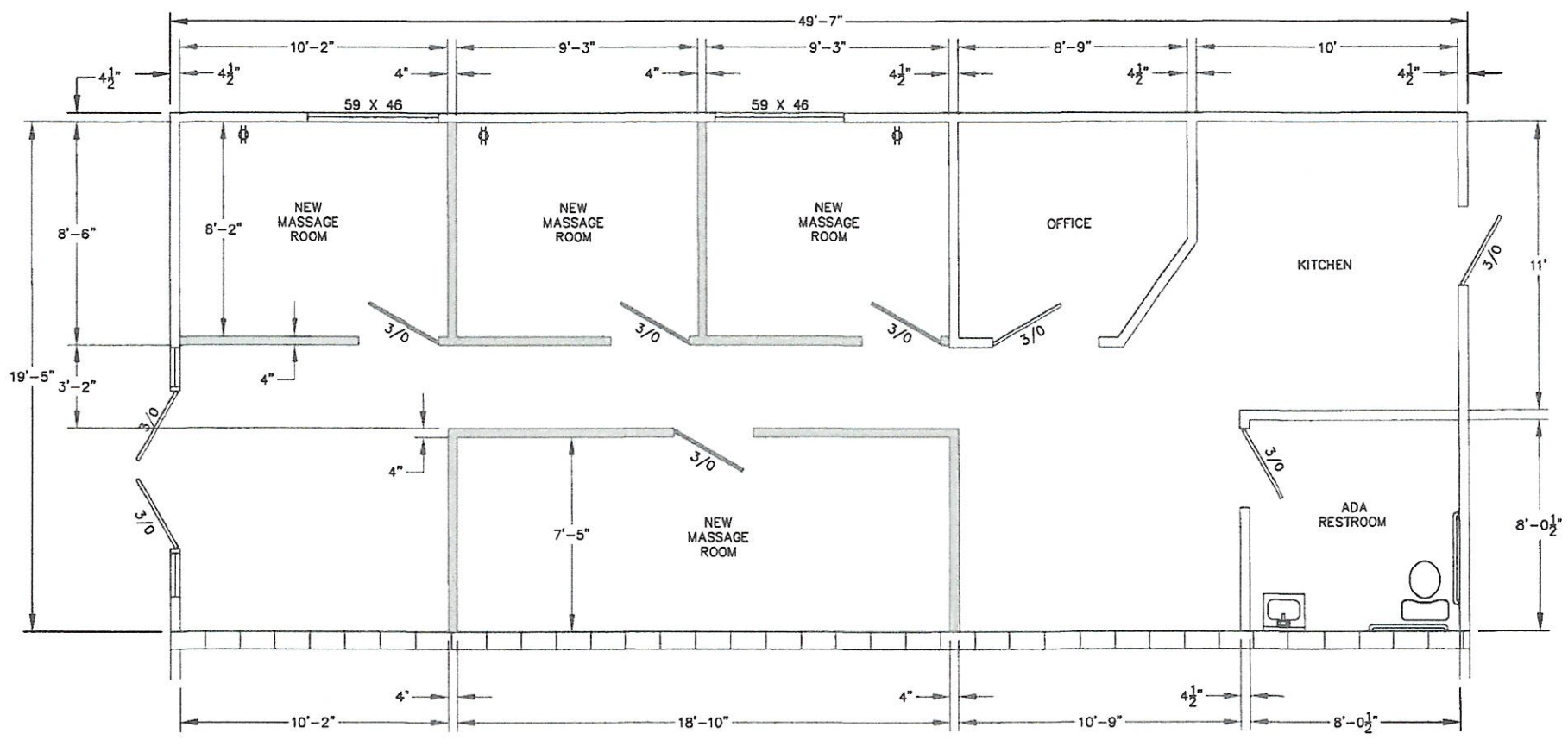
March 2024

Sheet 1 of 3

| REVISIONS | |
|-----------|-----------|
| 1 | 3/24/2024 |
| | |
| | |
| | |

Lucky Flower Massage
 965 Hwy 99, Suite #123
 Corning, CA 96021

PROPOSED FLOOR PLAN



- NOTES:
 1. ALL NEW HARDWARE MUST BE ADA COMPLAINT.
 2. NO NEW ELECTRICAL.

1
2
PROPOSED FLOOR PLAN

Scale: 1/4" = 1'



Drawn By:
 Bill Mendonhall
 16148 Shank Hollow Rd
 Red Bluff, CA 96080

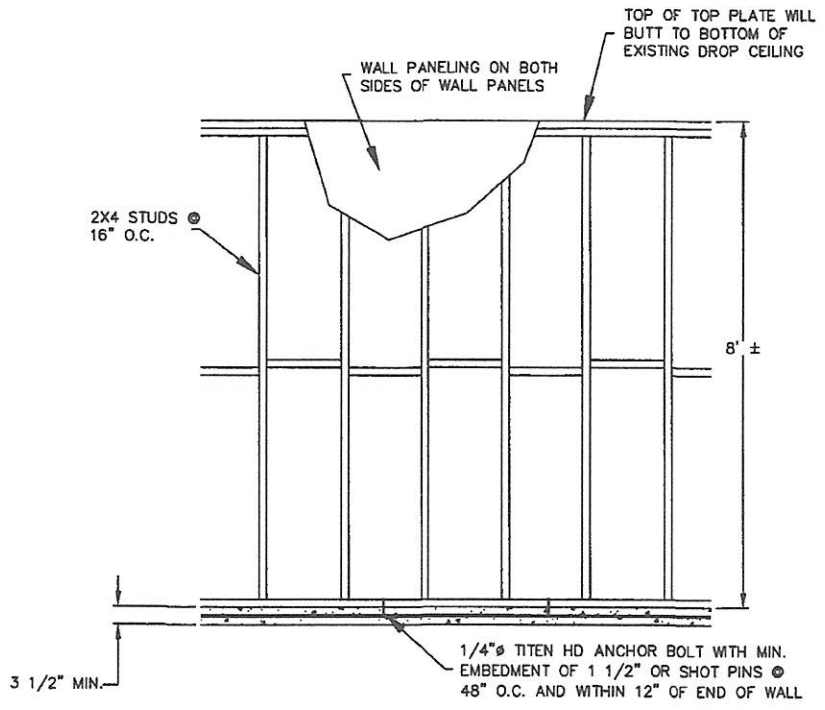
March 2024

Sheet 2 of 3

| REVISIONS | |
|-----------|-----------|
| 1 | 3/24/2024 |
| | |
| | |
| | |
| | |

Lucky Flower Massage
 965 Hwy 99, Suite #123
 Corning, CA 96021

DETAILS



TYPICAL INTERIOR WALL PANEL
 TO CONCRETE SLAB

1
3

Scale: 1/2" = 1'



Drawn By:
 Bill Mendenhall
 14148 Shunk Hollow Rd
 Red Bluff, CA 96080

March 2024

Sheet 3 of 3

ITEM NO: F-6
L & T TOWING HAS APPLIED TO INSTALL A
10 FOOT ELECTRIFIED FENCE AROUND
THE PERIMETER OF THE TOW YARD,
LOCATED ON THE EAST SIDE OF HWY.
99W. APPROXIMATELY 1,300 FEET NORTH
OF THE HWY 99W. / SOUTH AVE.
INTERSECTION. APN: 87-050-05
ADDRESS: 2791 HWY 99W.

APRIL 16, 2024

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: CHRISTINA MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER

PROJECT DESCRIPTION:

Amarok LLC has applied, on L & T Towing's behalf to install a 10-foot electrified fence along the perimeter of L & T Towing property. The site is located along the east side of Hwy 99W approximately 1,300 feet north of the Hwy 99W / South Ave. intersection. APN: 87-050-05 Address: 2791 Hwy 99W.

DISCUSSION:

On March 18, 2008, the Corning Planning Commission approved Use Permit 2008-249 permitting the establishment of a landscape and rock yard in an M-1-CDDZ Zoning District. The landscape yard is no longer operating at this location and in April of 2017, L & T Towing applied to amend the Use Permit to allow the establishment of a tow business to replace the landscape yard. Use Permit 2008-249 was issued on April 28, 2017. In the Planning Department's continuing effort of cleaning up the use permit file, staff is requesting to revoke the prior use permits and issue a new use with this project.

City Code 17.50.150 (C) States the Corning Technical Advisory Committee (TAC) may authorize the height exception. Corning City Code requires fencing to be 6-feet in height.

C. Exceptions to the height restrictions may be authorized by TAC where:

- 1. The obstruction is justified because of noise, glare or other problems generated by the use of an adjacent roadway or other outside influence; and***
- 2. The obstruction does not interfere with parking or driveway areas; and***
- 3. Sight distance at street corners, alleys and driveways is appropriate as determined by the public works department; and***

4. When increasing the height of a front yard fence, a lot owner prominently displays the street numbers of the parcel, if one is assigned, in a place and of a size agreed to by the public works director.

On April 1, 2024, the Planning department passed the project to the Technical Advisory Committee (TAC) and received it back with no comments, so the height exception is to be allowed. Within the same Code chapter under section D the following is stated.

D. Fences within the city may be constructed of barbed wire or may incorporate spikes or electrical charges only when:

1. A use permit is issued, based upon compatibility with this section and chapter, and which the planning commission may condition to require appropriate warning signs upon said fence; and

2. Such material may not, under any circumstances, be used within three feet of any public right-of-way; and

3. The lot involved may legally keep nondomestic animals; or

4. The planning commission finds that extraordinary circumstances apply that require the use of such a fence, and the circumstances apply almost exclusively to the applicant property.

The Planning department has had a discussion with the property/business owner (Zack Thornton) and his reasoning for wanting this type of fence is to keep unauthorized persons from entering his property and stealing his belongings. Zack has tried several other ways to keep unauthorized persons out without success.

GENERAL PLAN LAND USE DESIGNATION

Hwy99W - Highway 99W Corridor Specific Plan. The Highway 99W Corridor Specific Plan is intended to provide a more detailed examination of the planning issues in the corridor than could be achieved in the City's General Plan. The purpose of the Specific Plan is to provide a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W corridor.

ZONING

M-1 –CBDZ, Light Industrial District – Corning Business Development Zone. The M-1 District allows commercial retail uses as allowed in C-1, C-2 and C-3 upon the securing of a conditional use permit. The C-1, C-2, and C-3 Zoning Districts as well as the M-1 District allow a wide variety of commercial and light industrial uses but none of them specifically designate a towing business as a permitted use outright. The C-3 District does permit the Planning Commission to permit uses that are of similar character to a

list of permitted uses one of which is, “Commercial repair garages, and incidental service uses”.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

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

This project will allow the establishment of a towing business on a site previously used for the retail sale of landscape rock and concrete. Reuse of the site for commercial purposes, that are less intense than previous commercial use, is considered a negligible expansion of commercial use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

CONSISTENCY WITH GENERAL PLAN

LAND USE ELEMENT:

The site was designated Commercial as shown on the Current Land Use Map for the Highway 99W Specific Plan area. Development of commercial use in an existing building at this location is consistent with the Land Use Policies of the Corning General Plan and the Hwy. 99W Corridor Specific Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Approving Use Permit 2024-325:

Factual Subfinding #1

The site where L&T Towing is proposing to establish a 10-foot-high electrified fence has previously been used for the towing business. It is also located in an area established with a variety of commercial uses.

Legal Finding #1

The proposed Use Permit 2024-325, permitting the 10-foot-high electrified fence in addition to the 6-foot chain link fence is a negligible change of previous commercial and retail businesses and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The site where L&T Towing is proposing to establish a 10-foot-high electrified fence is located on a parcel that is zoned M-1 - CBDZ, Light Industrial District - Corning Business Development Zone.

Legal Finding #2

The proposed 10-foot-high electrified fence around a towing business will provide a secure yard for the storage/service use to trucks and vehicles traveling in the Corning area and determined to be a permitted use in an M-1 -CBDZ Zoning District pursuant to the granting of a conditional Use Permit by the Planning Commission.

Factual Subfinding #3

The site where L&T Towing will establish a 10-foot-high electrified fence fronts along Hwy 99W is over 1 acre in size and has no topographical features that would prohibit use of the entire parcel.

Legal Finding #3

The parcel proposed for establishment of a 10-foot-high electrified fence is adequate in size, shape, and topography.

Factual Subfinding #4

The parcel has frontage and direct access to Highway 99W.

Legal Finding #4

The site has sufficient access to Hwy 99W that is constructed with adequate width, pavement and capacity for the proposed use.

ACTION

MOVE TO ADOPT THE FOUR (4) FACTUAL SUBFINDINGS AND LEGAL FINDINGS AND APPROVE AN AMENDMENT TO USE PERMIT 2024-325 SUBJECT TO THE 9 CONDITIONS (PREVIOUS CONDITIONS FROM USE PERMIT 2008-249) OF APPROVAL AS RECOMMENDED BY STAFF, NEW 2 CONDITIONS ADDED DUE TO THE NEW USE AND REVOKE USE PERMIT 2008-249.

OR:

ADOPT FINDINGS AND DENY USE PERMIT 2024-325.

**STAFF RECOMMENDS THE FOLLOWING
CONDITIONS OF APPROVAL
FOR THE USE PERMIT 2024-325**

CONDITION #1 – HANDICAPPED PARKING:

Prior to opening the business to the public the applicant must designate and appropriately mark, as approved by the Building Official, a handicapped parking space.

CONDITION #2 SIGN REGULATIONS:

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

CONDITION #3 LANDSCAPE SCREENING: Prior to the issuance of a Certificate of Occupancy for the towing business a landscape plan that provides screening around the area where towed vehicles will be stored on site must be submitted and approved by City staff.

CONDITION #4 LANDSCAPE INSTALLATION AND MAINTENANCE: Landscaping of the site must be completed and installed with an automatic irrigation system within two (2) months of when the City issues a Business License and Certificate of Occupancy for the towing business. All landscaping must be permanently maintained in an appropriate manner in order to screen the stored vehicles from neighboring parcels.

CONDITION #5: No dismantling of stored vehicles is permitted at this location.

CONDITION #6: No stacking of stored vehicles is permitted.

CONDITION #7 SPECIFIC PLAN DESIGN GUIDELINES: Future site improvements, including any structures, shall comply with the Highway 99W Corridor Specific Plan Design Guidelines and approved by staff prior whether a building permit is required or not.

CONDITION #8 DEFERRED IMPROVEMENT AGREEMENT: The property owner shall enter into a Deferred Improvement Agreement for the half width improvements to Highway 99W to City standards.

CONDITION #9 TIN FENCING: No tin or metal fencing will be permitted on the site.

NEW CONDITIONS

CONDITION #1 ELECTRIFIED MATERIAL: May not, under any circumstances, be used within three (3) feet of any public right-of-way.

CONDITION #2 VARIANCE: A variance to vary from the undesired fencing listed in the Highway 99W Specific Plan.

**City of Corning
Technical Advisory Committee Project Cover Sheet**

To: Technical Advisory Committee

_____ Eli Stanley-Public Works Director
_____ Tom Tomlinson-Fire Chief
_____ Craig Bassett-Police Chief
_____ Brant Mesker-City Manager
_____ Robin Kampmann, City Engineer
_____ Kale Graham- Building Official

From: Christina Meeds, Planning Dept.

Re: Project Type: **New Fencing around L & T Towing**

Project Description:

Amarok Ultimate Perimeter Security has submitted plans and an application on behalf of Zack Thorton, owner of L & T Towing, purposing a 10-foot-high electrified fencing (7000 volts)

I spoke with Zack and the reasoning behind this project is to keep unauthorized persons out of the tow yard and stealing from the business.

City Code 17.50.150 (C) States the Corning Technical Advisory Committee (TAC) may authorize the height exception. Corning City Code requires fencing to be 6-feet in height.

C.

Exceptions to the height restrictions may be authorized by TAC where:

- 1. The obstruction is justified because of noise, glare or other problems generated by the use of an adjacent roadway or other outside influence; and***
- 2. The obstruction does not interfere with parking or driveway areas; and***
- 3. Sight distance at street corners, alleys and driveways is appropriate as determined by the public works department; and***
- 4. When increasing the height of a front yard fence, a lot owner prominently displays the street numbers of the parcel, if one is assigned, in a place and of a size agreed to by the public works director.***

**City of Corning
Technical Advisory Committee Project Comments**

Planning Comments:

1. Will require an amendment to the current Conditional Use Permit and a variance for the electrified fencing, approved by the Planning Commission

Building Comments:

No Comments

Engineer Comments:

No Comments

Public Works Comments:

No Comments

Fire Dept. Comments:

No Comments

Police Dept. Comments:

No Comments

City Manager Comments:

No Comments

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Corning
794 Third St
Corning CA 96021

County Clerk
County of: Tehama
833 Washington St
Red Bluff CA 96080

(Address)

Project Title: Use Permit 2024-325 L & T Towing - 10 foot electric fence

Project Applicant: City of Corning

Project Location - Specific:
2791 Highway 99W, Corning, CA 96021

Project Location - City: Corning Project Location - County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:

L & T Towing are requesting to install a 10 foot high electrified fencing for security purposes.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301. EXISTING FACILITIES.
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

Lead Agency
Contact Person: Christina Meeds Area Code/Telephone/Extension: 530-824-7036

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? • Yes No

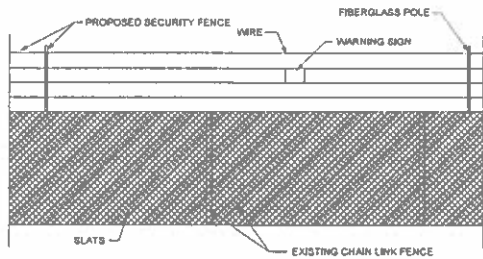
Signature: Christina Meeds Date: 04/01/24 Title: Planner II

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

SCH# 20241040059



NOTE: ANY OPENING IN THE PERIMETER FENCE LESS THAN OR EQUAL TO 3-INCHES SHALL REQUIRE A MINIMUM 12-INCH SETBACK FROM THE ELECTRIC FENCE. (CHAIN LINK OPENING IS LESS THAN 3-INCHES. STANDARD 2-INCH OPENING)

LOCATIONS FOR STEEL POLE NOT TO EXCEED 300' MAX SPACING PER CALCULATIONS AND NOTES THIS SHEET

NOTES

POLE LOCATIONS
STEEL POLES, TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S), SPACED NO FURTHER THAN 300' & EVERY 90' (OR GREATER) TURN IN FENCE LINE. FIBERGLASS/INTERMEDIATE POLES, TO BE LOCATED APPROXIMATELY EVERY 30'

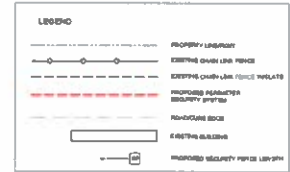
DISCLAIMER
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

NO LANDSCAPING SHALL BE REMOVED WITHIN THE SCOPE OF THE PROJECT. IF THE CONTRACTOR BELIEVES LANDSCAPING MUST BE REMOVED PRIOR TO INSTALLATION OF THE SECURITY FENCING, THE CONTRACTOR MUST COORDINATE WITH THE CITY OF BAKERSFIELD PLANNING DEPARTMENT PRIOR TO REMOVAL, IN COMPLIANCE WITH S.M.C. SECTION 17.81.040. FAILURE TO MAINTAIN LANDSCAPING AND/OR IRRIGATION SYSTEMS AS PROVIDED IN THE PROJECT'S APPROVED LANDSCAPE PLAN SHALL RESULT IN THE ISSUANCE OF A CITATION AND, IF NOT ABATED, MAY INCLUDE CIVIL PENALTIES.

PROPERTY OWNER
THORNTON ZACKARY R
459 N COLUSA ST.
WILLOWS CA 95888

PROJECT DATA
APN: 087-050-005-000
ZONING: M-1
ACRES: 1.10

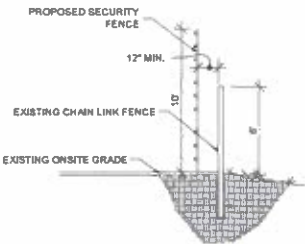
SITE PLAN REQUEST TO AUTHORIZE A SECURITY SYSTEM FOR:
L & T TOWING
2791 99W,
CORNING, CA 96201



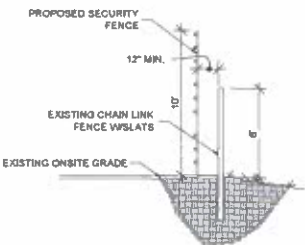
PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS.
PROPOSED LOCATION OF KNOX DEVICE ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS.



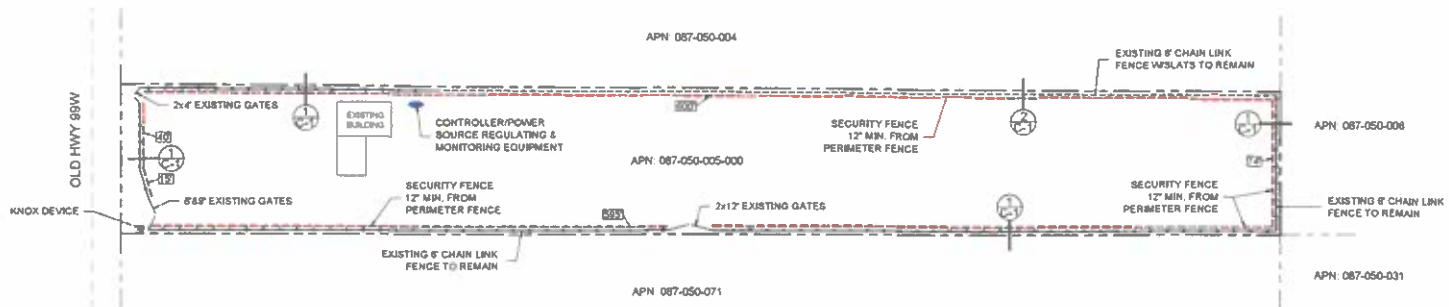
EXISTING CHAIN LINK FENCE W/SLATS ELEVATION
NOTE:



1 PERIMETER FENCE SECTION
NOTE



2 PERIMETER FENCE SECTION
NOTE



SITE PLAN
SCALE: 1" = 30'
0 30' 60'

DATE / DESCRIPTION

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



AMAROK
ULTIMATE PERIMETER SECURITY
550 Assembly Street, 6th Floor Columbia, SC 29201 PH: 853-386-6333

PROJECT
L & T TOWING
2791 99W,
CORNING, CA 96201

SHEET TITLE: SITE PLAN

APPLICANT: AMAROK
550 Assembly St 6th Fl
Columbia, SC 29201
853-386-6333

ENGINEER: FION OCHOA/ENR PL-CE
121 Nitty Hawk Drive
Northridge, CA 91329
818-942-9188

DATE: 03/28/2024
SCALE: SEE PLAN

SHEET
C-1
1 of 3



AMAROK
 ULTIMATE PERIMETER SECURITY
 550 Assembly Street, 5th Floor, Columbia, SC 29201 PH: 803-766-0333

L & T TOWING
 2791 99th,
 CORNING, CA 96201

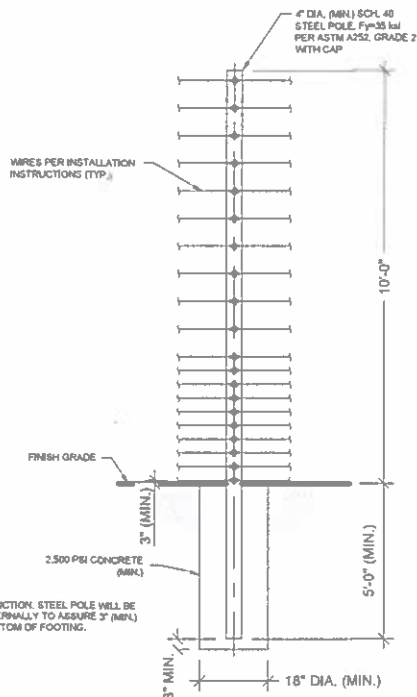
PROJECT: _____
 SHEET TITLE: TYPICAL DETAILS

DESIGNED BY: AMAROK
 100 UNIVERSITY ST STE F1
 COLUMBIA, SC 29201
 803-766-0333

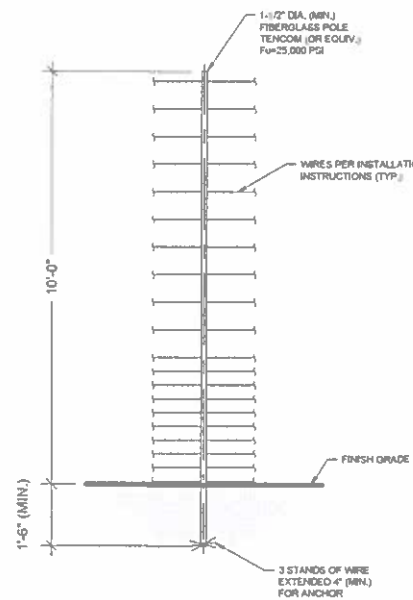
DESIGNED FOR: PERIMETER PLLC
 131 00TH HIGH DRIVE
 CHARLOTTE, NC 27909
 919-824-1488

DATE: 02/28/2024
 SCALE: SEE PLAN

SHEET
C-2
 2 of 3



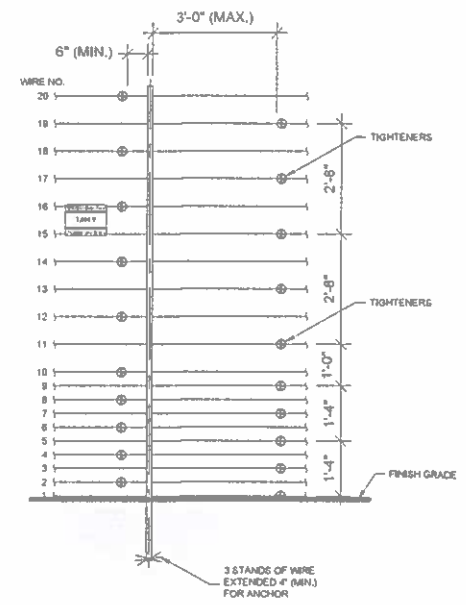
STEEL POLE DETAIL
 SCALE: NONE (STRUCTURAL)



FIBERGLASS POLE DETAIL
 SCALE: NONE (NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

RAPID TIGHTENERS
 RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION BETWEEN 6 INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.
 THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.
 WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

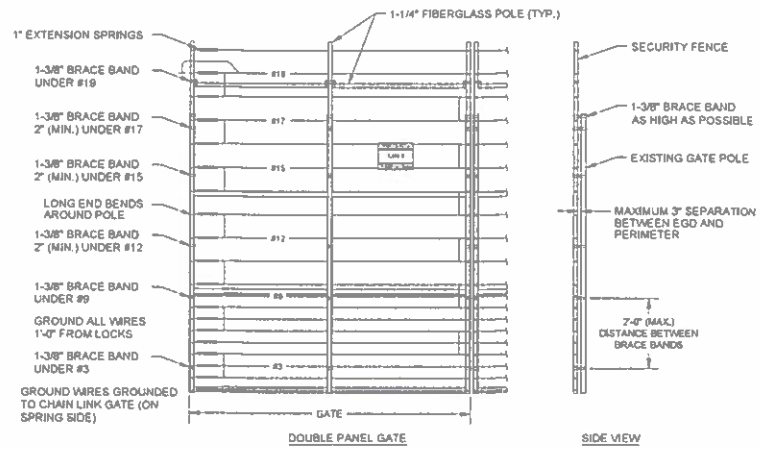
WARNING SIGNS
 WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.
 ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.
 IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



WIRE CONNECTIONS
 SCALE: NONE (FIBERGLASS POLE)

GATE DETAIL NOTES:

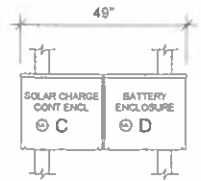
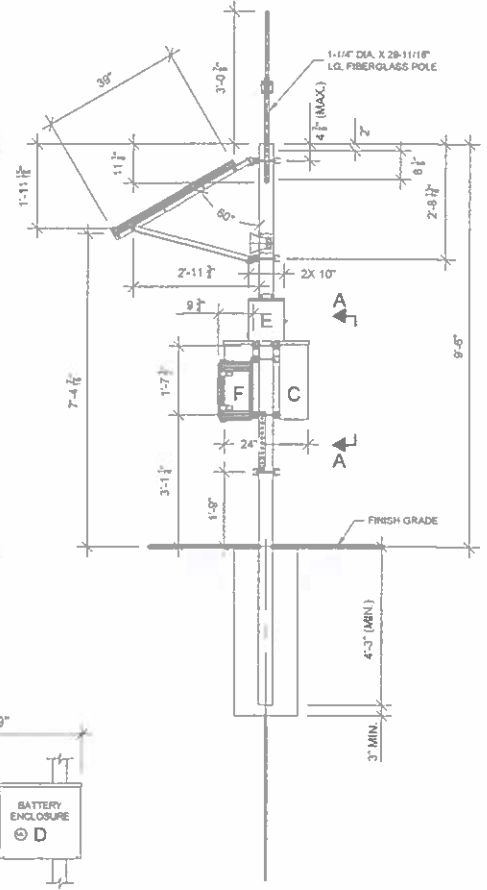
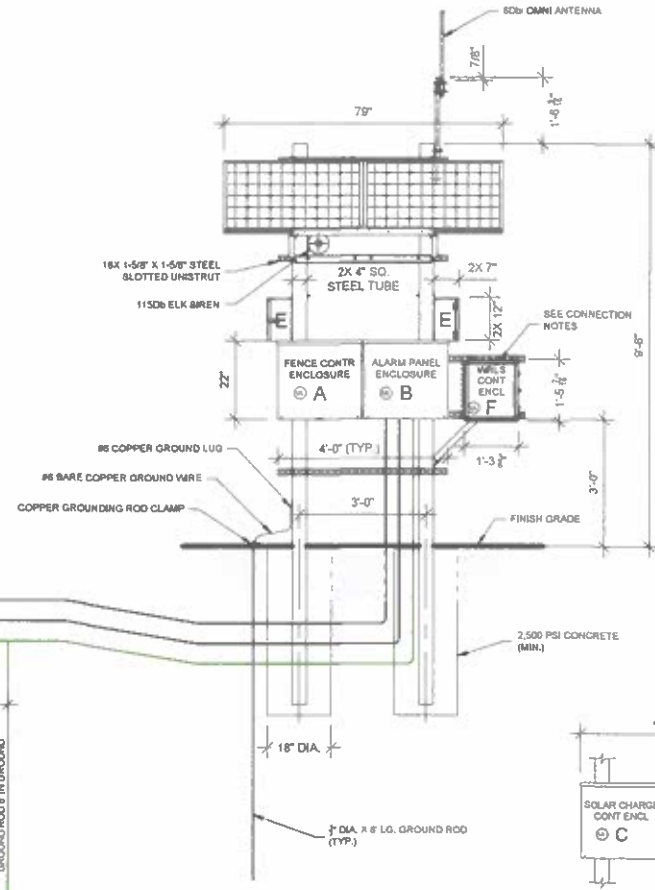
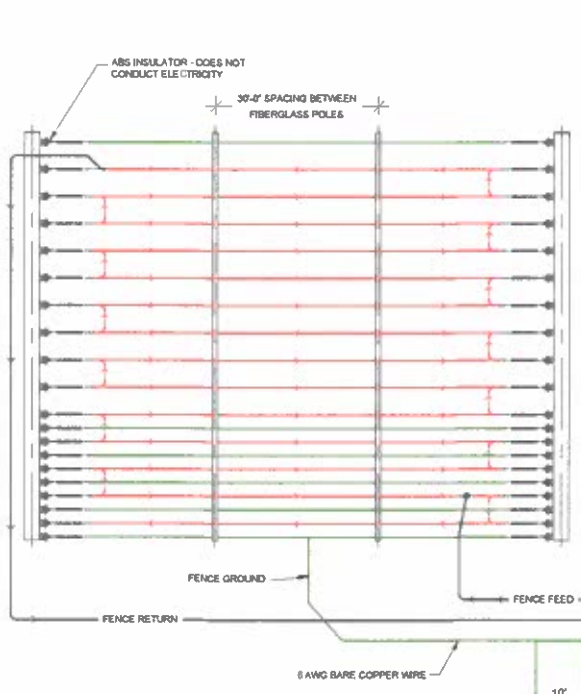
- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #6, 2\"/>



GATE DETAIL
 SCALE: NONE



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER
 EXAMPLE WARNING SIGN @ 9"x12"



FRONT ELEVATION

VIEW A-A
(KEYPAD/WIRELESS CONTROLLER ENCLOSURES REMOVED FOR CLARITY)

RIGHT SIDE ELEVATION

GENERAL NOTE:

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DETAILION.

CONNECTION NOTES:

- A. FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "A" / ALARM PANEL ENCLOSURE USING THE APB WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 23 LBS. (MAX.)
- B. ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "B" / FENCE CONTROLLER ENCLOSURE USING THE APB WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.)
- C. SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR BATTERY AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY "D" / BATTERY ENCLOSURE. ENCLOSURE WEIGHT 25 LBS. (MAX.)
- D. BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THIN WIRE. ENCLOSURE WEIGHT 145 LBS. (MAX.)
- E. KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "B" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.)
- F. WIRELESS CONTROLLER ENCLOSURE - HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "A" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR / 14G THIN WIRE. ENCLOSURE WEIGHT 21 LBS. (MAX.)

NOTES:
MOUNT 4 SILVER BOXES TO A PAIR OF 1/2" DIA. X 10 GA. ID. 13" WALL THICKNESS ASTM A500 GRADE B OR C 35 KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.

| DESCRIPTION | WEIGHT (LBS.) |
|-----------------------|---------------|
| SOLAR PANELS | 61.6 |
| SOLAR PANEL MFG. KIT | 27.0 |
| UNISTRUT | 100.8 |
| OMNI ANTENNA ASSEMBLY | 3.50 |
| SIREN | 1.5 |

| ELECTRONICS ARMATURE | |
|----------------------|----------------------|
| LOCATION | DESCRIPTIVE NAME |
| MAIN GATE | HEAD-END ELECTRONICS |

Why Are AMAROK Electric Security Fences Safe?

Mark W. Kroll, PhD, FACC, FHRS

24 July 2020

Electric security fences, that satisfy US and International regulations, are safe for human beings. These regulations have developed from over 100 years of experience and scientific testing.^{1,2} The pulses are extremely short and thus the brief, high current is not able to affect the heart (electrocute). The best analogy is to a strong static shock which can be painful but has never injured anyone. Strong static shocks can damage electronics — which responds almost instantly — but the human body is not harmed by such brief shocks. A strong static shock can have a peak current of 30 A (amperes) but is too short to be dangerous.³ Note that this is over 2x (twice) the peak current of an electric security fence.^{4,5} The peak current is irrelevant to safety for short shocks.⁶



Question 1:

I saw on the internet that 0.1 amperes (100 mA) is dangerous and that electric fences can have a peak current of over 10 A. Is that dangerous?

Answer: No. An AC current of over 0.1 A can be dangerous to humans but only if the shock lasts about 1 second or more.⁷ The AMAROK security fence pulse only lasts about 0.0001 seconds, so it is 10,000 times shorter than a danger shock.⁴

Question 2:

But still, that 10 amperes is 100 times as strong as the 100 mA danger level!

Answer: It is misleading to compare a peak current with an average current. Since the AMAROK security fence pulses only occur every 1.3 seconds, the average current is only 0.46 mA. Thus, the average current of an electric fence is 200 times less than the danger level. We rate AC currents by RMS (root-mean-square) which functions as an average.

Question 3:

How about wet conditions? How about children and wildlife?

Answer: The US and International Electric Fence Safety Standards assume a worst-case scenario of a barefoot child contacting the fence while standing on wet ground.^{8,9} Historical cases of tragic pediatric fatalities involved continuous AC (alternating current), and not the modern short DC (direct current) pulses satisfying today's safety standards.^{2,10} The same is true for wildlife.¹¹

Question 4:

What if the person has a pacemaker?

Answer: For technical reasons, this does not present a risk. The cardiology literature warns of various dangers for pacemaker patients; the electric fence is not included as a danger.¹²

References:

1. Dalziel CF. Electric fences—their hazards, types, regulations, and safe application. *Transactions of the American Institute of Electrical Engineers*. 1950;69(1):8-15.
2. Whittaker. Electric shock as it pertains to the electric fence. *Underwriter's Laboratories Bulletin of Research*. 1939;14:1-56.
3. International Electrotechnical Commission. Electromagnetic compatibility (EMC) - Part 4-2: Testing and measurement techniques - Electrostatic discharge immunity test. Vol IEC 61000-4-2: IEC.
4. Kroll M, Perkins P, Pratt H, Stuart E, Bury J, Panescu D. Safety of a High-Efficiency Electrical Fence Energizer. *Conf Proc IEEE Eng Med Biol Soc*. 2020;41:in press.
5. Kroll MW, Perkins PE, Panescu D. Electric fence standards comport with human data and AC limits. *Conf Proc IEEE Eng Med Biol Soc*. 2015;2015:1343-1348.
6. Kroll MW, Panescu D, Hirtler R, Koch M, Andrews CJ. Dosimetry for Ventricular Fibrillation Risk with Short Electrical Pulses: History and Future. *Conf Proc IEEE Eng Med Biol Soc*. 2019;41:1788-1794.
7. Ferris LP, King BG, Spence PW, Williams HB. Effect of electric shock on the heart. *Electrical Engineering*. 1936;55(5):498-515.
8. IEC. Household and similar electrical appliances – Safety – IEC 60335-2-76: Particular requirements for electric fence energizers. *International Electrotechnical Commission*. 2006.
9. Underwriters Laboratories. UL 69: Electric fence controllers. 2003.
10. Oregon's first death from an electric fence. *International Association of Electrical Inspectors News Bulletin*. 1940;12.
11. McAtee W. The electric fence in wildlife management. *The Journal of Wildlife Management*. 1939;3(1):1-13.
12. Santini L, Forleo GB, Santini M. Implantable devices in the electromagnetic environment. *Journal of Arrhythmia*. 2013;29(6):325-333.

Safety of a High-Efficiency Electrical Fence Energizer

Mark W. Kroll, PhD, *FIEEE*; Peter E. Perkins, MSEE, *LFIEEE*; Hugh Pratt, PhD; Edward Stuart, *Member IEEE*; J. Bury, *Member IEEE*; Dorin Panescu, PhD, *FIEEE*

Introduction: Our primary goal was to evaluate the performance of a new high-efficiency electric fence energizer unit using resistive load changes. Our secondary goal was to test for compliance with the classical energy limits and the newer charge-based limits for output.

Methods: We tested 4 units each of the Nemtek Druid energizer with 2 channels each. We used a wide load-resistance range to cover the worst-case scenario of a barefoot child making a chest contact (400 Ω) up to an adult merely touching the fence (2 k Ω).

Results: The energy output was quite consistent between the 8 sources. Even at the lowest resistance, 400 Ω , the outputs were well below the IEC 60335-2-76 limit of 5 J/pulse. The charge delivered was also quite consistent. Even at the lowest resistance, 400 Ω , the outputs ($679 \pm 23 \mu\text{C}$) were well below the proposed limits of 4 mC for short pulses.

Conclusions: The high-efficiency electric fence energizers satisfied all relevant safety limits. Charge, energy, voltage, and current outputs are consistent between channels and distinct units.

INTRODUCTION

Electric fence technology allows for economical and safe control of animals and humans as opposed to barbed or concertina wire which can cause injury. They use a painful brief shock intended to be well below the threshold for VF (ventricular fibrillation) and thus unable to electrocute a human being.[1] The traditional EFE (electric fence energizer) charged a capacitor and then dumped the capacitor energy into the primary of a transformer.[2] The secondary of the transformer then delivered its output to the electric fence wires. Such open-loop systems are affected by arcing (to vegetation or between wires) which can significantly reduce the charge delivered to the fence. Simply increasing the output is unacceptable due to safety concerns and there have been pediatric fatalities due to noncompliant fences.[3, 4] There are US and international safety standards governing EFEs.[5-7]

The traditional EFE output stages are not optimally efficient — in terms of energy and materials — due to the energy-material tradeoffs in the large capacitor and transformer output stage. The tested design (shown in Figure 1) uses diode current-steering to significantly reduce the size of the capacitor and transformer. The 30 μF energy-storage capacitor and the 16 μH series inductor give a resonant frequency of ~ 7 kHz or a period of $\sim 60 \mu\text{s}$. This is significantly underdamped as there is minimal resistance in the circuit (300 m Ω from PC board tracings). A 2nd higher-frequency resonant circuit is formed by the inductor and the 12 μF capacitor; this causes the 2nd peak superimposed onto the main discharge curve. The

diode across the transformer primary eliminates the longer low-amplitude reverse flow of current through the transformer and so keeps the output pulse shorter in duration as well as eliminating useless energy delivery cancelling charge from the main discharge pulse. See Figure 2. Since many present EFE standards still include the 5 J/pulse energy limit, reducing the delivered energy is important for regulatory reasons. This design is able to use smaller and lighter inductors and capacitors without having the charge cancellation that would be otherwise seen. Due to the classical misunderstanding that energy causes sensation, this monopolarity feature was often not appreciated in the past.[8, 9] While charge stimulates, energy is what makes burns, and thus a higher energy is useful for ablating vegetation shorts on an electric fence.

The design objective is to deliver ≥ 0.2 mC of charge as that is known to be disagreeable to adult humans.[8, 10-13] Another key objective is to keep the output energy < 2.5 J so that a 2-channel unit would still satisfy the 5 J total output allowed by international safety standards.[6]

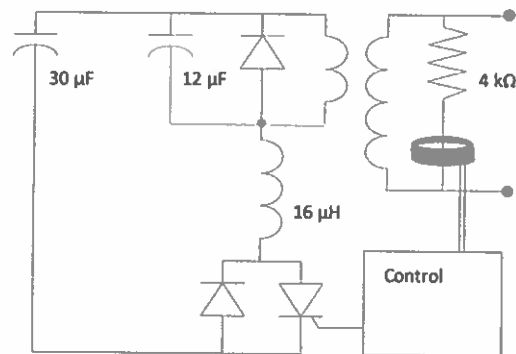


Figure 1. Output stage of tested energizer.

Feedback control also allows for significant energy efficiency gains. The design of a closed-loop EFE is non-trivial due to the load nonlinearities, transformer saturation, and the isolation of the high-voltages. The output load has capacitance, inductance, and transmission-line characteristics making modeling somewhat complex.[14, 15] With line distances > 1 km the input impedance of a linear electric fence approaches that of free space (377 Ω) with a reflected impedance near 0 Ω . In addition, arcing to vegetation introduces nonlinearities while

¹ M. W. Kroll is an Adjunct Professor of Biomedical Engineering at the University of Minnesota, Minneapolis, MN (e-mail: mark@kroll.name). Dr. Kroll is a consultant to Amarok. P. Perkins is an independent consultant. peperkinspe@cs.com Hugh Pratt, PhD, is Secretary of CPLSO

Edward Stuart (estuart@amarok.com) and J Bury (jbury@amarok.com) are employees of Amarok. D. Panescu is Chief Technical Officer, Vice President R&D, HeartBeam, Inc (e-mail: panescu_d@yahoo.com).

arcing to ground (or to a return wire) can introduce negative dynamic resistance which makes traditional feedback control impossible.

We evaluated the performance of the Nemtek Druid™ units with APT (Adaptive Power Technology) whose loaded waveforms are given in Figure 2. Upon initialization, it charges the output capacitors to a level that are expected to approximately generate a 4 kV pulse after passing thru a pulse transformer. The actual voltage output is then measured, and this is used to calibrate the system and then the following pulses are delivered with peak voltages of 8.5-9.5 kV for a largely open circuit. In case of arcing, the voltage waveform is distorted from that seen in Figure 2 and the system recognizes this and reduces the peak voltage until the arcing ceases. This feature was not tested in our study.

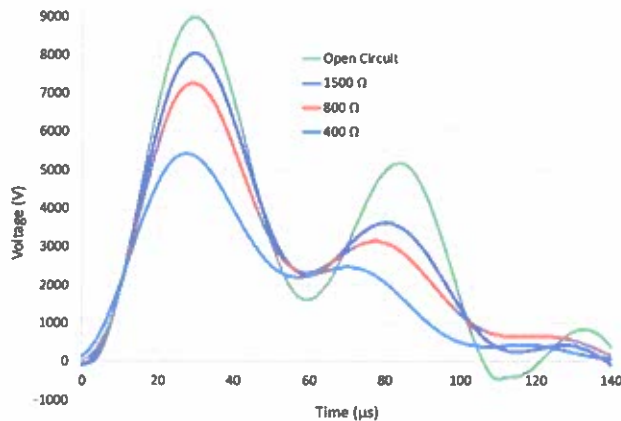


Figure 2. Typical output voltage waveforms for various loads

For a closed-loop design a feedback signal from the energizer's output terminals is required. Although a simple resistor voltage-divider network can provide an accurate feedback signal, this is not practical due to isolation specifications which are required by the electric fence safety standards. The units tested sampled the output voltage by running it thru a high-voltage non-inductive 4 kΩ resistor. The current thru the resistor was, in turn, sampled by a current transformer (black ring in Figure 1) to provide isolated feedback to the control circuitry.

Present EFE safety standards are based on a 5-joule energy limit per pulse. However, since energy heats while charge stimulates, newer safety standards, for general applications, are now being based on the delivered charge.[16] For example, the proposed level for "low risk of fibrillation" is 4 mC. The charge is more dependent on the load resistance and thus we sought to evaluate this technology vs. the newer charge limits. We used a wide load-resistance range to cover the worst-case scenario of a barefoot child making a chest contact (400 Ω) up to an adult merely touching the fence (2 kΩ).[17]

Our primary goal was to evaluate the performance of the new high-efficiency feedback-controlled EFE units with load changes. Our secondary goal was to test for compliance with the classical energy limits and the newer charge-based limits for output.

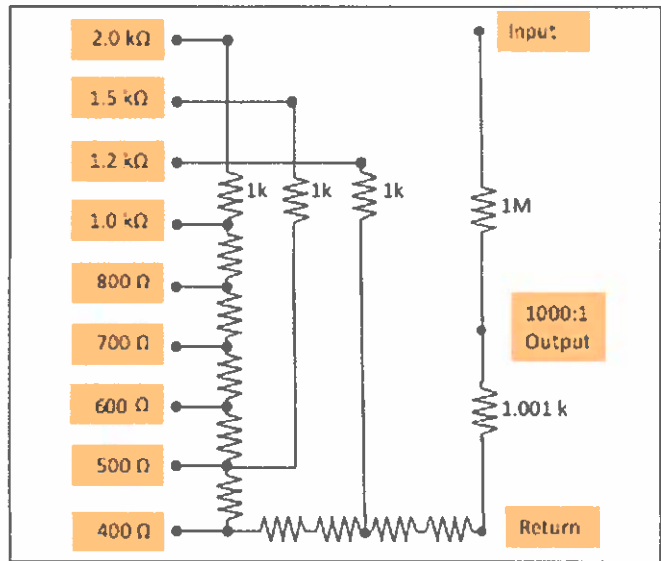


Figure 3. Voltage divider and load resistors. Unlabeled resistors are 100 Ω.

METHODS

We constructed a 1000:1 voltage divider using a 1 MΩ high-voltage low inductance Ohmite (Warrenville, Ohio, USA) MOX-3N resistor with a 30 kV pulse rating in series with 1001 Ω. The load resistance was selectable over 400, 500, 600, 700, 800, 1k, 1.2k, 1.5k, and 2 kΩ by use of the schematic shown in Figure 3. The load resistances were made up from Ohmite model OY series 100 Ω and 1 kΩ noninductive ceramic resistors rated for 20 kV and 70 J of capacitive discharge. Series trimming was done with smaller-value carbon resistors. The open circuit voltage was measured by removing the jumper going to a load resistor. Since the tested EFEs all had a 4 kΩ output resistor, the output-stage transformer was never truly operating into an open-circuit load.

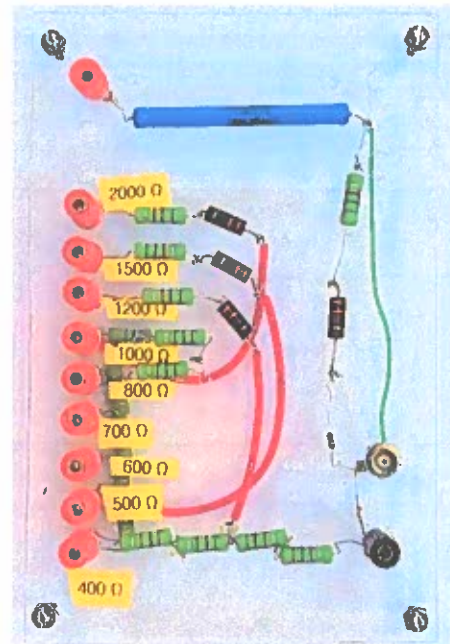


Figure 4. Voltage divider and load resistors.

All resistance values were verified to be within 1% with a Flexzion VC8145 5-digit meter which was in turn calibrated to a Vishay (0.1% 500 Ω precision resistor.) Voltage values were recorded by a calibrated Siglent SDS1202X digital storage oscilloscope sampling at 1 ns intervals.

A total of 4 Nemtek Druid™ EFE units were tested. Since each unit has 2 individual outputs, there were 8 sources tested in total. E.g. 1030/1. For determination of the peak voltage and current, the instantaneous voltages were boxcar averaged over 200 samples (200 ns duration) to reduce noise artifact.

RESULTS

The energy per pulse output was quite consistent between the 8 sources as shown in Figure 5. Even at the lowest resistance, 400 Ω , the outputs were well below the IEC 60335-2-76-limit of 5 J/pulse. At the standard test load of 500 Ω , the output was 2.23 ± 0.05 J and thus far from the 2.5 J limit ($p < 0.001$).

There is a consistent transition seen between 1 k Ω and 1.2 k Ω as the system shifts from open loop to feedback control. For loads ≤ 1.1 k Ω , the output voltage is limited passively by the maximum energy in the main storage capacitor.

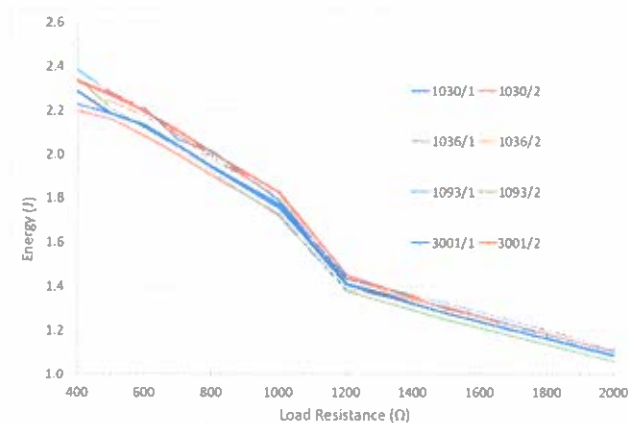


Figure 5 Energy per pulse as function of load resistance.

The charge delivered was quite consistent between the 8 sources as shown in Figure 6. Even at the lowest resistance, 400 Ω , the outputs were well below the proposed new limits of 4 mC/pulse.[16] At the standard test load of 500 Ω , the output was 0.60 ± 0.03 mC.

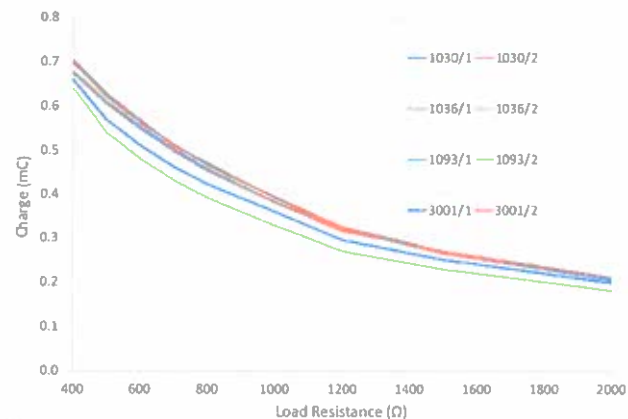


Figure 6 Charge per pulse as function of load resistance.

The peak voltage delivered was also quite consistent between the 8 sources as shown in Figure 5. None exceeded the specified 9.7 kV maximum even with an open circuit. Again, there is a consistent control transition seen between 1 k Ω and 1.2 k Ω as control shifts from passive to active feedback. The feedback adjustment converged very rapidly and appeared to settle typically within a single 2nd pulse after a load change.

Linear regression modeling found that the peak voltage was roughly modeled as an internal 9154 ± 58 V source in series with a 224 ± 54 Ω equivalent series resistance. At the standard test load of 500 Ω , the output was 5999 ± 79 V.

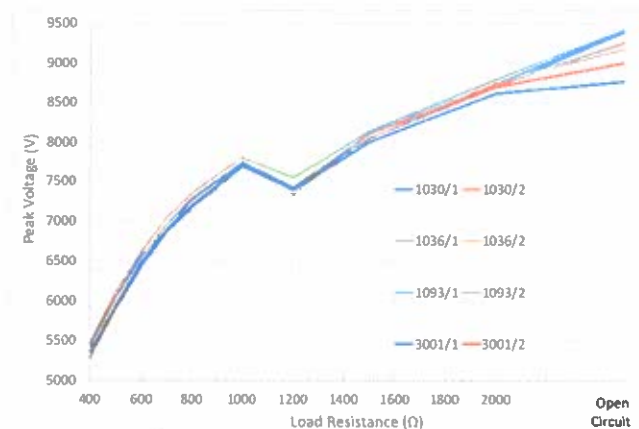


Figure 7. Peak voltage as function of load resistance.

The peak current delivered was impressively consistent between the 8 sources as shown in Figure 8. At the standard test load of 500 Ω , the output was 12.00 ± 0.16 A.

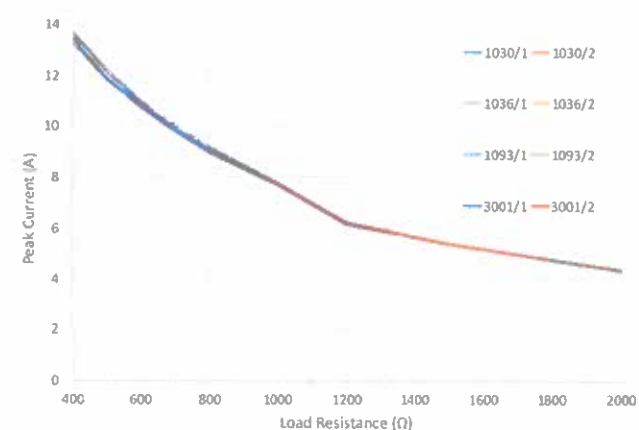


Figure 8 Peak current as function of load resistance.

DISCUSSION

We believe that this is the first paper to examine the performance and safety of advanced high-efficiency digital feedback-controlled electric fence energizers. All units tested satisfied all relevant safety limits. Charge, energy, voltage, and current outputs were consistent between both channels and distinct units.

The ubiquitous electric fence is essential to modern agriculture and has saved a great many lives by reducing the number of livestock automobile collisions.[18-22] They also provide safe protection against criminal activity. Modern safety

standards such as IEC 60335-2-76 and UL 69 have certainly played a role in this positive result.[5, 23] However, the safety standards are essentially based on energy and power (RMS current) considerations, which have limited direct relationship to cardiac effects.

Upcoming safety standards, for short pulses, will be based on the more scientific charge.[16] With great prescience, UL researcher Whittaker proposed a charge-based limit, of 4 mC, back in 1939.[24] Because of electrocutions from AC electric fences, impulse-generating electric fence energizers became very popular in the 1930. Many government agencies and standards organizations then adopted charge limits to levels deemed safe.[1] The Underwriter's Laboratories (USA) proposed 4 mC as a safe impulse.[24] The Industrial Commission of Wisconsin (a USA state important for dairy production) and the U.S. National Bureau of Standards adopted 3 mC as the safe level. Most countries adopted 3 mC as the safe level including Finland, Denmark, Great Britain, and France.[1] Sweden used a 2.5 mC level and the C.E.E (IEC predecessor) also proposed 2.5 mC.[1] The IEC 60335 standard replaced the various country standards and eventually dropped the charge-based limit in 1989 in favor of a pure-energy limit.

Thus, the international standards community once had scientifically-sound *charge-based* limits for electrical impulses. Unfortunately, this understanding was somehow lost and the impulse limits became associated with the less-relevant energy and power.[16]

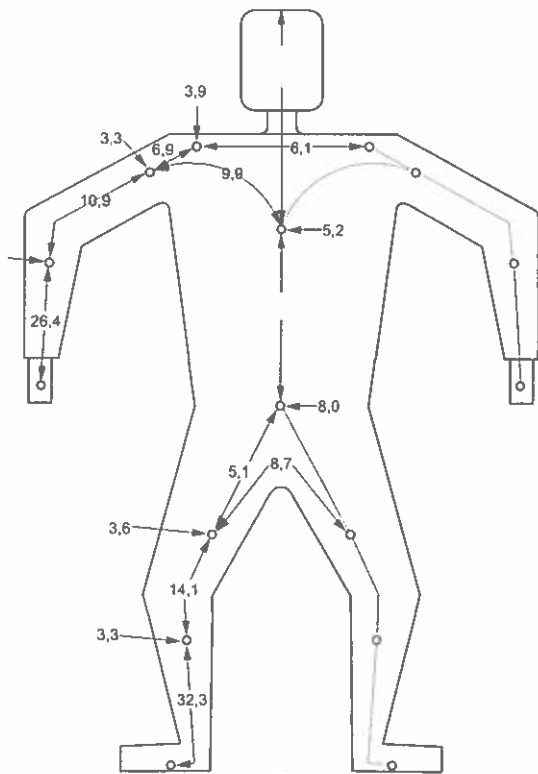


Figure 9. Body part contributions to resistance.

Based on the 37% contribution of the arm to the typical body resistance, we discounted the median 775 Ω high-voltage impedance to 488 Ω as given by our Figure 9 taken from IEC 60479-1.[6] To include the worst-case scenario of a barefoot child contacting a fence at chest height, we further deducted the 9.9% (for shoulder to center-trunk) so the resistance would be 409 Ω and thus we elected to test down to a 400 Ω load.

LIMITATIONS

We did not evaluate the performance of these units with capacitive or inductive loads. We did not evaluate the performance with long lines.

CONCLUSIONS

The digitally controlled feedback electric fence energizer tested satisfied all relevant safety limits. Charge, energy, voltage, and current outputs are consistent between channels and distinct units.

REFERENCES

- [1] C. F. Dalziel, "Electric fences-their hazards, types, regulations, and safe application," *Transactions of the American Institute of Electrical Engineers*, vol. 69, no. 1, pp. 8-15, 1950.
- [2] M. G. B. De Martino, F. S. Dos Reis, and G. A. Dias, "An electric fence energizer design method," in *2006 IEEE International Symposium on Industrial Electronics*, 2006, vol. 2, pp. 727-732: IEEE.
- [3] M. Burke, M. Odell, H. Bower, and A. Murdoch, "Electric fences and accidental death," *Forensic Sci Med Pathol*, vol. 13, no. 2, pp. 196-208, Jun 2017.
- [4] L. Stallones, "Fatal unintentional injuries among Kentucky farm children: 1979 to 1985," *The Journal of Rural Health*, vol. 5, no. 3, pp. 246-256, 1989.
- [5] Underwriters Laboratories, "UL 69: Electric fence controllers," June 2003.
- [6] IEC, "Household and similar electrical appliances – Safety – IEC 60335-2-76 Particular requirements for electric fence energizers," *International Electrotechnical Commission*, 2006.
- [7] M. W. Kroil, P. E. Perkins, and D. Panescu, "Electric fence standards comport with human data and AC limits," *Conf Proc IEEE Eng Med Biol Soc*, vol. 2015, pp. 1343-8, Aug 2015.
- [8] F. Gracanin and A. Trnkoczy, "Optimal stimulus parameters for minimum pain in the chronic stimulation of innervated muscle," *Arch Phys Med Rehabil*, vol. 56, no. 6, pp. 243-9, Jun 1975.
- [9] W. Irnich, "Georges Weiss' fundamental law of electrostimulation is 100 years old," *Pacing Clin Electrophysiol*, vol. 25, no. 2, pp. 245-8, Feb 2002.
- [10] W. D. Larkin and J. P. Reilly, "Strength/duration relationships for electrocutaneous sensitivity: stimulation by capacitive discharges," (in eng), *Percept Psychophys*, vol. 36, no. 1, pp. 68-78, Jul 1984.
- [11] W. D. Larkin, J. P. Reilly, and L. B. Kittler, "Individual differences in sensitivity to transient electrocutaneous stimulation," (in eng), *IEEE Trans Biomed Eng*, vol. 33, no. 5, pp. 495-504, May 1986.
- [12] J. P. Reilly, "Scales of reaction to electric shock. Thresholds and biophysical mechanisms," (in eng), *Ann N Y Acad Sci*, vol. 720, pp. 21-37, May 31 1994.
- [13] J. P. Reilly and W. D. Larkin, "Electrocutaneous stimulation with high voltage capacitive discharges," *IEEE Trans Biomed Eng*, vol. 30, no. 10, pp. 631-41, Oct 1983.
- [14] D. Thrimawithana and U. Madawala, "Modeling pulse reflections due to multiple discontinuities on electric fence structures," in *2008 IEEE International Conference on Industrial Technology*, 2008, pp. 1-6: IEEE.
- [15] D. J. Thrimawithana and U. K. Madawala, "Generalised mathematical model for high-voltage pulse propagation along electric fence structures," *IET Science, Measurement & Technology*, vol. 5, no. 3, pp. 109-116, 2011.

- [16]M. W. Kroll, D. Panescu, R. Hirtler, M. Koch, and C. J. Andrews, "Dosimetry for Ventricular Fibrillation Risk with Short Electrical Pulses: History and Future.," *Conf Proc IEEE Eng Med Biol Soc.* vol. 41, pp. 1788-1794, Jul 2019.
- [17]*Effects of Current on Human Beings and Livestock, CEI/IEC 60479-1: General Aspects, 5th Edition.*, IEC, 2016.
- [18]K. C. VerCauteren, M. J. Lavelle, and S. Hygnstrom, "Fences and deer-damage management: a review of designs and efficacy," *Wildlife Society Bulletin*, vol. 34, no. 1, pp. 191-200, 2006.
- [19]G. Bruinderink and E. Hazebroek, "Ungulate traffic collisions in Europe," *Conservation Biology*, vol. 10, no. 4, pp. 1059-1067, 1996.
- [20]S. L. Webb, K. L. Gee, S. Demarais, B. K. Strickland, and R. W. DeYoung, "Efficacy of a 15-strand high-tensile electric fence to control white-tailed deer movements," *Wildlife Biology in Practice*, vol. 5, no. 1, pp. 45-57, 2009.
- [21]M. Leblond, C. Dussault, J. Oellet, M. Poulin, R. Courtois, and J. Fortin, "Electric Fencing as a Measure to Reduce Moose-Vehicle Collisions," *The Journal of wildlife management*, vol. 71, no. 5, pp. 1695-1703, 2007.
- [22]L. L. Mastro, M. R. Conover, and S. N. Frey, "Deer-vehicle collision prevention techniques," *Human-Wildlife Interactions*, vol. 75, 2008.
- [23]*Household and similar electrical appliances – Safety – IEC 60335-2-76: Particular requirements for electric fence energizers*, 2006
- [24]Whittaker, "Electric shock as it pertains to the electric fence," *Underwriter's Laboratories Bulletin of Research*, vol. 14, pp. 1-56, 1939.



AMAROK

ULTIMATE PERIMETER SECURITY

SECURITY IS A PUBLIC-PRIVATE PARTNERSHIP

OUR MISSION

At AMAROK, we understand that citizens and businesses must do their part to help law enforcement prevent and respond to crimes. Whether that is a neighborhood watch program, cooperation with investigations, or utilizing crime prevention security solutions, we all have a duty to keep our communities safe and secure.

As an alarm company, we have developed advanced security technologies to deter, defend, and detect criminal trespass and prevent property crime at local businesses. Most importantly, our technology enhances workplace security and employee safety.



ABOUT US

We provide perimeter security alarm solutions for businesses located on commercial, manufacturing, and industrial sites whose needs include the protection of outdoor assets.

- Trucking & Logistics
- Freight Distribution
- Metal Recycling
- Landscaping
- Collision & Automotive Repair
- Auto Auctions & Dismantlers
- Equipment Rental
- Truck Sales & Service

6,000+ Installations Nationwide

1,200+ Jurisdictions

600+ Installed in California

1. DETER

Deterrence begins along the perimeter with **physical infrastructure and multi-lingual warning signs**, discouraging a criminal from attempting a breach. Deterrence is essential to crime prevention and public safety.



2. DEFEND

Stop unauthorized entry!
Physical Deterrent
Located on the interior and behind an existing non-electrified perimeter barrier



3. DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/disarm.



4. DEPLOY

If an activated alarm is **confirmed to be a trespasser**, responders are then contacted and deployed to respond.





AMAROK

ULTIMATE PERIMETER SECURITY

APPROVED CRIME PREVENTION TECHNOLOGIES



MEDICALLY SAFE AND COMPLIANT

Pulses: every **1.3 seconds**
Duration: less than **0.0003 seconds**

"The pulses emitted from AMAROK's electric fences, while unpleasant, are not dangerous."

AMAROK owns and maintains the security system



Alarm Panel, Keypad & Cell Unit



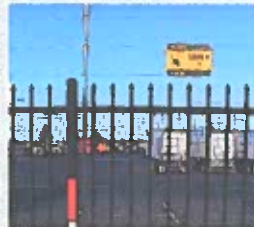
Battery Powered (12V DC)



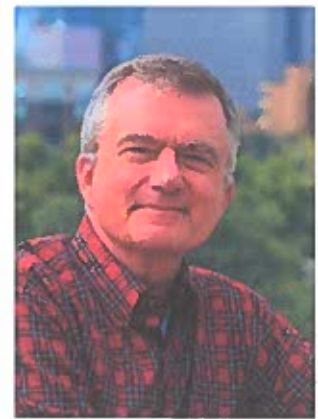
Solar Recharging



Energizer



Interior Security Fence



Mark Kroll, PhD

Internationally recognized authority on electrical injury
Served on committees for ANSI standards, IEC standards, and ASTM standards
Adjunct Professor of Biomedical Engineering at the U of Minnesota and Cal Poly, San Luis Obispo

Meets the safety standards established by IEC 60335-2-76), ANSI/SCPLSO 60335-2-76, ASTM (F3296-19), and CA Civil Code 835.



We are certified compliant by a Nationally Recognized Testing Laboratory (NRTL)

"Nationally Recognized Testing Laboratories (NRTL) are third-party organizations recognized by OSHA (Occupational Safety and Health Administration) as having the capability to provide product safety testing and certification services..."



AMAROK

ULTIMATE PERIMETER SECURITY



VISUALLY TRANSPARENT DESIGN



**ITEM NO: F-7
L & T TOWING, REQUEST FOR VARIANCE
TO VARY FROM THE HIGHWAY 99W
SPECIFIC PLAN DESIGN GUIDELINES ON
FENCING TYPE
APN: 87-050-05
April 16, 2024**

**TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING
FROM: CHRISSY MEEDS, PLANNER II
CHRISTINA MEEDS, CITY MANAGER**

SUMMARY:

L & T Towing has applied to establish a 10-foot-high electrified fence to surround their tow yard. The parcel 087-050-005 is zoned CBDZ Corning Business Development Zone, which lies within the Highway 99W Corridor Specific Plan. The Highway 99W Specific Plan Design Guidelines

BACKGROUND:

GENERAL PLAN LAND USE DESIGNATION:

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

ZONING:

CBDZ, Corning Business Development Zone. The CBDZ Zone has been established to achieve the following purposes:

- A. To protect public health, safety, and welfare by enhancing quality of life and improving the appearance of the city.
- B. To provide protection against haphazard and traditional strip commercial development by implementing visual design guidelines established in the Highway 99W corridor specific plan.
- C. To allow site development flexibility in return for well-conceived and efficient site planning and quality design.
- D. To establish overlay districts that carry out specific purposes prescribed by the Highway 99W corridor specific plan addressing specific subjects, such as freeway-oriented commercial development and mixed-use commercial development.

As discussed above, the site where the applicant is proposing to establish a 10-foot-high electrified fence is currently zoned CBDZ, allowing this use with a use permit approved by the City of Corning Planning Commission. The site falls in the Highway 99W Corridor Specific Plan, requiring the applicant to follow the Highway 99W Specific Plan Guidelines. The City adopted the Specific Plan Design Guidelines in January 1997 with the intent to create an improved image and character for the Highway 99W Corridor and

Corning Business Development Zone. The applicant has applied for a variance to vary from those guidelines. The applicant is suggesting the installation of a 10-foot-high electrified fence. Chapter 8 Section 5 of the Highway 99W Corridor Specific Plan states desirable and undesirable elements for walls and fencing. The desirable options are as follows:

- Concrete walls with landscaping
- Ornate wrought iron fences bordering walkways.
- Wrought iron fences combined with concrete pilasters and landscaping.
- Setbacks allowing for adequate landscaping.

The undesirable elements are as follows:

- Chain linked fences.
- No setbacks from road or sidewalk
- No landscaping.

Staff recognizes that electrified fencing is not listed in either category but felt it was necessary to have a variance filed with the use permit for future purposes.

RECOMMENDATION:

SHOULD THE PLANNING COMMISSION DETERMINE THAT THE GRANTING OF THE VARIANCE FOR THIS PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA AND CONSISTENT WITH CITY CODE AND POLICY, THE FOLLOWING MOTIONS ARE IN ORDER:

A. MOVE TO ADOPT THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL:

FINDINGS:

1. The project is exempt from CEQA requirements pursuant to Guidelines Section 15305. This exemption provides for minor variances where no additional parcels are created.
2. Physical characteristics of this property create a special circumstance that prevents the property owner from enjoying something possible on other properties with the same zoning designation.
3. Approval of the request will not adversely affect the safety or welfare of other residents and property owners in the vicinity or in the community.
4. Approval of the request will not constitute the granting of a privilege inconsistent with the restrictions on other properties in the City with the same zoning designation.

ENVIRONMENTAL REVIEW:

This project is exempt from CEQA pursuant to Guidelines Section 15305.a

CEQA Exemption

15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

(a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

(b) Issuance of minor encroachment permits.

(c) Reversion to acreage in accordance with the Subdivision Map Act.

Note: Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 21084, Public Resources Code.