City of Corning

2014-2034 General Plan

September 8, 2015

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City of Corning

2014-2034 General Plan

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September 8, 2015

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In Memory of Planning Commissioner Ryan Reilly (March 21, 1981–June 18, 2015), whose tireless contributions in the preparation of the 2014-2034 General Plan and his dedicated service to the Citizens of Corning, helped make this community a better place to live and work.

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I. INTRODUCTION

On May 24, 1994 the City Council adopted The Corning General Plan through Resolution 5-24-94-1 which superseded the 1981 General Plan. Subsequent to the adoption of the 1994 General Plan various major general plan updates and/or revisions occurred.

The 1994 General Plan identified the area along the Highway 99W Corridor as being an area for potential growth and development in the City. The specific plan process was initiated in 1995 with the purpose of providing "a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W Corridor." On January 18, 1997 the City Council adopted the Highway 99W Corridor Specific Plan.

Other than the Highway 99W Corridor Specific Plan, the only other major general plan updates and/or revisions have been with respect to the Housing Element which State law requires to be updated every five years. On October 27, 2009 the City Council adopted the 2009–2014 Housing Element Update of the General Plan. However, the State of California Department of Housing and Community Development (HCD) in the ensuing months after City Council adoption, required a series of changes to the Update in a non-sequential manner. The City Council after review of the HCD directed changes, reaffirmed their adoption of the Housing Element Update on July 13, 2010.

Since almost 20 years had elapsed since the 1994 General Plan was updated, the City Council in early 2012 began the process to update the Plan. Eihnard Diaz of Diaz Associates was contracted to team with City Staff, in particular John Stoufer, at that time the Planning Director, and John Brewer, the City Manager. These three individuals and Lisa Linnet, the City Clerk comprise the core of the 2014-2034 General Plan Update Staff Team (Team).

On February 2, 2013 the first Task Force Meeting was held to review the 2014-2034 General Plan Update Overview and compilation of the 1994 General Plan Goals, Policies and Implementation Measures. Another meeting was held on April 16, 2013. However, State HCD determined that in order for the City to contract with a consultant that a "Request for Proposal" process needed to be undertaken since the City was utilizing Community Development Block Grant – Planning/Technical Assistance funding from State HCD to assist in funding the Update. State HCD determined that the on-call contract between the City and Diaz Associates to provide professional environmental and associated planning services to assist the City as requested did not comply with State HCD Standard Conditions for the grant. The Task Force was informed at the May 21, 2013 Planning Commission Meeting that there would be no further meetings regarding 2014-2034 General Plan Update efforts until the Conditions were cleared.

The City issued a "Request for Proposals" on September 18, 2013 to which several firms, including Diaz Associates responded. Once again, Diaz Associates based on qualifications and the fee for services was awarded the contract by the City Council on December 10, 2013. On January 21, 2014 the Task Force reconvened to continue the 2014-2034 General Plan Update process. **Section G** of this Chapter identifies the 2014-2034 General Plan Update Task Force Workshop and Public Hearing dates, and the Planning Commission and City Council Public Hearing dates for the 2014-2034 General Plan Update.

A. PURPOSE OF THE GENERAL PLAN

California State law (Government Code Section 65300) requires the City of Corning to adopt a general plan "for the physical development of the city, and any land outside its boundaries which . . . bears relation to its planning." The general plan serves as a "constitution" for development, the

foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future public and private land use. In summary, it is a statement of the City's vision of its physical growth over the next 20 years.

The City of Corning General Plan serves to:

- Identify the City's long-range goals, objectives, policies & implementation measures for existing and future development and conservation of natural resources;
- Provide for "quality of life" improvements for City residents, employers and employees;
- Provide the Planning Commission and City Council a foundation for judging whether specific private development proposals and public projects are consistent with the general plan;
- Provide citizens, developers, employers, public and private agencies, and decision-makers the "ground rules" that guide existing and future development
- Provide a basis for decision making, including a nexus to support development exactions as required by Nollan v. California Coastal Commission (1987) 107 S. Ct. 3141; and
- Provide citizens with opportunities to participate in the planning and decision-making processes of the City.

The General Plan is designed to be:

- Long range in nature since almost any development decision has effects lasting for more than several years;
- Comprehensive, since the Plan must provide direction to coordinate all major components of the City's physical development; and,
- General, because although it serves as a framework for detailed public and development proposals, it establishes requirements for additional planning studies which must be completed prior to any future actions to modify land use allocations.

The following are definitions for goals, objectives, policies and implementation measures. Whereas, the 1994 General Plan and the 2009-2014 Housing Element do not identify objectives, they are included in this 2014-2034 General Plan Update.

Goals

A goal is a broad, generalized expression of commonly held community values. Since a goal is broadly stated, disagreement regarding a goal tends to be uncommon.

Objectives

Objectives are similar to goals and frequently the two terms are used interchangeably. As used in the general plan, however, an objective is a more narrowly drawn expression of community intent. One goal may imply two or more objectives, each responsive to a particular aspect of a more broadly stated goal. For example, a community goal might be "Protection of natural resources." A related objective could be "Prevention of erosion, which leads to loss of soils, degradation of water quality, and destruction of wildlife habitats."

Policies

A policy is a precise statement of public regulatory powers and fiscal resources that will be exercised and allocated to achieve a specific objective. Policies may be expressed in text, maps, diagrams, or some combination thereof. Since policies are tangible, they can be quantitatively

measured. It is important to note that some policies are more specific than others. Examples of policies relating to the previous examples of goal and objective include, "Construction practices shall provide for the impoundment of storm waters and removal of sediment prior to discharge into creeks, and development shall not be permitted on highly erosive soil when slopes exceed 15% (or some other specified limit)."

The policies contained in the general plan are expressed in terms of **shall** or **should**. There is an important distinction between these two terms. As used in the general plan, **shall** indicates an unequivocal commitment, while **should** indicates a guide toward accomplishing a long-range goal.

Implementation Measures

The final link in the hierarchy running from an objective to its physical realization is provided by implementation. Although implementation is commonly spoken of in terms of programs implying a long-term effort, it may be of much shorter duration and simply be referred to as a measure. In any event, implementation programs and measures are concerned with the specific actions necessary for accomplishment within a definite time. An example of an implementation measure would be "Revise the zoning and grading ordinances and the development standards."

B. WHY UPDATE THE GENERAL PLAN

The City is updating the General Plan:

- As required by state statute to periodically review and revise, as necessary (§65103(a));
- Because, except for the 2009-2014 Housing Element which was updated in 2009, the last comprehensive update was May 1994 whereas, the practice is to update every 15 to 20 years;
- Because policies need to be updated to reflect the City's current vision & priorities for the next 20 years;
- In order to implement Housing Element Goals, Objectives, Policies, & Implementation Measures;
- To address air quality & greenhouse gas (GHG) issues; and,
- To incorporate "sustainability" concepts, where feasible.

C. CONTENTS OF THE 2014-2034 GENERAL PLAN UPDATE

A general plan is required by State law to address the following seven elements briefly summarized as follows.

- The **Conservation Element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.

- The **Open Space Element** details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.

- The **Noise Element** identifies and appraises noise problems within the community and forms the basis for land use distribution.

- The **Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

- The **Land Use Element** designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

- The **Circulation Element** is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

- The **Housing Element** is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.

In addition to the general plan elements listed above, the City may adopt "any other elements or address any other subjects which . . . relate to the physical development of the county or city" (Government Code Section 65303). Upon adoption, an optional element becomes an integral part of the general plan and has the same force and effect as the mandatory elements and must be consistent with the other elements of the plan.

The 2014-2034 General Plan Update addresses all of the mandatory elements and will incorporate the current optional Recreation and Public Facilities Elements. The inclusion of an Air Quality Element into the Plan was considered by the General Plan Task Force but not undertaken.

The City is located in the Northern Sacramento Valley Air Basin (NSVAB) which is one of the air "sub-basins" in the Sacramento Valley Air Basin. The other sub-basin is the Greater Sacramento Air region. The NSVAB encompasses Shasta, Tehama, Glenn, Butte, Colusa, Sutter, and Yuba counties. The basin's principal geographic features include a large valley bounded on the north and west by the Coastal Mountain Range and on the east by the southern portion of the Cascade Mountain Range and the northern portion of the Sierra Nevada. The basin is about 200 miles long in a north-south direction, and has a maximum width of about 150 miles, although the valley floor averages only about 50 miles in width. Based on the geographic size and population of the air basins with respect to the size and population of the City of Corning, the preparation of a separate element does not make sense since the City's contribution of stationary and mobile emissions is relatively minimal compared to other much larger jurisdictions where an air quality element could significantly make a difference in air quality and greenhouse gas emissions. However, this did not preclude the City's 2014-2034 General Plan Update from identifying goals, policies and implementation mechanisms to assist in the reduction of these emissions and their cumulative effects.

- The **Recreation Element** is closely linked with the Land Use and Open Space Elements since plentiful, well-designed parks and recreation facilities contribute to the quality of life in the community and also help to preserve natural features and habitat areas. Since this element is an integral component of a community it is recommended that it be linked to the Community Organization Group. This element could be expanded to include "Parks" in the title.

- The **Public Facilities Element** will identify public services and facilities needed to serve the existing and future development. This element also forms a consistent policy framework to guide capital improvement programs which are compatible with the General Plan and overall management policies of the City of Corning.

As previously noted, the City adopted the Highway 99W Corridor Specific Plan on January 18, 1997 with the intent 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 was to provide a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W Corridor. Components of the Specific Plan were incorporated into the 2014-2034 General Plan Update, where applicable.

D. ORGANIZATION OF THE 2014-2034 GENERAL PLAN UPDATE

Some local governments adopt their general plan elements individually. However, due to the nature of the state's general plan statutes, a number of issues (such as flooding and open space) have to be addressed more than once. This results in needless pages and duplication and makes administration difficult. Therefore, it is proposed that elements be combined so that the Plan is adopted as a single Plan document arranged by primary issue topics within each element. The format addresses all the mandatory general plan elements, but is organized to eliminate redundancies, where possible.

Many general plans, including the City of Corning's 1994 General Plan, include in the body of the Plan all supporting information which provides the basis (or background) for the goals, objectives, policies and implementation measures advanced by the Plan. This approach not only increases the bulk of the document, but also serves as a distraction to the reader. Many readers are only interested in what directly affects their respective properties and possible projects, in particular policies and implementation measures. They do not wish to "wade" through what they perceive to be an "endless amount" of possibly interesting, but not "necessary information." In addition this increased bulk generates more paper and additional reproduction costs. Therefore, the 2014-2034 General Plan Update is provided in two separate documents both of which comprises the City of Corning 2014-2034 General Plan.

The first document, the California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) identifies the existing natural and man-made conditions within the City and Planning Area. Research and review of existing documents, information, and other reports will be undertaken. As necessary, supplemental studies were conducted, which when combined with the other research and review, identified existing conditions. The document assists in identifying existing problems and deficiencies. These existing conditions, not only serve as the basis for the Goals, Objectives, Policies and Implementation Measures in the 2014-2034 General Plan Update, but also provide the "baseline" conditions for the EIR required for the General Plan. Those readers desiring to understand the rationale for the Goals, Objectives, Policies and Implementation Measures, or wish to become more familiar with the City, are able to obtain this document separately from the second document which is the actual 2014-2034 General Plan with accompanying Land Use and Circulation Maps.

The second document is the actual 2014-2034 General Plan which includes text, exhibits and maps Goals, Objectives, Policies and Implementation Measures are clearly and concisely identified. The 2014-2034 General Plan Update Elements are combined and arranged by primary issue topics within which each Element is addressed as identified in "Chapter II. Section C. General Plan Groups and Associated Elements."

The Land Use and Circulation Maps are an integral part of the 2014-2034 General Plan Update. Whereas, these maps are provided separately, the Circulation Map identifies the relationship of land use to circulation. This Map serves to identify the type of land use permitted on each property and the relationship to the street system. In addition to the existing and proposed street system, the Circulation Map identifies railroad lines and the location of the City of Corning Municipal Airport. The Land Use Map identifies the General Plan Land Use classifications of property within the City of Corning.

E. CONSISTENCY

INTERNAL CONSISTENCY

The State of California General Plan Guidelines provide a clear discussion regarding the general plan consistency issue. The concept of internal consistency, as used in California Planning Law, means that no policy conflicts exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Without consistency in the five areas described below, a general plan cannot effectively serve as a clear guide to future development. Decision-makers will face conflicting directives; citizens will be confused about the policies and standards the community has selected; and land owners, business, and industry will be unable to rely on the general plan's stated priorities and standards for their own individual decision making.

Equal Status among General Plan Elements

All elements of the general plan have equal legal status. For example, the land use and open space elements cannot contain different land use intensity standards rationalized by statements such as "if in any instance there is a conflict between the land use element and the open space element, the land use element controls"

Consistency among the Elements (Inter-element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. As an example, the land use and open space elements should not designate different future land uses for the same site. Whenever a jurisdiction adopts a new element or amends part of a plan, it should update the rest of the plan at the same time, or immediately thereafter. It must eliminate any inconsistencies that the new element or amendment creates.

Consistency within an Element (Intra-element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. For example, if one portion of a circulation element indicates that city roads are sufficient to accommodate the projected level of traffic, while another section of the same element describes a worsening traffic situation aggravated by continued subdivision activity, the element cannot be internally consistent.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.

Text and Diagram Consistency

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan. A general plan with written policies and programs that conflict with its corresponding diagrams is internally inconsistent. For example, if a general plan's land use element diagram designates extensive low density residential development in an area where the text describes the presence of prime agricultural land, and further contains written policies to preserve agricultural land or open space in this area, a conflict exists.

All land use regulations and plans must be consistent with the general plan. These include zoning ordinances, subdivision ordinances, and specific and area plans. Ensuring that existing ordinances and plans are consistent with the general plan is one method of implementing the general plan's policies. Other methods include development of new ordinances, plans, financing programs, capital improvement programming, code enforcement, and the entitlement process. The 2014-2034 General Plan Update identifies implementation measures or programs.

CONSISTENCY WITH OTHER PLANNING PROCESSES

To be an effective guide for future development, a general plan must provide a framework for local development that is consistent with the policies of relevant State, regional, local programs and regulatory agencies. The 2014-2034 General Plan Update takes into consideration the following agencies, plans or regulations:

- Alquist-Priolo Earthquake Fault Zoning Act of 1972
- California Department of Fish and Wildlife
- California Department of Forestry and Fire Protection (CAL FIRE)
- California Department of Housing and Community Development (HCD)
- California Department of Toxic Substances Control
- California Endangered Species Act
- California Environmental Quality Act
- California Global Warming Solutions Act of 2006 (AB 32)
- California Integrated Solid Waste Management Plan
- California Public Resources Code Section 5097 (Procedures if human remains are discovered)
- California Sustainable Communities and Climate Protection Act of 2008 (SB 375)
- Comprehensive Land Use Plan for the Corning Municipal Airport
- County of Tehama General Plan
- Federal Endangered Species Act
- Federal Emergency Management Agency (FEMA) Maps
- Governor's Office of Emergency Services
- Leroy F. Greene School Facilities Act of 1998
- Local Agency Formation Commission (LAFCO) Sphere of Influence
- National Register of Historic Places
- National Environmental Policy Act
- Northern Sacramento Valley Planning Area 2009 Triennial Air Quality Attainment Plan
- Regional Housing Needs Assessment
- Section 106 of the National Historic Preservation Act
- Section 404, Clean Water Act
- State Hazardous Waste and Substances Site List (Cortese List)
- State Regional Water Quality Control Board
- Surface Mining and Reclamation Act (SMARA)
- Tehama County Air Pollution Control District (TCAPCD) Rules and Regulations
- Tehama County Flood Control and Water Conservation District Coordinated AB 3030 Groundwater Management Plan
- Tehama County Hazard Mitigation Plan
- Tehama County Regional Transportation Plan
- U.S. Army Corps of Engineers

- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service

In addition, the 2014-2034 General Plan Update is subject to the requirements of CEQA. A separately bound EIR has been prepared in compliance with CEQA requirements to evaluate and disclose the environmental impacts associated with implementation of the 2014-2034 General Plan Update.

F. NEW ISSUES FOR CONSIDERATION

Since the 1994 General Plan was adopted, new issues were identified that needed to be addressed. These issues were presented, evaluated and considered for inclusion into the 2014-2034 General Plan Update. Issues identified included:

- Provide adequate suitable sites for new housing compatible with existing neighborhoods reflecting a variety of housing types and densities
- Provide adequate suitable sites for emergency and/or transitional housing
- Identify pedestrian and bicycle access routes
- Address floodplain and flood hazard issues
- Address Climate Change
- Incorporate Energy Conservation Policies
- Incorporate Neighborhood Improvement Policies
- Identify and incorporate "sustainability" concepts

G. TASK FORCE, PLANNING COMMISION, CITY COUNCIL MEETINGS & PUBLIC PARTICIPATION

A total of 20 public workshops and hearings were held to review and discuss the preparation of the 2014-2034 General Plan Update by the Task Force. These included public hearings held by the Planning Commission and City Council. The workshops and hearings, while providing public information, encouraged public participation. The following provides the dates of the meetings held and a brief overview of the subject matter reviewed and discussed.

- Public Hearing #1 – Tuesday, October 23, 2012 – 7:30 P.M.
  This introductory public hearing regarding the 2014-2034 General Plan Update and EIR process was a combined City Council and Planning Commission meeting. The City Council authorized the formation of a 2014-2034 General Plan Update Task Force comprised of the Planning Commissioners.

- Public Workshop #1 – Tuesday, February 19, 2013 – 6:30 P.M.
  2014-2034 General Plan Update Overview. Review and discussion regarding purpose, Update, Plan contents, and Plan organization. Preliminary review of the existing 2014-2034 General Plan Update Goals, Objectives, Policies, and Implementation Measures.

- Public Workshop #2 – Tuesday, April 16, 2013 – 6:30 P.M.
  Review and discussion of optional 2014-2034 General Plan Update Elements, organization of the General Plan, and review of the 1994 General Plan to identify issues and findings.

- Public Workshop #3 – Tuesday, January 21, 2014 – 6:30 P.M.
  Discussion regarding that the State HCD Standard Conditions have been addressed and cleared so that the 2014-2034 General Plan Update process can proceed.

- Public Workshop #4 – Tuesday, May 20, 2014 – 6:30 P.M.
  Review and discussion of existing 1994 General Plan Elements Issues and Findings Evaluations with revisions and deletions.

- Public Workshop #5 – Tuesday, June 17, 2014 – 6:30 P.M.
  Continued discussion of existing 1994 General Plan Elements Issues and Findings Evaluations with revisions and deletions. Review of the Natural Resources Group Goals, Objectives and Policies.

- Public Workshop #6 – Tuesday, September 16, 2014 – 6:30 P.M.
  Review of existing and proposed General Plan Goals, Objectives and Policies and revisions and additions.

- Public Workshop #7 – Tuesday, October 21, 2014 – 6:30 P.M.
  Review and discussion of existing and proposed General Plan, Goals, Objectives and Policies with revisions and additions. Review of vacant lands information

- Public Workshop #8 – Tuesday, November 18, 2014 – 6:30 P.M.
  Review and discussion regarding emergency/homeless shelters, Mixed Use 2014-2034 General Plan Update classification and locations for an "Alternative Housing" Zoning designation. Provision of draft Implementation Measures for future discussion.

- Public Workshop #9– Tuesday, December 16, 2014 – 6:30 P.M.
  Review and discussion of Implementation Measures.

- Public Workshop #10 – Tuesday, January 20, 2015 – 6:30 P.M.
  Review and discussion of the "Final" 2014-2034 General Plan Update Goals, Objectives, Policies and Implementation Measures.

- Public Workshop #11 – Tuesday, February 17, 2015 – 6:30 P.M.
  Review of potential Land Use changes both within the City and the Sphere of Influence abutting the northwestern portion of the City between I-5 and the railroad tracks.

- Public Hearing #2 and Public Workshop #12 – Tuesday, March 17, 2015 – 6:30 P.M.
  Review and discussion of several parcels proposed for Land Use Reclassification by property owners, the public and the Staff Team.

- Public Hearing #3 and Public Workshop #13 – Tuesday, March 31, 2015– 6:30 P.M.
  Review and discussion of nine parcels identified for Land Use Reclassification by the Staff Team.

- Public Workshop #14 – Tuesday, April 21, 2015 – 6:30 P.M.
  Review and discussion of the Administrative Draft General Plan. Review and discussion of additional parcels proposed for Land Use Reclassification by property owners and the Staff Team. Changes were finalized.

- Public Hearing #4 and Public Workshop #15 – Tuesday, May 19, 2015 – 6:30 P.M.
  Undertake Draft EIR Scoping Session

- Public Workshop #16 – Tuesday, June 16, 2015 – 6:30 P.M.
  Review and discussion of the Administrative Draft EIR.

- Public Hearing #5 – Tuesday, July 21, 2015 – 6:30 P.M.
  Planning Commission to conduct a Public Hearing to receive comments on the Draft EIR.

- Public Hearing #6 – Tuesday, August 18, 2015 – 6:30 P.M.
  Planning Commission review and consideration of a recommendation to the City Council that the Draft EIR be considered for certification and adoption and that the Draft 2014-2034 General Plan Update be considered for adoption.

- Public Hearing #7 – Tuesday, September 8, 2015 – 7:30 P.M.
  City Council review and consideration of certification of the Draft EIR as a Final EIR and adoption of the Draft 2014-2034 General Plan Update as the Final 2014-2034 General Plan Update.

The Task Force and Staff Team were available to meet with citizen's group, public or private agencies and organizations and individuals, as necessary.

H. 2014-2034 GENERAL PLAN UPDATE CITY COUNCIL

Gary Strack	–	Mayor
Darlene Dickison	–	Vice Mayor
Tony Cardenas		
Dave Linnet		
Willie Smith		

I. 2014-2034 GENERAL PLAN UPDATE PLANNING COMMISSION/TASK FORCE MEMBERS

Diana Robertson	–	Chair
Ryan Reilly	–	Vice–Chair (1981 – 2015)
Melodie Poisson		
Brant Mesker		
Douglas Hatley, Jr.		
Frank Barron		

J. 2014-2034 GENERAL PLAN UPDATE STAFF TEAM

John Brewer, AICP	–	City Manager
Ed Anderson	–	City Engineer
Jody Burgess	–	City Attorney
Lisa Linnet	–	City Clerk
Martin Spannaus	–	Fire Chief
Don Atkins	–	Police Chief
Dawn Grine	–	Public Works Director
Terry Hoofard	–	Building Official
John Stoufer	–	Planning Consultant
Eihnard Diaz, AICP	–	Planning and Environmental Consultant

II. 2014-2034 GENERAL PLAN GOALS, OBJECTIVES, POLICIES & IMPLEMENTATION MEASURES

The City of Corning combined general plan elements so that the 2014-2034 General Plan Update is adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Development Group. Several Community Goals and Objectives are advanced to reflect commonly held community values and intent.

A. COMMUNITY GOALS

There are four existing major ideas, or concepts that provide an overview of what the 2014-2034 General Plan Update is attempting to accomplish and why. These are reflected as four major goals that the 2014-2034 General Plan Update advances.

Goal 1 Preserve and enhance the quality of life by providing a variety of living environments and accommodating growth.

Goal 2 Geographic distribution and the timing of growth shall be directly related to the conservation of natural resources and the provision and/or improvement of public facilities, services and utilities.

Goal 3 Recognition that the general plan is a decision-making tool which will be reviewed and revised periodically.

Goal 4 Application of an inter-jurisdictional approach to planning issues.

B. COMMUNITY OBJECTIVES

The function of the following objectives is to provide guidelines for the overall implementation of the 2014-2034 General Plan Update and the operation of the planning process. These objectives are advanced as part of the 2014-2034 General Plan Update.

1–1 To ensure that planning is a comprehensive process that is derived from public policies clearly stated in the General Plan Update and includes the application of these policies to lands within the City, Planning Area and Sphere of Influence, as applicable through rehabilitation, zoning, subdivision, and other mechanisms and regulations.

1-2 To develop a General Plan which is both internally consistent among all its elements and which provides the policy basis for the rehabilitation, zoning, subdivision, and other implementing mechanisms and ordinances.

1-3 To develop public trust and confidence that the objectives, policies, and implementation measures shall be faithfully adhered to and equitably applied to all land use matters.

1-4 To provide public assurance that the General Plan shall be applied in a manner that responds to local conditions and local concerns through the interpretation of its policies, but only within well-defined and understood limits intended to preserve the overall integrity of the plan.

I-5 To develop a planning process that resists short-term pressures exerted by narrow interests to modify the General Plan, but is capable of thoughtfully responding to significantly changing conditions or community needs.

1-6 To ensure that administration of the planning process is characterized by:

- The efficient and expeditious handling of planning matters through the coordination and communication of the various departments and divisions of the City and other government agencies.

- Timely and decisive action on all planning matters.

1-7 To promote a planning process that is accessible to all citizens.

1-8 To fashion a planning process that recognizes the continuing need for citizen review of the objectives, policies, and implementation measures contained in the General Plan.

1-9 To convert the General Plan land use boundaries to precise zoning boundaries through the use of natural and man-made physical boundaries such as creeks, topographic changes, roads, etc., and non-physical boundaries such as property lines, section lines, etc.

C. 2014-2034 GENERAL PLAN UPDATE GROUPS & ASSOCIATED ELEMENTS

As previously noted, the City combined general plan elements so that the 2014-2034 General Plan Update is adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Development Group.

A brief overview for each Group is provided after the listing of topics within each Group. Those topics which are mandatory elements required by state law are identified with an asterisk.

NATURAL RESOURCES GROUP – CONSERVATION* & OPEN SPACE*

- Biological Resources
- Water Resources
- Cultural Resources
- Mineral Resources
- Open Space and Scenic Resources
- Park and Recreation Facilities & Resources

The Natural Resources Group is essentially synonymous for the Conservation and Open Space Elements, where goals, policies, and implementation measures or programs will be established that value and protect natural resources to ensure they are available in the future. The primary goal of the Natural Resources Group is to preserve the range of visual, natural, and cultural resources that exemplify the City. This Group will strive to minimize the impact of future development in areas with significant visual, natural, and cultural resources and supports the creation and enhancement of important habitat and open space areas that are well managed and maintained. This Group will also promote efficient use of water and other natural resources and strive to ensure the long-term sustainability of non-renewable resources. This Group also supports the conservation and creation of parks, recreational facilities, and open space.

The Natural Resources Group also sets forth goals and polices that minimize agricultural land use conflicts and support the long-term presence and viability of the City's agricultural industry, as applicable.

HEALTH AND SAFETY GROUP

Safety*

- Seismic & Geologic Hazards
- Flood Protection
- Dam Failure Inundation
- Fire Safety & Sheriff Protection
- Hazardous Materials

Noise*

Planning for growth and development requires the consideration of a wide range of public health and safety issues. Safety hazards are naturally induced, such as seismic and geologic hazards, flooding, and wildland fire hazards. Some hazards are the result of natural hazards that are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fires, and development in sensitive areas such as floodplains or areas subject to erosion and landslides. Finally, some hazards are manmade, including airport crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, such as medical services, fire and police protection, and noise exposure.

On June 12, 2012, the Tehama County Board of Supervisors approved Resolution No. 31-2012 to adopt the Tehama County Hazard Mitigation Plan. The Hazard Mitigation Plan was developed as a multi-jurisdictional plan with participation by the three cities in the county, the Capay Fire Protection District and the Red Bluff Joint Union High School District with oversight by the Tehama County Department of Public Works. On November 27, 2012, the Corning City Council adopted Resolution No. 11-13-2012-04 adopting the Tehama County Hazard Mitigation Plan. However, the City of Corning completed a Hazard Mitigation Plan for submission to FEMA that identifies hazards and mitigations on a more specific level to the City and surrounding area.

The Hazard Mitigation Plans were prepared pursuant to the requirements of the Disaster Mitigation Act of 2000. A Federally approved hazard mitigation plan enables the County and City to apply for Federal pre-disaster hazard mitigation grant funds to support mitigation projects. Those portions of the Tehama County Hazard Mitigation Plan, approved by FEMA in the latter part of 2012 and the one being prepared for the City will be incorporated by reference into the Health and Safety Group.

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use entitlement process. The Health and Safety Group, in conjunction with the Tehama County and the City of Corning Hazard Mitigation Plans identify goals and policies defining the strategy for ensuring the maintenance of a healthy and safe physical environment in the City.

COMMUNITY DEVELOPMENT GROUP

- Land Use*
- Circulation*
- Public Services
- Housing*
- Air Quality, Climate Change, and Energy

The Community Development Group is comprised of General Plan Elements that address the use of the City of Corning's physical resources in order to define a community in which its residents live, work, shop and play. The Elements are grouped together because they collectively address the development and maintenance of the City.

While often included in the Conservation and Open Space Elements of a general plan, the City of Corning addressed air quality, climate change and energy in the Community Development Group. There is a strong correlation between land use planning, transportation and circulation, and the emission of air quality pollutants, and greenhouse gases (GHG) that contribute to global climate change (GCC) and criteria pollutants that degrade air quality within the region. The primary opportunities to reduce air quality pollutants and GHG emissions are in urbanized areas, such as the City, within the region where land use patterns can best support the increased use of transit and pedestrian activities since most GHGs and air pollutants result from mobile source emissions. The development of a City with sustainable components also contributes to both the reduction in overall air pollutants as well as solving the larger challenges associated with global climate change. A balanced approach to achieving sustainable communities requires the integration of a region-wide multi-modal transportation system with a reduction in the reliance on single-occupant motor vehicles, along with buildings that consume less through design and efficient building materials.

Energy production, transportation, and consumption are key contributors to greenhouse gases affecting climate change, poor local air quality, and a variety of other sustainability challenges. The Community Development Group encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, this Group encourages renewable energy production, along with efficient energy use in buildings and infrastructure and minimizes the impacts of projects that can generate air pollutants.

The policy options available in this Group are closely influenced and in some areas constrained by elements in the Natural Resources and Health and Safety Groups. A major goal of the 2014-2034 General Plan Update is to balance and coordinate the sometimes competing objectives contained in the three General Plan Groups. Achieving this goal requires some understanding of their interrelationships. Elements contained in the Health and Safety Group place limits on the use of the City's physical resources in order to reduce the risks of loss or damage to life and property. Elements contained in the Natural Resources Group describe the opportunities presented by the City's resource base and define the limits within which these resources may be used on a long-term, sustainable basis. Elements in the Community Development Group must respond to risks posed by natural and man-made hazards and to the opportunities presented by the natural resource base. Responding to these risks and opportunities in a responsible manner will ensure that both present and future generations of City residents, employers and employees will be able to enjoy the quality of life that the City offers.

D. NATURAL RESOURCES GROUP – CONSERVATION AND OPEN SPACE

BIOLOGICAL RESOURCES

Goal

Protect wildlife, fish and native vegetation associations, particularly rare, endangered and threatened species.

Objectives

BR-1 Conserve and manage significant wildlife, fish, wetland and vegetation resources including riparian habitat.

Policies

BR-a In addition to rare, endangered, or threatened species as designated by federal and State resource agencies, CEQA also requires that special emphasis be placed on resources that are rare or unique to the region (CEQA Guidelines § 15125). Agency coordination should occur regarding California Species of Special Concern; Fully Protected species as defined in FGC sections 3511, 4700, 5050, and 5515; California Native Plant Society Rare Plant Rank plant species; and any species that can be shown to be rare pursuant to CEQA Guidelines section 15380.

BR-b The significant creekside corridors in the City shall be designated on 2014-2034 General Plan Update Maps.

Implementation Measures

BR-(1) Ensure that open space corridors along creeks and wetlands, including vernal pools, include protective buffers (non-development setbacks), preserve existing riparian vegetation through the environmental review process and require minimum setbacks from the edge of the riparian dripline or the top-of-bank along creeks and surrounding wetlands, whichever is greater. Specific setbacks and widths will be determined on a case by case basis. Input from resource agencies, including the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers will be considered in determining the setback distance.

BR-(2) Coordinate with the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers to ensure the preservation and enhancement of rare, endangered, or threatened wildlife, fish and plant species within the City, where applicable.

WATER RESOURCES

Goal

Maintain, conserve and improve existing and future surface and groundwater quantity and quality.

Objectives

W-1 Conserve and manage all surface and groundwater resources so that all existing and future residents have reasonable assurances that an adequate quantity and quality of water exists.

W-2 Develop and establish regional relationships to insure flexible and adequate water supply sources.

Policies

W-a Promote water conservation in existing and future development.

W-b Support the use of reclaimed water from all sources including, but not limited to the wastewater treatment plant, detention facilities and industrial and commercial waste and water treatment facilities.

W-c The City shall maintain standards for erosion and sediment control plans for development potentially impacting surface waters.

W-d Industrial and commercial by-product discharges, waste disposal sites, and other sources of hazardous or polluting materials shall be designed to prevent contamination to rivers, creeks, streams, reservoirs, or the groundwater basin in accordance with standards accepted by or imposed by the City and the State Regional Water Quality Control Board.

W-e Minimize household hazardous waste disposal that could potentially contaminate soils and groundwater.

Implementation Measures

W-(1) Continue to work with the Central Valley Regional Water Quality Control Board in the implementation of land use controls for the protection of water quality.

W-(2) Require new residential development and commercial and industrial areas annexed to the City be connected to the City's wastewater collection system. Develop an implementation plan for connection to the wastewater system for existing residential development and individual houses where septic systems have failed.

W-(3) Maintain an inventory of known sources of groundwater and soil contamination, including underground storage tanks, landfills, septic tanks, and industrial uses and prepare annual reports of groundwater quality and efforts being undertaken to eliminate groundwater and soil contamination.

W-(4) Require the use of *Best Management Practices* to control runoff from all new development, including the issuance of building permits.

W-(5) Continue requiring project proponents to provide plans for erosion and sedimentation control from their sites during construction.

W-(6) Explore alternatives to storm water collection methods, including the use of detention/retention basins and vegetated bioswales to implement the "no net increase in runoff" concept.

CULTURAL RESOURCES

Goal

Conserve and manage significant prehistoric and historic cultural resources.

Objectives

HER-1 Identify potential significant historic and/or cultural resources.

Policies

HER-a Development projects in areas with identified potential significant cultural resources shall be designed to minimize degradation of these resources. Where conflicts are unavoidable, mitigation measures, which reduce such impacts, shall be implemented.

Implementation Measures

HER-(1) Require a records search for any development project proposed in areas of high archaeology sensitivity to determine whether the site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

HER-(2) On sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) require that project applicants retain a consulting archaeologist to survey the project site. If unique resources, as defined by state law, are found, require preparation of an archaeological resource mitigation plan; monitor the project to ensure that mitigation measures are implemented.

MINERAL RESOURCES

Goal

Promote the management of mineral resources.

Objectives

M-1 Protect known and potential mineral resources from land uses both onsite and offsite, which would be incompatible with mining operations.

Policies

M-a Development and uses within and abutting potential mineral extraction lands shall be regulated so that existing and future land uses avoid or mitigate incompatible land uses.

M-b All approved mineral extraction operations shall have a reclamation plan for the rehabilitation, reuse, erosion control, and water quality protection of the site and surrounding land uses.

M-e Ensure that mineral extraction operations are conducted in a manner which protect the public health, safety, and welfare by minimizing impacts on adjacent land uses and mitigating potential adverse cumulative impacts.

Implementation Measure

M-(1) If significant aggregate mineral resources are identified, the 2014-2034 General Plan Update should be evaluated for amendment, where appropriate, and zoning regulation should be applied permitting extraction as a conditional use and prohibiting incompatible uses, consistent with state law.

OPEN SPACE & SCENIC RESOURCES

Goal

Conserve, maintain and protect natural waterways, riparian habitat and natural open space.

Objectives

OSR-1 Conserve and manage the existing natural open space and scenic resources of the City for the use and enjoyment by existing and future residents and visitors.

OSR-2 Provide public access to open space and scenic resources consistent with the need to protect these resources and consideration of the rights of private property owners.

Policies

OSR-a Private and public development projects which advance the conservation of open space and scenic resources shall be encouraged.

Implementation Measures

OSR-(1) Evaluate the establishment of a network of bike and pedestrian trail systems extending throughout the City. The system could be a combination of the existing and future road and sidewalk system linking to and through greenbelt areas along existing creeks, streams, floodplains, natural open space

PARK & RECREATION FACILITIES & RESOURCES

Goal

Conserve and manage existing and future recreation resources for the use and enjoyment by existing and future residents and visitors.

Objectives

PR-1 Provide public access to recreation resources consistent with the need to protect these resources and consideration of the rights of private property owners.

PR-2 Establish, integrate, and maintain "natural" and "man-made" recreation opportunities along existing creeks, floodplains, natural open space areas. Where applicable, include parks, roadways, bicycle and trail systems in these areas.

PR-3 Link existing and future development in a manner that provides open space and recreational opportunities.

PR-4 Provide and maintain sufficient park and recreation facilities to serve the City's existing and future population in a cost efficient manner.

Policies

PR-a Parks and recreation systems, planning, acquisition, development, and operation should be coordinated among city, county, state and federal governments, as well as schools and special districts.

PR-b The locations of existing and proposed park and recreation facilities shall be identified on 2014-2034 General Plan Update Maps as Park or Public Municipal Land Use Designations

PR-c The City may require the dedication of land and/or improvement of open space, parks, or the payment of impact fees as part of the entitlement and/or building permit process.

PR-d Provide off-road pedestrian and non-motorized bike facilities, where feasible.

PR-e Users of parks and recreation facilities should contribute toward the cost of providing, operating and maintaining those facilities.

Implementation Measures

PR-(1) Evaluate establishing a ratio of neighborhood, community, and creekside parks per 1,000 residents.

PR-(2) Evaluate the feasibility of developing smaller neighborhood parks, of about two acres, in selected areas where a landscape maintenance district or other funding mechanisms can be utilized and where the development pattern lends itself to such facilities.

PR-(3) Encourage development of future detention basins for joint storm water management/park use, where feasible, and require coordinated City review regarding the selection of sites for any detention basins and the use of storm water runoff controls built into the landscape, where appropriate.

PR-(4) Evaluate the establishment of a park and recreation fee for future residential development projects commensurate with expected use of such facilities by the residents in such projects.

E. HEALTH & SAFETY GROUP

SEISMIC & GEOLOGIC HAZARDS

Goal Minimize the risk to lives and property from seismic activity and geologic hazards.

Objectives

SG-1 Protect existing and future development from seismic hazards; protect essential or critical structures, such as schools, public meeting facilities, emergency services, and high-density structures.

SG-2 Protect existing and future development from geologic hazards, such as unstable slopes, landslides, erosion and expansive soils.

Policies

SG-a Comply with state seismic and building standards in the design and siting of critical facilities, including hospital facilities, police and fire stations, school facilities, hazardous material manufacture and storage facilities, bridges, and large public assembly halls. Require all new buildings in the City be built under the seismic requirements of the currently adopted codes.

SG-b Coordinate with county, state and federal agencies monitoring volcanic activity and hazards.

SG-c Sedimentation and erosion from development shall be minimized through ordinances and implementation mechanisms as adopted by the City.

SG-d When soil tests reveal the presence of expansive soils, require engineering design measures to eliminate or mitigate their impacts.

Implementation Measures

SG-(1) Evaluate and, if feasible, implement a program whereby existing buildings that do not meet current seismic safety standards could be retrofitted.

FLOOD PROTECTION

Goal Minimize the risk to lives and property loss from flood hazards and prevent impacts to waterways due to human activities that may increase flood hazards.

Objectives

FL-1 Protect public health and safety, both on-site and downstream, from flooding through floodplain management which regulates the types of land uses which may locate in the floodplain, prescribes construction designs for floodplain development, and requires mitigation measures for development which would impact the floodplain by increasing runoff quantities.

Policies

FL-a Development in FEMA Special Flood Hazard Areas (floodplain) shall be regulated.

FL-b Flood control measures should advance, to the degree feasible: recreational opportunities; resource conservation (including streamside vegetation and habitat); and, the preservation of the scenic values of water resources.

FL-c Flood control measures shall avoid to the maximum extent feasible, alteration of creeks and their immediate environs.

FL-d The City should participate in local and regional emergency preparedness plans and flood control drainage plans to protect the public from flooding hazards.

FL-e New critical or high occupancy structures (e.g., schools, hospitals) shall not be located in the FEMA Special Flood Hazard Area (100 year floodplain) unless those structures and supporting utilities are designed to prevent damage and service interruption during the 100 year flood.

Implementation Measures

FL-(1) As part of project development review, ensure that structures located in the FEMA Special Flood Hazard Area provide adequate protection from flood hazards and do not impact upstream or downstream properties.

FL-(2) In designing flood control facilities, consider the need to protect anadromous fisheries and allow for adequate water passage to ensure the survival of downstream riparian ecosystems.

FIRE SAFETY & LAW ENFORCEMENT

Goal Protect and improve public health and safety.

Objectives

FS-1 Minimize fire hazards and the potential loss of life or property resulting from wildland or urban fires.

FS-2 Protect life and property from crime and fire hazards by encouraging the incorporation of defensible space design techniques in the physical design of new development.

Policies

FS-a Protect development from wildland and non-wildland fires by requiring development to incorporate measures responsive to the risk from this hazard.

FS-b All land divisions and development shall be required to conform to fire safety standards.

FS-c Known fire hazard information should be identified in all land development entitlement applications subject to environmental assessment.

FS-d New development shall be encouraged to incorporate site planning and appropriate building design features designed to minimize fire impacts and deter crime.

FS-e Development in areas requiring additional levels of police and fire services should participate in offsetting costs for the additional services.

Implementation Measures

FS-(1) Provide rapid and timely response to all fire protection emergencies and maintain the capability to have minimum average response times.

FS-(2) Maintain mutual aid agreements with other agencies in Tehama County.

FS-(3) Encourage the County to require development in unincorporated and within the City's Sphere of Influence to conform to City development standards, including but not limited to Uniform Building Code, Uniform Fire Code, water, wastewater, and street improvement standards.

FS-(4) Provide rapid and timely response to all law enforcement emergencies and maintain the capability to have minimum average response times.

FS-(5) Identify geographical areas or population groups experiencing noticeable crime victimization in order to improve effectiveness of crime prevention efforts and commit resources, as appropriate, to these areas for assistance.

HAZARDOUS MATERIALS

Goal Reduce and control the adverse effects of hazardous materials on the public's health, safety and welfare.

Objectives

HM-1 Protect life and property from contact with hazardous materials through site design and land use regulations and storage and transportation standards.

HM-2 Protect life and property in the event of the accidental release of hazardous materials through emergency preparedness planning.

Policies

HM-a The City shall maintain an emergency preparedness plan for hazardous materials.

Implementation Measures

HM-(1) Promote greater community awareness and preparedness by working with business associations, homeowners' associations, community groups and utilities.

HM-(2) Coordinate emergency drills with all affected operating departments including, local and County Fire, Law Enforcement, Public Services, Public Works, Finance, and Emergency Medical Services.

HM-(3) Design critical public facilities to remain operative during emergencies.

NOISE

Goal Minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses.

Objectives

N-1 Protect noise sensitive areas through regulation of new noise-generating development.

N-2 Protect noise sensitive new development from existing and future noise generators by regulations encouraging each to locate within compatible noise environments.

N-3 Protect established noise-generating development from noise sensitive new development.

Policies

N-a New development shall use appropriate site planning and building design to reduce undesirable noise impacts. The noise sensitivity of land uses as established in ***Table N-1*** shall

be used in the location of new development, preparation of general plan amendments and specific plans.

The interpretive guidelines in **Table N-1** shall not be applied mechanically, but with the degree of flexibility required in each case to achieve a sound and feasible land use decision. However, in no case shall a residential land use be located where the existing noise environment, combined with the measured or calculated noise reduction of the type of structure under consideration, makes it impossible to maintain an interior noise environment at or below 45dBA CNEL.

TABLE N-1
NOISE SENSITIVITY STANDARDS

New Land Use	Outdoor Activity Area - Ldn	Interior Activity Area- Ldn/Peak Hour Leq[1]	Notes
All Residential	60-65	45	2,3,4
Transient Lodging	65	45	5
Hospitals & Nursing Homes	60	45	6
Theaters & Auditoriums	-	35	
Churches, Meeting Halls, Schools, Libraries, etc.	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc.	70	-	
Industrial Facilities	65	50	7

Notes:

1. For traffic noise Ldn and peak-hour Leq values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
2. Outdoor activity areas for single-family residential uses are defined as back yards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100 foot radius of the residence.
3. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
5. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas.
6. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

N-b The planning and design of improvements in the circulation systems shall consider their noise impacts on adjacent land uses and shall include measures to mitigate significant noise impacts.

N-c Adhere to the "Corning Municipal Airport Master Plan Land Use Compatibility Guidelines" with respect to access, land uses, noise and safety measures. Coordinate with the Tehama County Airport Land Use Commission regarding projects that may impact, or may be impacted, by airport operations.

Implementation Measures

N-(1) Where noise mitigation measures are anticipated to be needed based on a review of a project, require that project applicants secure the services of a qualified acoustical engineer to perform a detailed technical study and to advance mitigation measures.

N-(2) Where site conditions permit, require noise buffers along the California Northern Railroad for all new adjoining developments that are subject to unacceptable noise levels.

N-(3) Site-specific railroad noise studies shall be prepared for noise sensitive development projects anticipated to be affected by railroad noise.

N-(4) Control noise at the source through use of insulation, berms, building design and orientation, buffer yards, staggered operating hours, and other techniques; where necessary, use noise barriers to attenuate noise to acceptable levels; require that barriers are landscaped to reduce negative visual impacts on the community.

N-(5) Encourage noise attenuation programs that avoid visible sound walls, where practical. Open space, parking, accessory buildings, frontage roads, and landscaping can be used to buffer development from noise.

N-(6) The maximum noise exposure from Corning Municipal Airport operations that shall be considered normally acceptable for residential areas is 60 dBA CNEL.

N-(7) Request Caltrans to provide freeway sound walls adjacent to residential areas where existing noise levels exceed 65 dB, consistent with State standards and Caltrans' priorities for community noise abatement.

F. COMMUNITY DEVELOPMENT

LAND USE

Goal Promote a development pattern which will accommodate, consistent with the other objectives of the Plan, the growth which will be experienced during the planning period (2014-2034), and as such period is extended by future revisions of the Plan.

Objectives

LU-1 Guide development in a pattern that will provide opportunities for present and future residents to enjoy the variety of living environments, which currently exist, which are served by the full range of urban services.

LU-2 Guide development in a pattern that will minimize land use conflicts between adjacent land uses.

LU-3 Guide development in a pattern that will establish an acceptable balance between public facility and service costs and public revenues derived from new development.

LU-4 Fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:

- Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire and the responsibility of government to provide a regulatory climate, which does not impede reasonable private expectations.

- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that does not adversely affect either adjacent property owners or the community values of the citizens of the City.

LU-5 Recognition that the major economic resources for achieving the development pattern will come from the private sector, rather than government, and that the General Plan, as the expression of community values, will guide the use of these resources.

LU-6 Encourage a sense of community "village" quality and character throughout the City.

LU-7 Improve existing neighborhood aesthetics.

Policies

LU-a The City shall ensure the availability of an inventory of developable lands sufficient to accommodate growth projected for the planning period.

LU-b The City shall monitor, on a yearly basis, the rate at which the developable land inventory is being consumed, the population and employment growth of the City, and other useful indicators of growth.

LU-c The procedure for adding lands to the inventory shall be by amendment of the Plan at five year intervals. This policy shall not preclude any resident or property owner in the City from requesting a general plan amendment upon submission of the required application and payment of the prescribed fee.

LU-d The City shall ensure that a 15-20 year supply of commercial and industrial land required for employment purposes is available within the City. The City shall continue its close working relationship with economic development groups to monitor the demand and supply of land.

LU-e Evaluate the boundaries of the City's Sphere of Influence and establish urban, rural and urban reserve boundaries within the planning area, where and when appropriate.

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LU-f To the degree feasible, develop and ensure land use compatibility through coordination and cooperation with Tehama County.

LU-g Federal and State lands will be recognized as part of the land use pattern and designated accordingly.

LU-h The 2014-2034 General Plan Update shall contain residential, commercial, and industrial land use classifications, each of which is described in the **Table LU-1** and shall be implemented through more specific zone districts.

LU-i The density limitations described in **Table LU-1** do not apply to pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, provided that the applicable City Development Standards are satisfied.

LU-j The City shall ensure that a 15-20 year supply of land required for residential purposes is available within the City. The City shall continue its close working relationship with private, public and non-profit development groups to monitor the demand and supply of land for housing purposes. The City shall make appropriate, periodic revisions to the 2014-2034 General Plan Update in order to maintain the availability of residential lands.

LU-k Create an Alternative Housing (AH) Zoning District that would permit the establishment of emergency shelters, transitional housing, or supportive housing as outright permitted uses.

LU-l Lands to be considered for industrial development shall demonstrate that public services are available, the site is compatible with adjacent uses or of adequate size to accommodate a variety of uses and that transportation access be available.

TABLE LU-1
GENERAL PLAN LAND USE CLASSIFICATIONS

Symbol	Land Use	Description	Maximum Density
LLR	Large Lot Residential	Provides living environments receiving minimal urban services and located in areas characterized by one of more of the following conditions: previously classified as the Agriculture Land Use Classification, lands containing agricultural characteristics, located within or in close proximity to lands categorized as floodplain and flood hazard areas, and subject to accessibility via substandard publicly maintained roads	2 Acres/DU
SFR	Residential	Provides single-family and two-family residential living environments receiving a full range of urban services.	14 DUs/Acre
MFR	Multi-Family Residential	Provides Neighborhood and General Apartment high density living and office commercial environments, or a combination thereof, receiving a full range of urban services.	28 DUs/Acre
C	Commercial	Provides for commercial uses. Specific categories are determined by Zoning which include: Neighborhood and Central Business Districts, General and Highway Service Commercial Districts.	
I	Industrial	Provides for Industrial uses. Specific categories are determined by Zoning which include: Light and, General Industrial, Limited Manufacturing and Industrial Frontage Districts.	
HWY-99-W	Hwy 99-W Specific Plan	Provides for residential, commercial, industrial and recreation uses to be designed and developed under a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W Corridor with a full complement of services, facilities and utilities.	
PM	Public/Municipal	Provides for public facilities including but not limited to government facilities, schools, and public utilities and facilities.	
P	Park	Provides for community recreation facilities and also for the protection of significant wildlife, plant, fisheries, and wetland habitat resources..	

LU-m As soon as feasible, address the issue of non-conforming land uses to improve land use compatibility.

LU-n Encourage the consolidation of undersized lots to promote efficient and orderly development.

LU-o The City's regulatory systems should accommodate new economic development and should be reviewed periodically to facilitate the development and the permitting process.

LU-p All residential designated lands in excess of 20 percent slope shall not be developed. Development on slopes in excess of 15 percent may be considered subject to additional design requirements as part of a land division map or building permit submission. At a minimum the following shall be provided: comprehensive grading, erosion and landscaping plans; a soils report by a soils engineer with specific recommendations; and a visual impact analysis, depending on the project location.

Implementation Measures

LU-(1) Reclassify the parcels listed in **Appendix A** to the Land Use Classification identified. The parcels should be rezoned to the appropriate Zoning Designation within one year after adoption of the 2014-2034 General Plan Update.

LU-(2) Establish zoning districts and development standards in the Zoning Ordinance consistent with the General Plan, and amend the Zoning Map to be consistent with the 2014-2034 General Plan Update Map within one year.

LU-(3) Establish the Alternative Housing (AH) Zone District and zone appropriate parcels AH to permit emergency shelters, transitional housing, or supportive housing.

LU-(4) As part of the Annual General Plan Report, monitor and report on; commercial, industrial and residential development since Plan adoption; the overall density of residential projects approved during the previous year; and the remaining supply of vacant land by land use.

LU-(5) Ensure that the Zoning Ordinance provides for minimum and maximum densities consistent with the Plan's land use classifications.

LU-(6) Encourage that new neighborhood shopping centers are located at least one mile away from existing major shopping centers.

LU-(7) For development along arterials such as South Avenue, 99W, adopt appropriate standards to improve the character of these corridors, including but not limited to site access, building and off-street parking orientation to street, building height, on-site lighting, transitional requirements adjacent to residential uses.

LU-(8) Evaluate strict enforcement of the non-conforming uses in instances when a preexisting non-conforming use is clearly in conflict with other surrounding uses which fully conform to the existing zoning.

LU-(9) Adhere to the setback requirements identified in the "Corning Municipal Airport Master Plan" and the "Tehama County Airport Land Use Compatibility Plan".

CIRCULATION

Goal: Provide an efficient, balanced and maintained road circulation system that, not only serve the needs of vehicular traffic, but must also serve the needs of bicyclists and pedestrians, in particular school children.

Objectives

C-1 Provide for safe and efficient vehicular, bicycle and pedestrian movement that meets existing needs and accommodate growth in an orderly manner.

C-2 As the City grows, connections between neighborhoods, commercial and industrial areas need to serve the transportation needs of residents and businesses.

C-3 Promote alternative travel modes, including transit, pedestrian and bicycle circulation systems.

C-4 Coordinate policies for land development and circulation.

C-5 Coordinate local transportation planning and administration with the activities of other government agencies and concerns of local citizens and businesses.

C-6 Design and implement the circulation system to protect natural features, conserve energy, and mitigate, to the degree feasible, air and noise pollution.

C-7 Designate local scenic routes and enhance and protect their scenic qualities.

Policies

C-a Monitor, maintain and improve, as necessary, the operation, safety and performance of the street system, including roadway surfaces, capacity, and traffic signals. For capacity and operational purposes, strive to attain a Level of Service (LOS) "C," to the maximum degree feasible, so that potential traffic congestion on streets and at intersections is minimized. LOS "D" is permissible based on a case by case review. Refer to **Tables C-1** and **C-2** for Levels of Service criteria for intersections and roadway capacities, respectively.

C-b Improve unpaved roads, driveways and parking areas.

C-c Provide for adequate, safe, and direct, and if necessary, alternative access to public facilities, schools, parks and shopping areas.

C-e Encourage the continued development and expansion of local and regional public transit systems.

C-f Encourage bicycle and pedestrian transportation, both on-and off-street.

C-g Construct, improve and maintain the system of curb, gutters, sidewalks and crosswalks for pedestrian circulation safety and drainage control.

C-h Promote the use of programs and strategies to reduce overall vehicle travel, particularly during peak commute periods.

C-i Coordinate transportation planning and implementation with regional and local plans.

C-j Protect natural features, to the degree feasible, when maintaining and expanding the City's circulation system.

Implementation Measures

C-(1) Establish a data collection program for the street system to include a physical inventory, condition of surfacing, maintenance needs, traffic volumes and accident reports. Update the program at least yearly.

C-(2) Develop a priority system for physical improvements based on demonstrated needs according to the collection of data on physical conditions, traffic volumes and safety reports.

C-(3) Develop a priority system of road improvement projects.

C-(4) Respond quickly to correct traffic signal breakdowns, sign damages and losses.

TABLE C-1
LEVEL OF SERVICE CRITERIA FOR SIGNALIZED, UN-SIGNALIZED AND ALL-WAY-STOP CONTROLLED INTERSECTIONS

LEVEL OF SERVICE	TYPE OF FLOW	DELAY	MANEUVERABILITY	STOPPED DELAY/VEHICLE (SEC)		
				SIGNALIZED	UNSIGNALIZED	ALL-WAY STOP
A	Stable Flow	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10.0	≤ 10.0	≤ 10.0
B	Stable Flow	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10 and ≤ 20.0	>10 and ≤ 15.0	>10 and ≤ 15.0
C	Stable Flow	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted	>20 and ≤ 35.0	>15 and ≤ 25.0	>15 and ≤ 25.0
D	Approaching Unstable Flow	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35 and ≤ 55.0	>25 and ≤ 35.0	>25 and ≤ 35.0
E	Unstable Flow	Generally considered to be the limit of acceptable delay. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	>55 and ≤ 80.0	>35 and ≤ 50.0	>35 and ≤ 50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	> 80.0	> 50.0	> 50.0

References: Highway Capacity Manual, Transportation Research Board, 2000.

TABLE C-2 DAILY CAPACITY THRESHOLDS FOR URBAN/SUBURBAN ROADWAY TYPES					
Capacity Configuration	**Total Daily Vehicles in Both Directions ("Average Daily Traffic")**				
	LOS A	**LOS B**	**LOS C**	**LOS D**	**LOS E**
6-Lane Divided Arterial	32,000	38,000	43,000	49,000	54,000
4-Lane Divided Arterial	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial	18,000	21,000	24,000	27,000	30,000
3-Lane (One-Way) Arterial	16,000	19,000	21,500	24,500	27,000
2-Lane Divided Arterial	11,000	12,500	14,500	16,000	18,000
2-Lane Undivided Arterial	9,000	10,500	12,000	13,500	15,000
2-Lane Collector	6,000	7,500	9,000	10,500	12,000

Notes: 1. Based on "Highway Capacity Manual", Transportation Research Board, 2000.

2. All volumes are approximate and assume ideal roadway characteristics. Actual threshold volumes for each Level of Service listed above may vary depending on a number of factors including curvature and grade, intersection or interchange spacing, percentage of trucks and other heavy vehicles, lane widths, signal timing, on-street parking, amount of cross traffic and pedestrians, driveway spacing, etc.

C-(5) Review high frequency accident locations and develop specific mitigation measures or improvements.

C-(6) Complete all "Safe Route to School" studies to determine requirements for new walkways, school crossings, traffic control and roadway improvements.

C-(7) Develop and adopt street standards that provide flexibility in design, especially in residential neighborhoods. Revise right-of-way and pavement standards to reflect adjacent land use and/or anticipated traffic, and permit reduced right-of-way dimensions where necessary to maintain neighborhood character. Standards should consider median construction, or intersection lane widening which may require additional width and right of way. Alternative standards should be provided for new and existing alignments, since having just one set of standard may conflict with existing facilities, which for various reasons are inconsistent in right-of-way or other constraints. Interpretations and/or recommendations regarding minimum street widths is the responsibility of the City Engineer with input from the planning process.

C-(8) Continue to require that new development pays a fair share of the costs of street and other traffic and transportation improvements based on traffic generated and impacts on service levels.

C-(9) Development of vacant parcels will require the construction, or a deferral agreement for the construction of curb, gutter, sidewalk and the necessary tie-in paving along the street frontage of the affected parcel(s), whichever combination of improvements are applicable, as a requirement of the entitlement or building permit approval. A deferral of curb, gutter and sidewalks can be considered for existing vacant parcels where drainage requirements have not been established. New development that requires road extension beyond parcel frontage will be required to construct and/or pave, at minimum, the road surface and insure proper drainage.

C-(10) An evaluation should be undertaken to prioritize the streets where curb, gutter, sidewalk and tie-in paving improvements (whichever combination of improvements are applicable) are necessary. For those streets where deferral agreements have been made, a prioritization of the streets to be improved should also be undertaken.

C-(11) Undertake and approve Plan Line studies for future collector roads identified on the ***Land Use & Circulation Map*** to establish precise alignments in order to identify future right-of-way needs. No entitlements for any properties affected by the proposed alignments can be approved until the Plan Line study is undertaken or the precise alignment is identified as part of an entitlement process.

C-(12) Development proposals shall be reviewed according to the provisions of the zoning and subdivision ordinance to insure that adequate access, on-site circulation, parking and loading areas are provided.

C-(13) Development shall mitigate any adverse impacts of a proposed development project on the existing street system. This may include necessary street improvements, traffic signs or signals.

C-(14) Design roads created by development to tie into the existing and anticipated road systems.

PUBLIC SERVICES & FACILITIES

Goal Provide current and future public services and facilities in an orderly manner to meet existing needs and accommodate growth.

Objectives

PF-1 Provide for a full range of public services and public facilities throughout the City.

PF-2 Develop a Citywide mechanism for managing existing and future water resources available to the City. Ensure that an adequate supply of water is available to serve development projected for the planning period.

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PF-3 Improve and maintain the Citywide water system facilities.

PF-4 Improve and maintain the Citywide wastewater system facilities.

PF-5 Encourage water conservation in all new development through the use of measures which result in the more efficient use of water.

PF-6 Encourage the use and expansion of recycled wastewater for irrigation purposes.

PF-7 Develop a comprehensive long-term plan for wastewater treatment within the City.

PF-8 Promote a land use pattern that can be adequately served with community facilities such as schools, libraries, and community recreation facilities.

PF-9 Encourage specialized vocational and/or educational facilities that expand and provide additional training opportunities.

Policies

PF-a Evaluate the establishment of levels of service thresholds for public services and facilities.

PF-b Participate in the development of a region-wide groundwater resource management plan.

PF-c Evaluate the water infrastructure system and develop a plan to improve the system, where applicable.

PF-d The City will cooperate and coordinate with the Corning Union Elementary and Corning Union High School Districts to develop plans that respond to the growth of the City.

PF-e Public uses (e.g. schools, parks, waste disposal sites) and public utilities (e.g. substation, transmission lines) whose site specific locations often cannot be identified in advance by the General Plan may be permitted throughout the City to serve the public need. Appropriate zoning on site specific locations will be determined in response to the identified need as it occurs. Solid waste disposal facilities shall be conditionally permitted to ensure that the site is compatible with adjacent land uses. Surrounding land uses, to the extent feasible, shall be regulated to avoid incompatibility with the solid waste disposal facility.

Implementation Measures

PF-(1) If cost effective, require annexation to the City as a condition of extending City services.

PF-(2) As part of the project review and building permit process, ensure that all new development has a minimal impact on natural drainage channels and flow capacity.

PF-(3) Explore the feasibility of using reclaimed water for landscaping of residential landscaping in new subdivisions, major commercial and industrial projects, and landscaping at public facilities, including schools, government facilities, and parks.

PF-(4) Establish guidelines and standards for water conservation and actively promote use of water-conserving devices and practices in both new construction and major alterations and additions to existing buildings.

AIR QUALITY

Goal

Improve air quality and meet all Federal and State ambient air quality standards and goals by reducing the generation of air pollutants from stationary and mobile sources.

Objectives

AQ-1 Improve and maintain air quality to protect human health and preclude damage to plants and property.

AQ-2 Meet applicable California air quality standards and avoid violating Federal air quality standards.

AQ-3 Encourage integration of land use, transportation, and energy planning efforts which help to reduce air pollution.

AQ-4 Improve the design of proposed development to reduce potential air pollution.

Policies

AQ-a The City shall strive to meet and/or maintain applicable State and Federal air quality standards.

AQ- b Land use decisions shall be made with consideration given to the improvement of air quality.

AQ-c All parcels created by new land divisions and new multi-family residential, commercial and industrial development (or with expansion of such uses) shall be served by paved roads, driveways, and parking areas.

AQ-d Encourage a land use pattern that reduces reliance on the automobile and encourages alternative modes of transportation for travel to employment and shopping by encouraging:

- infill development
- mixed use development near employment centers (day care, restaurant, and bank)
- increased residential densities near employment and shopping, and along major traffic corridors
- employment opportunities and shopping near to residential development

AQ-e Encourage a reduction in vehicle trips and vehicle miles traveled by encouraging:

- public transportation
- carpooling, ridesharing, and vanpooling
- shortened and combined motor vehicle trips for work, shopping, and services
- use of bicycles
- pedestrian access and walking

AQ-f Coordinate with the Tehama County Air Pollution District regarding proposed land uses near hazardous air pollution sources.

AQ-g The City should develop a bikeway plan to encourage the use of bicycles, where practicable.

AQ-h The City should develop a pedestrian plan to encourage walking, where practicable.

AQ-i Encourage and promote public education regarding air quality, transportation alternatives, and wood burning.

AQ-j The City shall facilitate programs that encourage and promote the recycling and composting of residential waste grasses, leaves, shrubs, trees, and other waste vegetation as an accessible alternative to disposal by lawful burning on-site.

AQ-k The City will cooperate with the Tehama County Air Pollution District and the Regional Transportation Agency in implementing provisions of the California and Federal Clean Air Acts.

Implementation Measures

AQ-(1) Evaluate the feasibility of requiring existing older wood burning devices to be retrofitted with devices meeting federal EPA standards at the time the residence is sold or a major alteration or addition is initiated.

CLIMATE CHANGE

Goal

Reduce the contribution to greenhouse gases from existing sources and minimize the contribution of greenhouse gases from new construction and sources.

Objectives

CC-1 Adopt and implement a development pattern that utilizes existing infrastructure; reduces the need for new roads, utilities and other public works in new growth areas; and enhances non-automobile transportation.

CC-2 Reduce GHG emissions to support the State's efforts under AB-32 and to mitigate the impact of climate change.

CC-3 Reduce GHG emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.

CC-4 Reduce emissions from the generation of electricity by reducing electricity use through increased efficiency.

CC-5 The City will seek to reduce emissions associated with electrical generation by promoting and supporting the generation and use of alternative energy.

CC-6 Reduce GHG emissions from municipal facilities and operations and purchase goods and services that embody or create fewer GHG emissions.

CC-7 Conserve natural resources such as water and open space to minimize energy used and GHG emissions and to preserve and promote the ability of such resources to remove carbon from the atmosphere.

CC-8 Increase public awareness of climate change and climate protection challenges, and support community reductions of GHG emissions through coordinated, creative public education and outreach, and recognition of achievements.

Policies

CC-a To the full extent of the City's jurisdictional authority, implement any additional adopted State legislative or regulatory standards, policies and practices designed to reduce greenhouse gas Emissions, as those measures are developed.

CC-b Cooperate and coordinate efforts by the Tehama County Air Pollution Control District and Planning Department staff to develop a Climate Action Plan to reduce or encourage reductions in GHG emissions from all sectors within the City and County.

CC-c Encourage higher-density, mixed-use, infill development and creative reuse of under-utilized and/or defunct properties

CC-d Ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation.

CC-e The City/County will implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions.

CC-f Evaluate for possible adoption policies and programs that facilitate the siting of new renewable energy generation.

CC-g Train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities.

CC-h Continue to monitor new technology and innovative sustainable design practices for applicability to insure future development minimizes or eliminates the use of fossil fuel and GHG-emitting energy consumption.

ENERGY

Goal

Reduce reliance on non-renewable energy sources in existing and future development and improve the delivery of energy to existing and future users.

Objectives

E-1 Develop and adopt local energy standards that would result in less energy consumption.

E-2 Encourage use and development of renewable or nontraditional sources of energy.

E-3 Evaluate and establish policies and standards to increase energy efficiency in existing buildings and new developments.

E-4 Evaluate and establish outdoor lighting standards.

Policies

E-a Continue to participate in undergrounding of public utility lines; whenever appropriate, require conversion of overhead lines to underground in conjunction with public and private projects.

E-b Identify and implement energy conservation measures that are appropriate for public buildings and facilities.

E-c Identify energy conservation measures appropriate for retrofitting existing structures.

E-d Investigate and implement alternative sources of renewable power to supply City facilities.

E-e Participate in state and local efforts to develop appropriate policies and review procedures for the institution of renewable energy sources such as solar, wind, geothermal, biomass and hydroelectric power.

Implementation Measures

E-(1) Coordinate with PG&E to educate the public about the need to conserve scarce energy resources, insulate buildings to reduce energy required for heating and cooling, and use energy-efficient appliances.

E-(2) Require consideration of passive solar energy techniques in subdivision design; including house orientation, street and lot layout, vegetation and protection of solar access.

E-(3) Continue to require new buildings to meet state energy efficiency standards, and develop a design manual showing examples of energy conservation in subdivision planning, site layout, landscaping, and building design.

E-(4) Evaluate converting city-owned vehicles to alternative fuels within a specified period of time, subject to budget consideration, to reduce energy consumption.

E-(5) Amend the zoning ordinance to require alternative fuel/recharging facilities in *Commercial*, *Industrial*, and *Industrial Light* districts subject to appropriate standards.

III. GLOSSARY

ADT - Average Daily Traffic. The total volume of traffic on a given road during a specific period of time.

A-Weighted Decibel (dBA) - A numerical method of rating human judgment of loudness. The sound pressure level in decibels, as measured on a sound meter, uses an A-weighting filter to de-emphasize the very low and very high frequency components of sound in a manner similar to the response of the human ear.

Affordable Housing - Housing is considered affordable to all households if it costs no more than 30 percent of gross monthly income for rents and up to 3.0 times annual income for purchasing a home. These are the standards used by the Federal and State governments and the majority of lending institutions.

Air Basin - A self-contained region minimally influenced by air quality in contiguous regions.

Air Pollutant Emissions - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Quality Standard - A health-based standard for air pollution established by the Federal government and the State.

Alluvium - Soil, sand, gravel or similar detrital material deposited by running water.

Ambient Noise Level - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Aquifer - A geologic formation that stores, transmits, and yields significant quantities of water to wells and springs.

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Bikeway - Designated facilities classified, and specifically designed, constructed, and primarily intended for the use of bicycle travel.

Bikeway, Class I - (Trail or Path) A facility provided upon a completely separated right-of-way designated for exclusive use of bicycles.

Bikeway, Class II - (Lane) Restricted right-of-way designation for exclusive or semi-exclusive use of bicycles with prohibitions of pedestrian and motor vehicle through travel but vehicular parking and crossflows by pedestrians and motorists permitted.

Bikeway, Class III - (Route) A facility which is shared by motorists, pedestrians and bicyclists which provides for a right-of-way designation by signs or surface markings.

CNEL - Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night before 7 a.m. and after 10 p.m.

Collector - A roadway for traffic moving between arterial and local streets, generally providing direct access to properties.

Conservation - The management of natural resources to prevent waste, destruction or neglect.

Coverage - The proportion of the area of the footprint of a building to the area of the lot on which it stands.

Day-Night Average Level (Ldn) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Decibel, dB - A unit for describing the amplitude of sound, equal to 20 time the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Density - The number of families, individuals, dwelling units or housing structures per unit of land.

Density Bonus – A zoning tool that that permits developers to build more housing units than normally allowed under existing standard residential zoning, in exchange for provision of a defined public benefit, such improved architectural and landscape design, a specified number or percentage of affordable units included in the development.

Dwelling - A structure or portion of a structure used exclusively for human habitation.

Encourage - The City will not actively promote, but will welcome and stimulate others to pursue a particular goal or end.

Fair Share Allocation - A distribution of lower income housing need among the cities in the region which is prepared by the State of California Department of Housing and Community Development for cities in Tehama County. The idea behind the allocation is that each jurisdiction should bear proportional responsibility for housing the low and moderate income population of the region. The allocation is expressed in terms of the number of additional lower income households that each jurisdiction should absorb over a five year period.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

- Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.
- Potentially Active Fault - (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.
- Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fire Flow - The quantity of water necessary to attack and extinguish structure fires. Fire flow is further established at a minimum pressure of 20 pounds per square inch for a duration consistent with established Insurance Services Office Guidelines and based upon the size and type of construction, occupancy hazards, and distance to exposures. The formula is found in the 1974 edition of the Insurance Services Office Guide for the Determination of Required Fire Flow.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor Area Ratio - The gross floor area of all buildings on a lot divided by the lot area.

Ground Failure - Mudslide, landslide, liquefaction or the compaction of soils due to seismic-induced ground shaking.

Ground Water - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir for potable water.

Handicapped - The count of persons with disabilities or handicaps in the U.S. Census is based on self-definition with no medical documentation required. As a result, the definition of handicaps may include asthma, arthritis, mental illness, diabetes, etc., as well as musculoskeletal diseases, paralysis, etc., which require modification to housing.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Historic Area - A district or zone designated by local, state or federal authorities within which buildings, structures and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a square or park, and therefore should be preserved and/or developed in accord with a fixed plan.

Household - The Census considers all persons living in a dwelling unit to be a household whether or not they are related. A single person living in an apartment and a family living in a house is considered a household.

Household Income - The total of income of all the people living in a household. Households are usually described as very low income, low income, moderate income, middle income, and upper income according to their household size and relation to the regional median income for that household size.

- Extremely Low Income = 0-30% of the regional median income
- Very Low Income = 0-50% of the regional median income.
- Low Income = 51-80% of the regional median income.
- Moderate Income = 80-120% of the regional median income.
- Upper Income = over 120% of the regional median income.

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Intensity - The level of land use (low to high) for buildings--lot coverage, floor area ratio, building bulk.

Land Use - A description of how land is occupied or used.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state due to ground shaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Street - A roadway providing direct access to properties and designed to discourage through-traffic.

Median Income - The income category for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below.

Mitigation - The lessening or elimination of the impacts of an action through changes in the proposed action or the undertaking of additional measures.

Noise - Any unwanted or undesirable sound.

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are two measures used to describe noise exposure.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

Response Time - The amount of elapsed time between the notification of a fire or police unit for a call for service and that unit's arrival at the incident.

Single-Room Occupancy (SRO) Units – An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for formerly homeless people.

Special Housing Needs - Those characteristics of the population (other than income) which cause households to have difficulty obtaining housing. The elderly, the handicapped, large families, the homeless, migrant farmworkers, and female-headed households are all considered to have special housing needs under state law.

Subsidence - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

Substandard Buildings - Section 1001 of Chapter 10 of the 1994 *Uniform Housing Code* defines a substandard building as one where the "building or portion thereof which is determined to be an unsafe building in accordance with Section 102 or the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby declared to be substandard buildings."

The conditions referenced in the section include inadequate sanitation, structural hazards, nuisances, hazardous electrical wiring, hazardous plumbing, hazardous mechanical equipment, faulty weather protection, fire hazard, faulty materials of construction, hazardous or unsanitary premises, inadequate exits, inadequate fire-protection or firefighting equipment and unauthorized occupancy.

Housing which does not comply with the applicable building or housing codes is considered substandard. Generally two types of substandard housing are identified - that which can be repaired or rehabilitated and that which is so deteriorated that it should be replaced.

Surface Rupture - A break in the ground's surface and associated deformation resulting from the movement of a fault.

Tenure - Whether a housing unit is owner-occupied or renter-occupied.

Transportation System Management (TSM) - A cooperative process involving all transportation agencies in an urban area attempting to increase the efficiency of a transportation system through low-cost and relatively short-term actions. TSM typically includes traffic controls, improved public transportation, regulatory and pricing measures, and improvements to the management of the existing transportation system.

Vacancy Rate - The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.

Village Concept – In urban planning and design, a village is an urban development typically characterized by medium-density housing, mixed land uses, good public transit and an emphasis on human scale, pedestrian oriented and public space.

Urban villages are seen to provide an alternative to recent patterns of urban development in many cities, especially decentralization and urban sprawl. They are generally purported to:

- Reduce car reliance and promote cycling, walking and transit use
- Provide a high level of self-containment (people working, recreating and living in the same area)
- Help facilitate strong community institutions and interaction

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IV. ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ADT	average daily traffic
AH	Alternative Housing Zone District
AP	Agricultural Preserve
APN	Assessor's Parcel Number
BACT	Best Available Control Technology
BAMMs	Best Available Mitigation Measures
BMPs	Best Management Practices
Cal EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
CARB	California Air Resources Board
CAT	Climate Act Team
CBC	California Building Code
CCR	California Code of Regulations
CVRWQCB	Central Valley Regional Water Quality Control Board
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNEL	Community noise equivalent level
CO	carbon monoxide
Corps	U.S. Army Corps of Engineers
County	Tehama County
CWA	Clean Water Act
dB	Decibel
dBA	weighted decibel
DEIR	Draft Environmental Impact Report
DFW	California Department of Fish and Wildlife
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EIR	Environmental Impact Report
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRMs	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
GHGs	atmospheric greenhouse gases
GIS	geographic information system
I-5	Interstate 5
IS	initial study

Ldn	day-night sound level
LEA	local enforcement agency
Leq	equivalent sound level
Lmax	Maximum sound level
Lmin	Minimum sound level
LOS	Level of Service
MBTA	Migratory Bird Treaty Act
MCE	maximum credible earthquake
MPE	maximum probable earthquake
MRF	material recovery facility
MSL	mean sea level
NAHC	Native American Heritage Commission
ND	Negative Declaration
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NO2	nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NOx	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NSVAB	Northern Sacramento Valley Air Basin
OPR	Office of Planning and Research
PM10	particulate matter 10 microns or less in diameter
PM2.5	particulate matter 2.5 microns or less in diameter
ppm	parts per million
PRC	Public Resources Code
PUC	California Public Utilities Commission
RCRA	Resource Conservation and Recovery Act
ROG	reactive organic gases
SB	Senate Bill
SMMs	Standard Mitigation Measures
SO2	sulfur dioxide
SRA	State Responsibility Areas
SWFP	Solid Waste Facilities Permit
SWPPP	Stormwater Pollution Prevention Plan
TACs	Toxic air contaminants
USDA RD	USDA Rural Development
US EPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
V/C	volume to capacity
VOCs	volatile organic compounds

V. REFERENCES

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VI. APPENDIX A – LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, ASSESSOR PARCEL MAPS IDENTIFYING NEW GENERAL PLAN LAND USE CLASSIFCATIONS

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TABLE LU-4

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

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

TABLE LU-4

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

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DU'S		LAND USE STATUS[1]	EXISTING DU'S[2]			DU'S ON VACANT PARCELS[3]		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	DU'S		LLR	SF	MFR	LLR	SF	MFR
36	071-280-13	0.18	7,680	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.1	1	1					
37	071-280-14	0.00	216	R	R-1-2	LLR	LLR	0.5	0.0	1	1					
38	071-280-16	0.31	13,342	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
39	071-280-18	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
40	071-280-19	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
41	071-280-20	0.25	10,673	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
42	071-280-21	0.63	27,342	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
43	071-280-23	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
44	071-280-24	3.41		R	R-1-A	LLR	LLR	0.5	1.7	1	1					
45	071-280-25	4.46		R	R-1-A	LLR	LLR	0.5	2.2	V					2	
46	071-280-26	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
47	071-280-27	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
48	071-280-28	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
49	071-280-29	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
50	071-280-30	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
51	071-280-31	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	V					1	
52	071-280-32	0.14	6,000	R	R-1	LLR	LLR	0.5	0.1	1	1					
53	071-280-33	1.00	43,560	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
54	071-280-34	0.35	15,300	R	R-1-2	LLR	LLR	0.5	0.2	1	1					
55	071-280-35	0.20	8,500	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
56	071-280-36	1.08		R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
57	071-280-37	1.90		R	R-1-2 & R-1-A	LLR	LLR	0.5	1.0	1	1					
58	071-280-38	1.12		R	R-1-2 & R-1-A	LLR	LLR	0.5	0.6	1	1					
59	071-280-39	0.20	8,840	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
60	071-280-40	0.31	13,342	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
61	071-291-3	0.15	6,750	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
62	071-291-10	0.55	24,165	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
63	071-291-11	4.09		A	R-1-A	LLR	LLR	0.5	2.0	V				2		
64	071-291-12	0.24	10,500	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
65	071-291-13	0.33	14,450	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
66	071-291-14	0.21	9,000	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
67	071-291-18	0.31	13,650	R	R-1-2	LLR	LLR	0.5	0.2	1	1					
68	071-291-19	0.22	9,750	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
69	071-291-21	0.29	12,600	R	R-1-A	LLR	LLR	0.5	0.1	1	1					
70	071-291-22	0.31	13,500	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
71	071-291-23	0.70	30,450	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.3	1	1					

TABLE LU-4

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

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DU'S		LAND USE STATUS[1]	EXISTING DU'S[2]			DU'S ON VACANT PARCELS[3]		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	DU'S		LLR	SF	MFR	LLR	SF	MFR
72	071-291-24	1.02	44,550	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
73	071-291-25	0.57	24,750	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.3	1	1					
74	071-291-27	0.91	39,600	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
75	071-291-28	0.26	11,252	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
76	071-291-29	0.28	12,265	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
77	071-291-35	0.40	17,308	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
78	071-291-36	0.14	6,210	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
79	071-291-37	0.55	24,126	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
80	071-291-38	0.26	11,226	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
81	071-291-39	0.24	10,372	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
82	071-291-40	0.02	900	A	R-1-2	LLR	LLR	0.5	0.0	1	1					
83	071-292-7	0.27	11,661	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
84	071-292-8	0.43	18,894	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
85	071-292-11	0.24	10,574	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
86	071-292-14	0.23	9,928	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
87	071-292-18	0.29	12,450	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
88	071-292-21	0.24	10,552	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
89	071-292-22	0.23	10,088	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
90	071-292-23	0.25	10,862	R	R-1-A	LLR	LLR	0.5	0.1	1	1					
91	071-292-24	0.25	11,018	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
92	071-292-25	0.26	11,175	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
93	071-292-26	0.18	7,644	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
94	071-292-27	0.16	6,967	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
95	071-300-28	2.27		A	R-1-A	LLR	LLR	0.5	1.1	1	1					
96	071-300-51	1.00		A	R-1-A	LLR	LLR	0.5	0.5	1	1					
97	071-300-52	8.83		A	R-1-A	LLR	LLR	0.5	4.4	1	1			3		
98	071-300-63	10.53		U	R-1	LLR	LLR	0.5	5.3	V				5		
99	071-300-73	0.40	17,277	U	R-1	LLR	LLR	0.5	0.2	1	1					
100	073-010-1	0.23	10,115	R	R-1	MFR	R-3	16	3.7	1			2			1
101	073-010-2	8.17		R	R-2 & OS	MFR	R-3	16	130.7	V						130
102	073-010-72	1.09		R	R-1	C	C-1		N/A							
103	073-120-77	1.44	Zoning	MFR	R-2	MFR	R-3	16	23.0	V						23
104	073-120-78	2.06	Zoning	MFR	R-1	MFR	R-3	16	33.0	V						33
105	073-260-21	8.00		R	R-1	MFR	R-3	16	128.0	V						128
106	075-020-19	12.00		I	M-1	LLR	LLR	0.5	6.0	V				6		
107	075-020-39	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		

TABLE LU-4

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

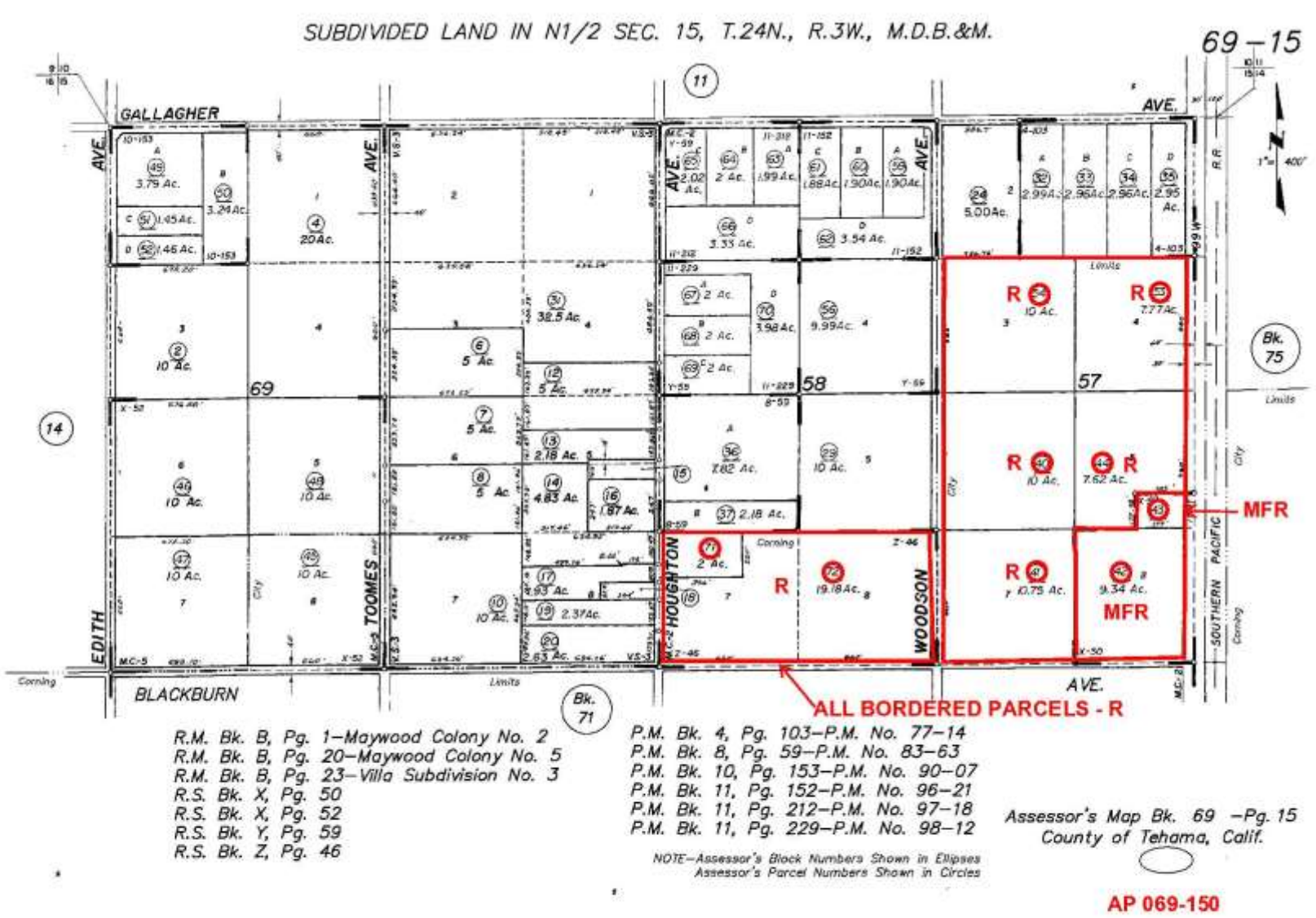
ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DU'S		LAND USE STATUS[1]	EXISTING DU'S[2]			DU'S ON VACANT PARCELS[3]		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	DU'S		LLR	SF	MFR	LLR	SF	MFR
108	075-020-40	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
109	075-020-41	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
110	075-020-42	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
111	075-080-3	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
112	075-080-29	10.00		R	R	PM	PM	PM		1						
113	075-080-39	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
114	075-080-52	10.00		U	PD	LLR	LLR	0.5	5.0	V				5		
115	075-080-53	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
116	075-080-54	10.00		I	M-1	LLR	LLR	0.5	5.0	V				5		
117	075-080-58	5.00		U	PD	LLR	LLR	0.5	2.5	V				2		
118	075-080-59	15.00		U	PD	LLR	LLR	0.5	7.5	V				7		
119	087-050-6	9.74		A	R-1-A	LLR	LLR	0.5	4.9	1	1			3		
120	087-050-31	4.86		A	R-1-A	LLR	LLR	0.5	2.4	1	1			1		
121	087-050-53	3.92		A	R-1-A	LLR	LLR	0.5	2.0	V				2		
122	087-050-54	1.97		A	R-1-A	LLR	LLR	0.5	1.0	1	1					
123	087-050-55	5.12		A	R-1-A	LLR	LLR	0.5	2.6	1	1					
124	087-050-56	4.62		A	R-1-A	LLR	LLR	0.5	2.3	V				2		
125	087-100-55	3.84		A	R-1-A	LLR	LLR	0.5	1.9	V				1		
126	087-100-56	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1		
127	087-100-57	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1		
128	087-100-58	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V				1		
	Totals	**372.14**							**1,347**	**82**	**66**	**0**	**15**	**82**	**418**	**800**
													Potential New DU's			**1,300**

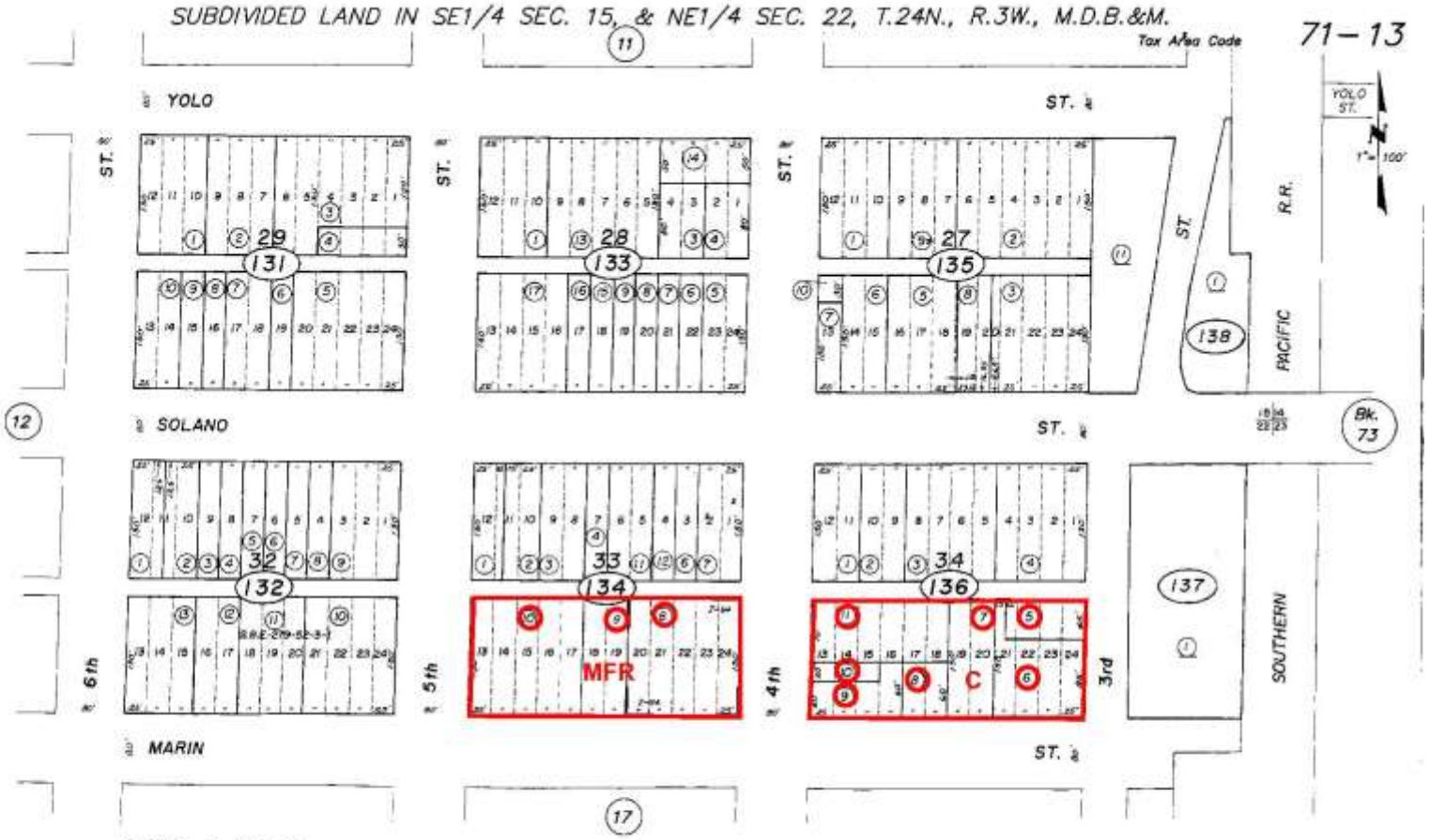
Notes:

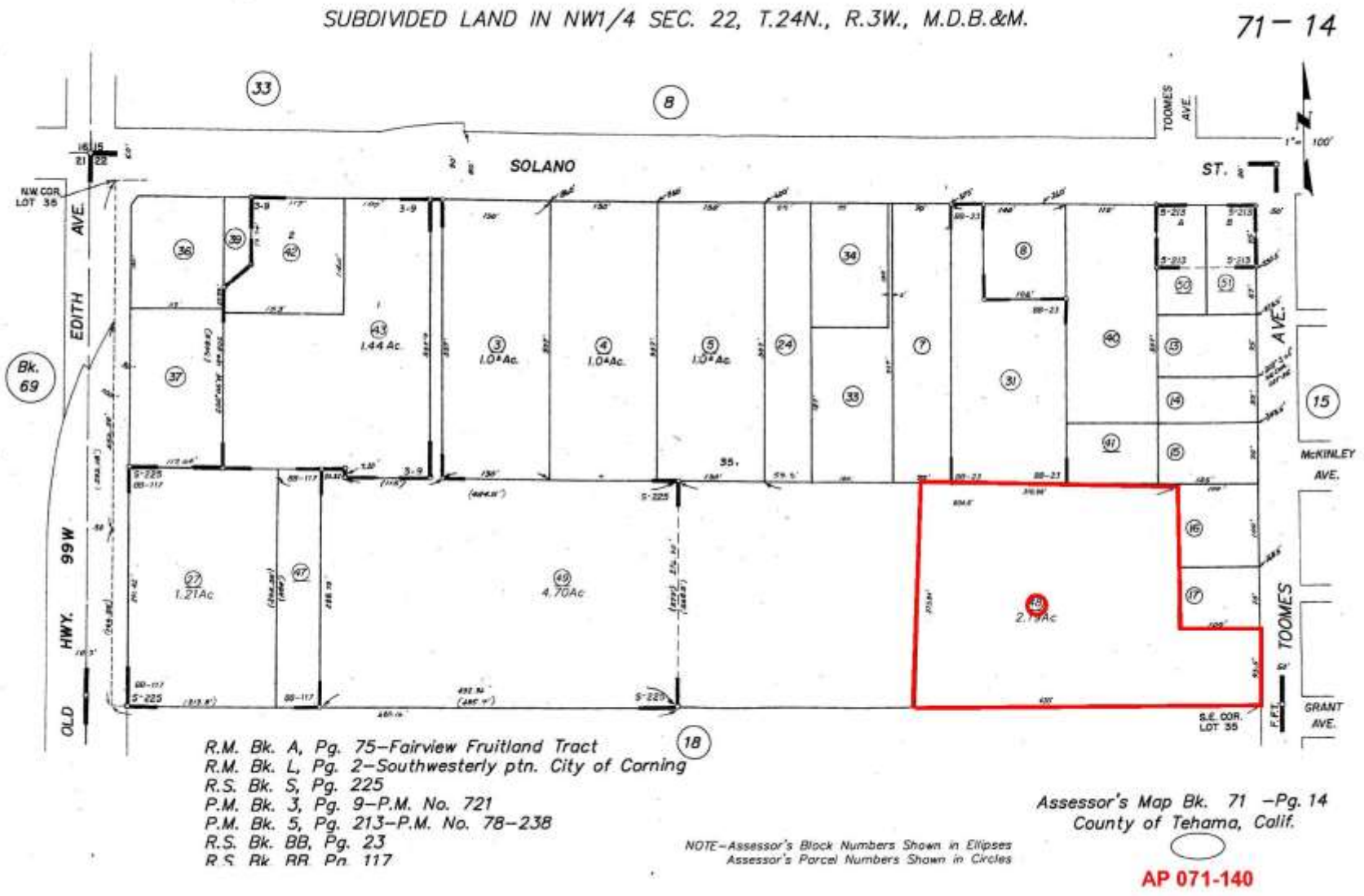
[1] Identifies existing uses on the parcel. V indicates the parcel is vacant. C-Bldg indicates that there is an existing commercial building on the parcel. A number identifies the number of dwelling units on the parcel.

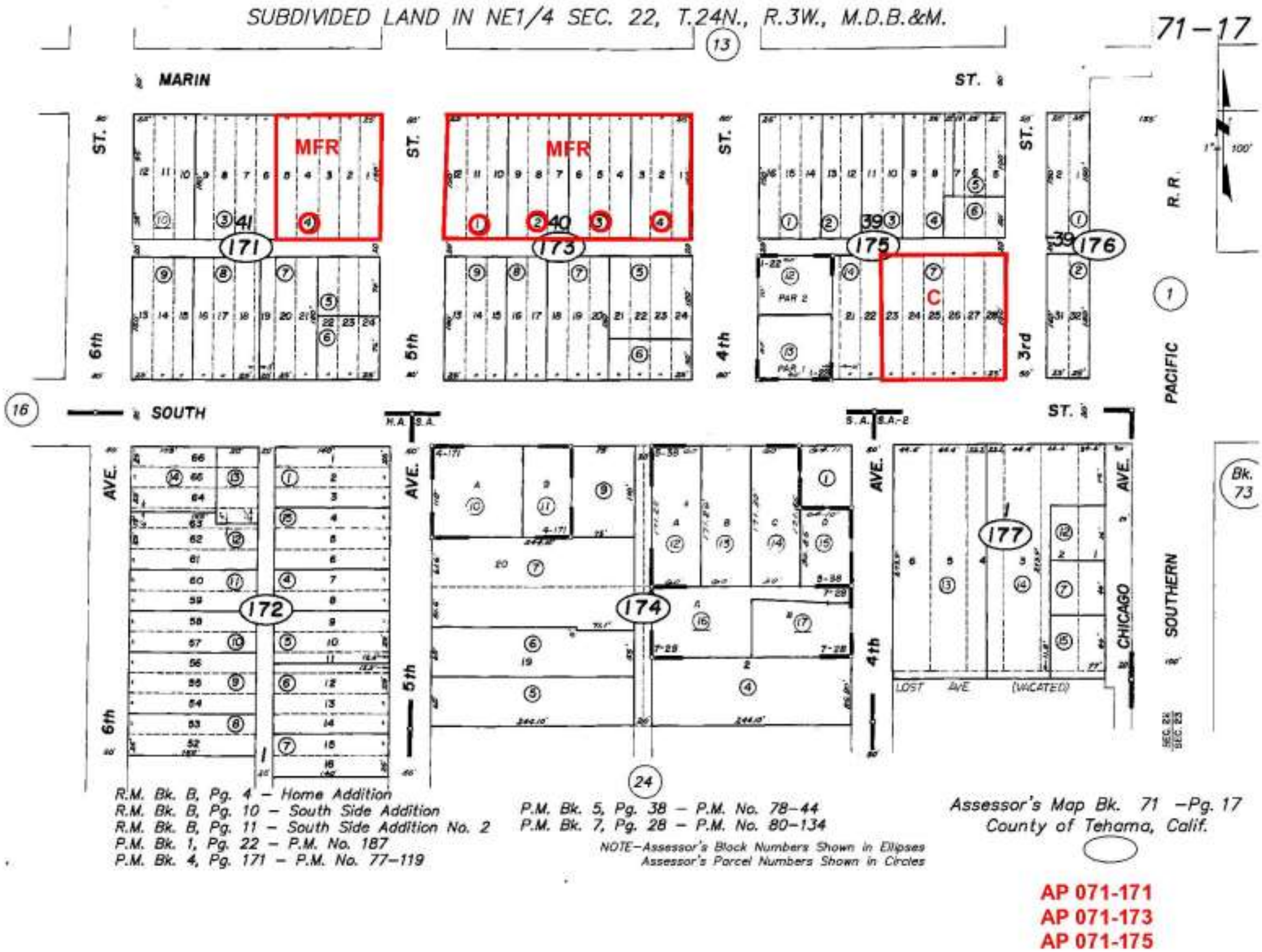
[2] A number identifies the number of existing dwelling units on the parcel.

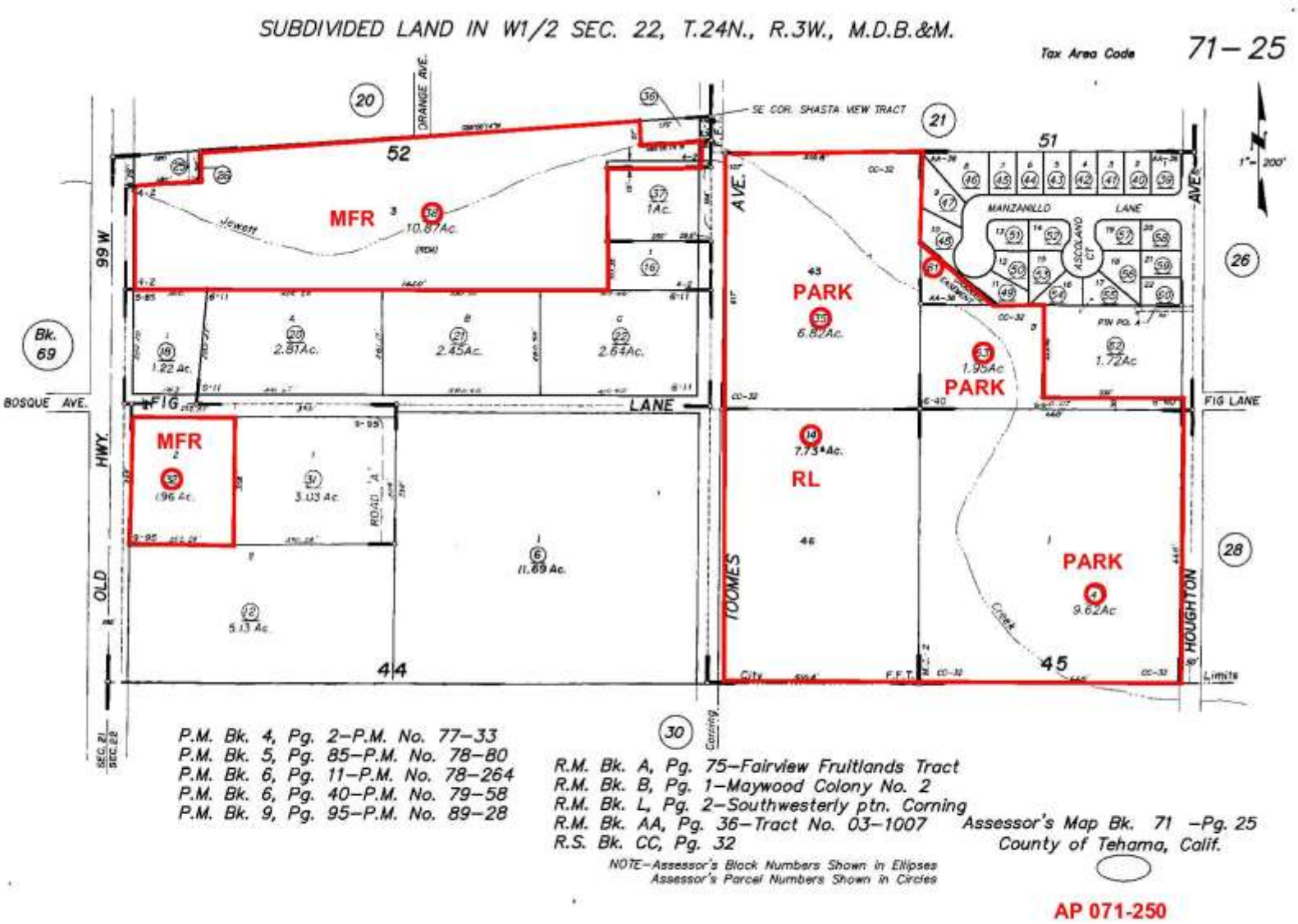
[3] The number identifies how many dwelling units could be developed on the parcel.


SUBDIVIDED LAND IN N1/2 SEC. 15, T.24N., R.3W., M.D.B.&M.
69 – 15
GALLAGHER AVE.
EDITH AVE.
TOOMES AVE.
HOUGHTON AVE.
WOODSON AVE.
BLACKBURN AVE.
SOUTHERN PACIFIC R.R.
Bk. 71
Bk. 75
69
58
57
14
11
R
MFR
ALL BORDERED PARCELS - R
R.M. Bk. B, Pg. 1–Maywood Colony No. 2
R.M. Bk. B, Pg. 20–Maywood Colony No. 5
R.M. Bk. B, Pg. 23–Villa Subdivision No. 3
R.S. Bk. X, Pg. 50
R.S. Bk. X, Pg. 52
R.S. Bk. Y, Pg. 59
R.S. Bk. Z, Pg. 46
P.M. Bk. 4, Pg. 103–P.M. No. 77–14
P.M. Bk. 8, Pg. 59–P.M. No. 83–63
P.M. Bk. 10, Pg. 153–P.M. No. 90–07
P.M. Bk. 11, Pg. 152–P.M. No. 96–21
P.M. Bk. 11, Pg. 212–P.M. No. 97–18
P.M. Bk. 11, Pg. 229–P.M. No. 98–12
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 69 –Pg. 15
County of Tehama, Calif.
AP 069-150


SUBDIVIDED LAND IN SE1/4 SEC. 15, & NE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.
Tax Area Code
71 – 13
YOLO
ST.
SOLANO
MARIN
6th
5th
4th
3rd
R.R.
PACIFIC
SOUTHERN
Bk. 73
MFR
C
R.S. Bk. Z, Pg. 94
Assessor's Map Bk. 71 –Pg. 13
County of Tehama, Calif.
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
AP 071-134
AP 071-136


SUBDIVIDED LAND IN NW1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.
71 – 14
SOLANO
ST.
TOOMES AVE.
EDITH AVE.
HWY. 99W
OLD
Bk. 69
N.W. COR. LOT 35
S.E. COR. LOT 35
McKINLEY AVE.
GRANT AVE.
1.44 Ac.
1.0+Ac.
1.0+Ac.
1.0+Ac.
1.21Ac
4.70Ac
2.79Ac
R.M. Bk. A, Pg. 75–Fairview Fruitland Tract
R.M. Bk. L, Pg. 2–Southwesterly ptn. City of Corning
R.S. Bk. S, Pg. 225
P.M. Bk. 3, Pg. 9–P.M. No. 721
P.M. Bk. 5, Pg. 213–P.M. No. 78–238
R.S. Bk. BB, Pg. 23
R.S. Bk. RR Pg. 117
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 71 –Pg. 14
County of Tehama, Calif.
AP 071-140


SUBDIVIDED LAND IN NE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.
71-17
MARIN ST.
SOUTH ST.
6th ST.
5th ST.
4th ST.
3rd ST.
6th AVE.
5th AVE.
4th AVE.
CHICAGO AVE.
PACIFIC
SOUTHERN
R.R.
LOST AVE. (VACATED)
MFR
MFR
C
171
172
173
174
175
176
177
Bk. 73
R.M. Bk. B, Pg. 4 – Home Addition
R.M. Bk. B, Pg. 10 – South Side Addition
R.M. Bk. B, Pg. 11 – South Side Addition No. 2
P.M. Bk. 1, Pg. 22 – P.M. No. 187
P.M. Bk. 4, Pg. 171 – P.M. No. 77-119
P.M. Bk. 5, Pg. 38 – P.M. No. 78-44
P.M. Bk. 7, Pg. 28 – P.M. No. 80-134
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 71 –Pg. 17
County of Tehama, Calif.
AP 071-171
AP 071-173
AP 071-175



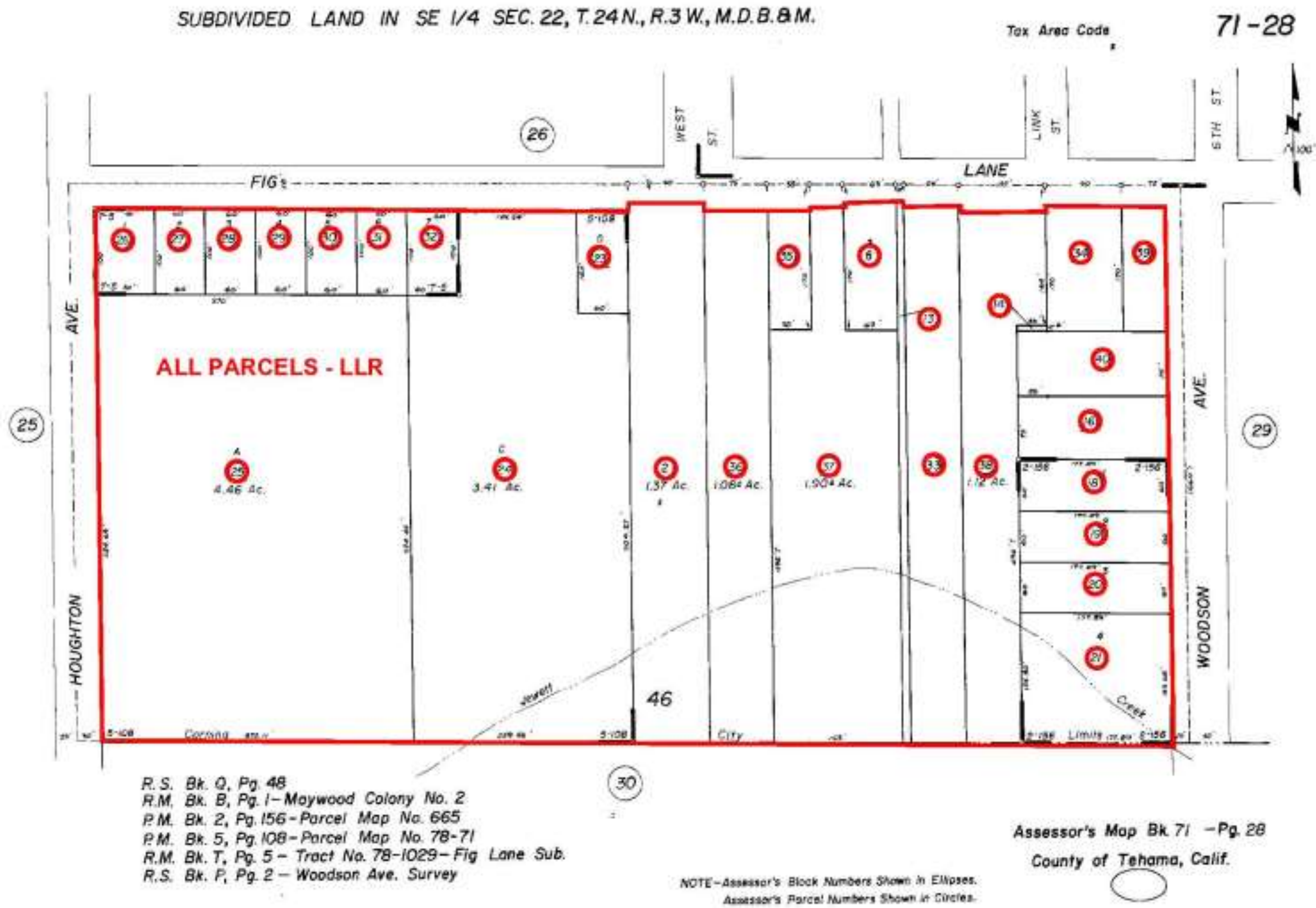
P.M. Bk. 4, Pg. 2–P.M. No. 77–33
P.M. Bk. 5, Pg. 85–P.M. No. 78–80
P.M. Bk. 6, Pg. 11–P.M. No. 78–264
P.M. Bk. 6, Pg. 40–P.M. No. 79–58
P.M. Bk. 9, Pg. 95–P.M. No. 89–28

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

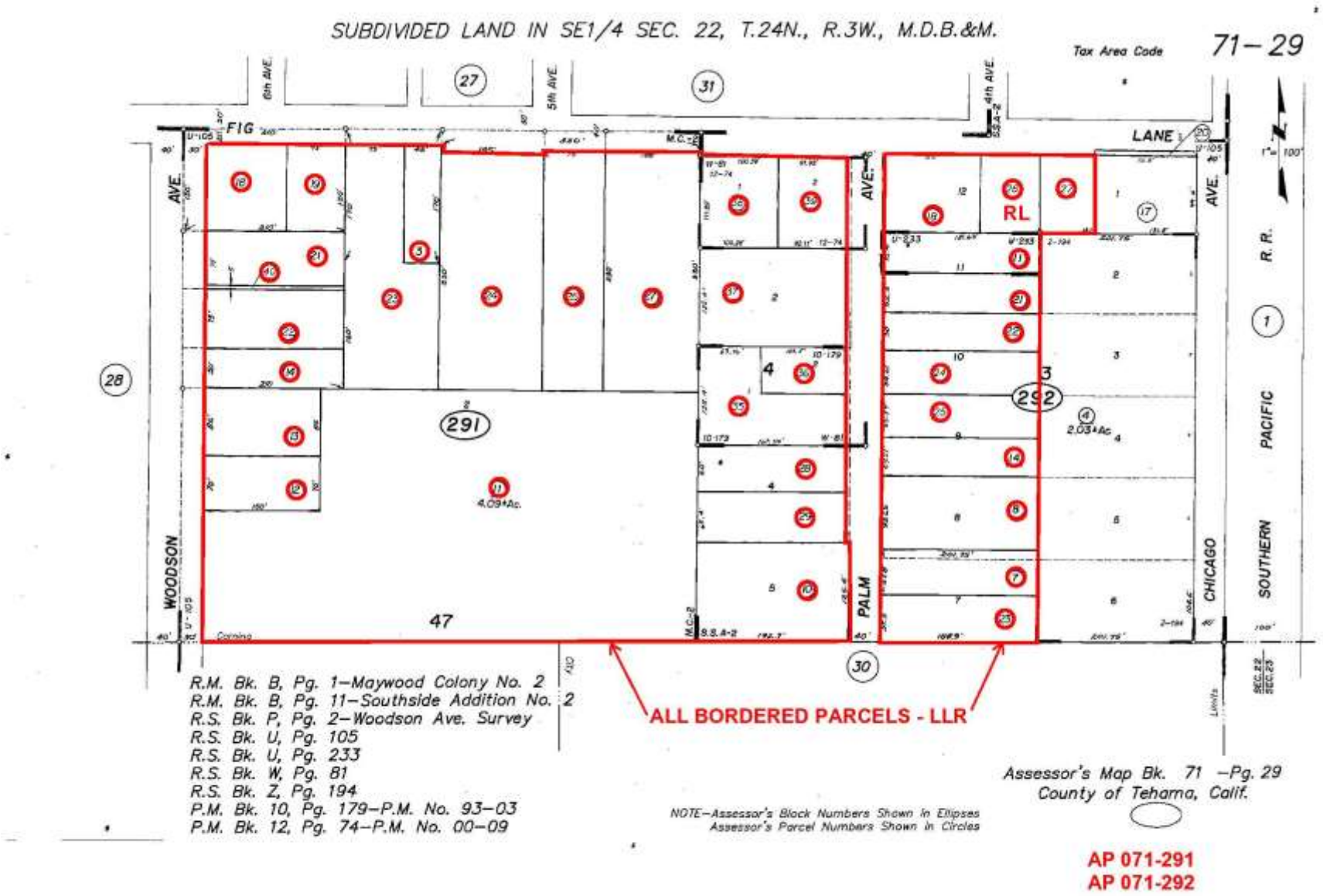
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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

AP 071-250

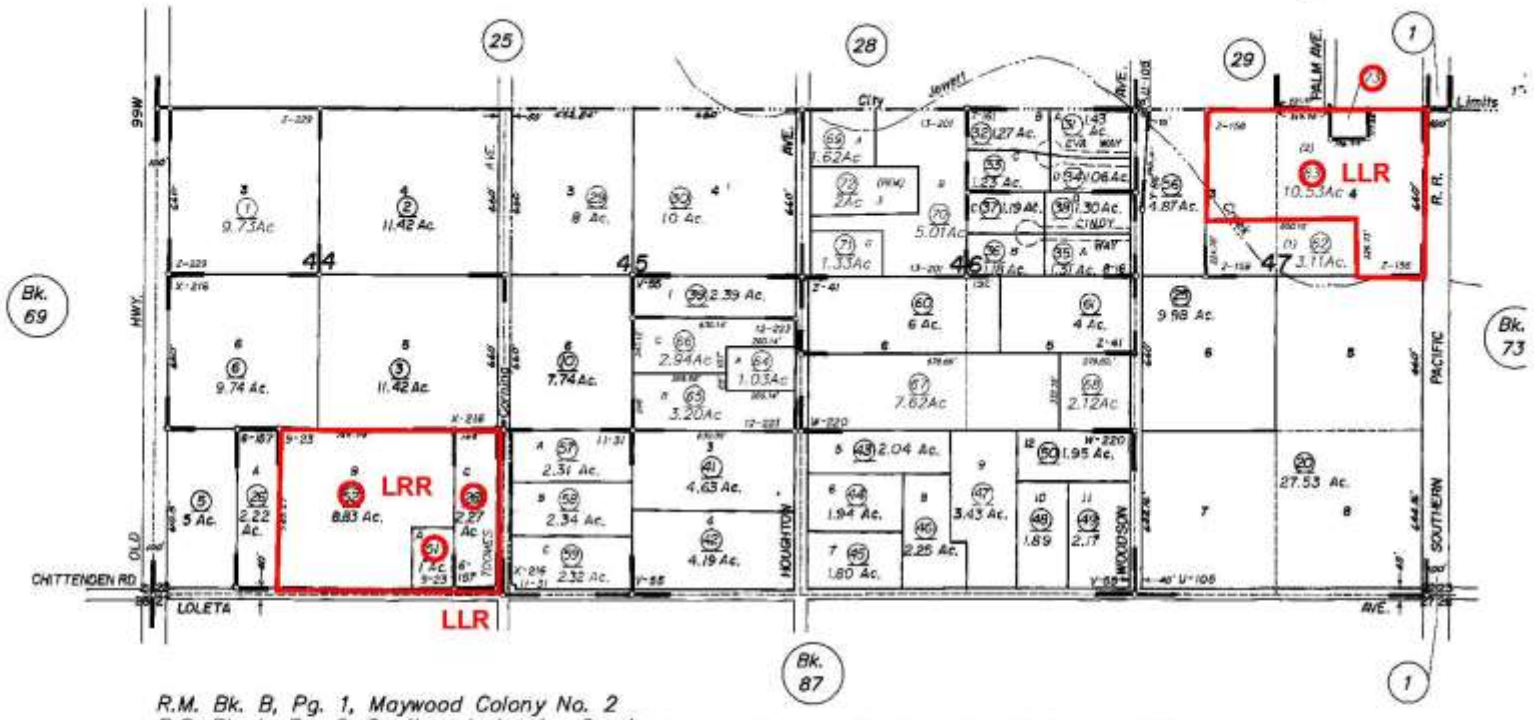

SUBDIVIDED LAND IN SE 1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.
Tax Area Code
71-28
FIG LANE
WEST ST.
LINK ST.
6TH ST.
HOUGHTON AVE.
WOODSON AVE.
ALL PARCELS - LLR
4.46 Ac.
3.41 Ac.
1.37 Ac.
1.08± Ac.
1.90± Ac.
1.12 Ac.
46
Jewett Creek
Corning City Limits
R.S. Bk. Q, Pg. 48
R.M. Bk. B, Pg. 1 - Maywood Colony No. 2
P.M. Bk. 2, Pg. 156 - Parcel Map No. 665
P.M. Bk. 5, Pg. 108 - Parcel Map No. 78-71
R.M. Bk. T, Pg. 5 - Tract No. 78-1029 - Fig Lane Sub.
R.S. Bk. P, Pg. 2 - Woodson Ave. Survey
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk. 71 - Pg. 28
County of Tehama, Calif.

AP 071-280


SUBDIVIDED LAND IN SE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.
Tax Area Code 71-29
6th AVE.
5th AVE.
4th AVE.
FIG
LANE
WOODSON AVE.
PALM AVE.
CHICAGO AVE.
PACIFIC SOUTHERN R. R.
RL
291
292
47
4.09+Ac.
2.03+Ac.
28
27
31
30
R.M. Bk. B, Pg. 1–Maywood Colony No. 2
R.M. Bk. B, Pg. 11–Southside Addition No. 2
R.S. Bk. P, Pg. 2–Woodson Ave. Survey
R.S. Bk. U, Pg. 105
R.S. Bk. U, Pg. 233
R.S. Bk. W, Pg. 81
R.S. Bk. Z, Pg. 194
P.M. Bk. 10, Pg. 179–P.M. No. 93-03
P.M. Bk. 12, Pg. 74–P.M. No. 00-09
ALL BORDERED PARCELS - LLR
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 71 –Pg. 29
County of Tehama, Calif.
AP 071-291
AP 071-292

SUBDIVIDED LAND IN S1/2 SECTION 22, T.24N., R.3W., M.D.B.&M.

Tax Area Code 71—.



R.M. Bk. B, Pg. 1, Maywood Colony No. 2
R.S. Bk. L, Pg. 2–Southwesterly ptn. Corning
R.S. Bk. P, Pg. 2–Woodson Ave. Survey
R.S. Bk. U, Pg. 105
R.M. Bk. V, Pg. 55–Tract No. 84–1006
R.S. Bk. W, Pg. 220–Lot Line Adj.
R.S. Bk. X, Pg. 216
R.S. Bk. Y, Pg. 86
R.S. Bk. Z, Pg. 41–Lot Line Adj. No. 00–11
R.S. Bk. Z, Pg. 158
R.S. Bk. Z, Pg. 229

P.M. Bk. 6, Pg. 157–P.M. No. 79–150
P.M. Bk. 7, Pg. 161–P.M. No. 81–19
P.M. Bk. 8, Pg. 16–P.M. No. 82–38
P.M. Bk. 9, Pg. 23–P.M. No. 88–35
P.M. Bk. 11, Pg. 31–P.M. No. 94–02
P.M. Bk. 12, Pg. 223–P.M. No. 03–09
P.M. Bk. 13, Pg. 201–P.M. No. 05–08

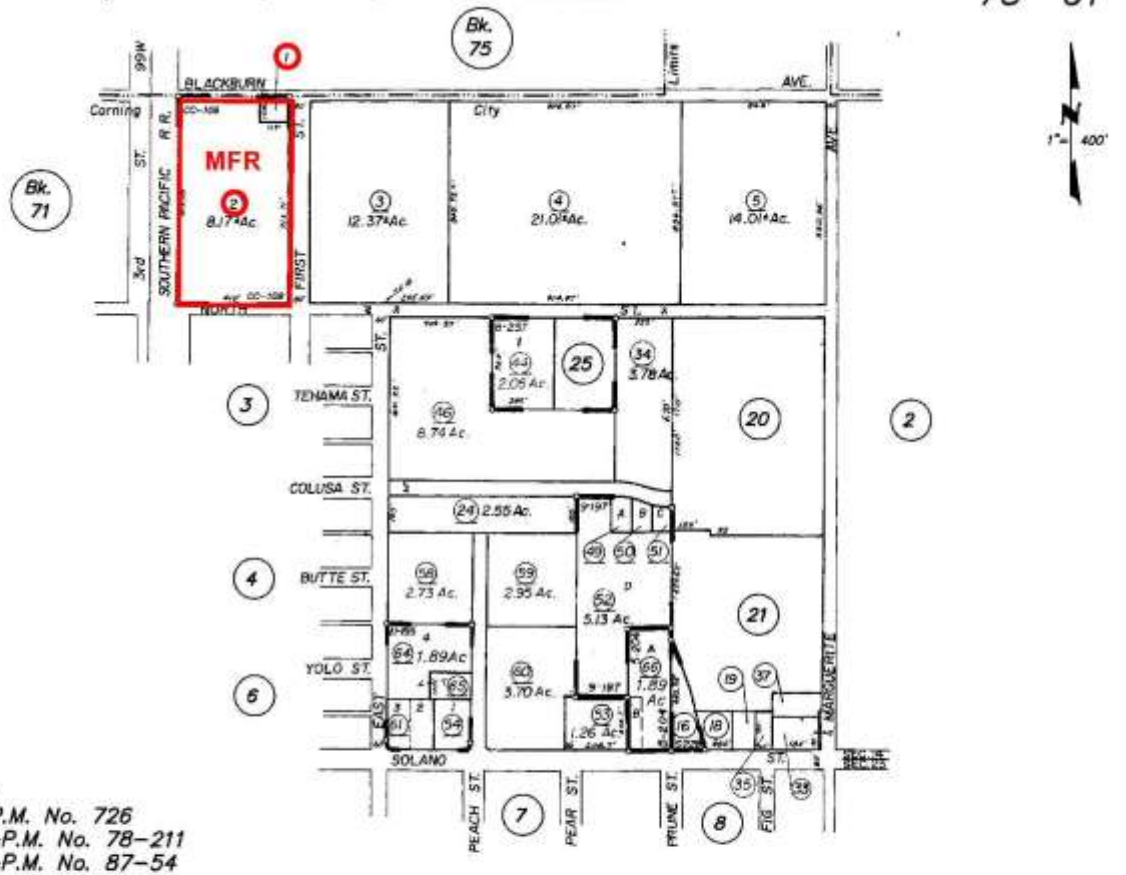
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 –Pg. 3(
County of Tehama, Calif.

AP 071-300

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

73 – 01



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

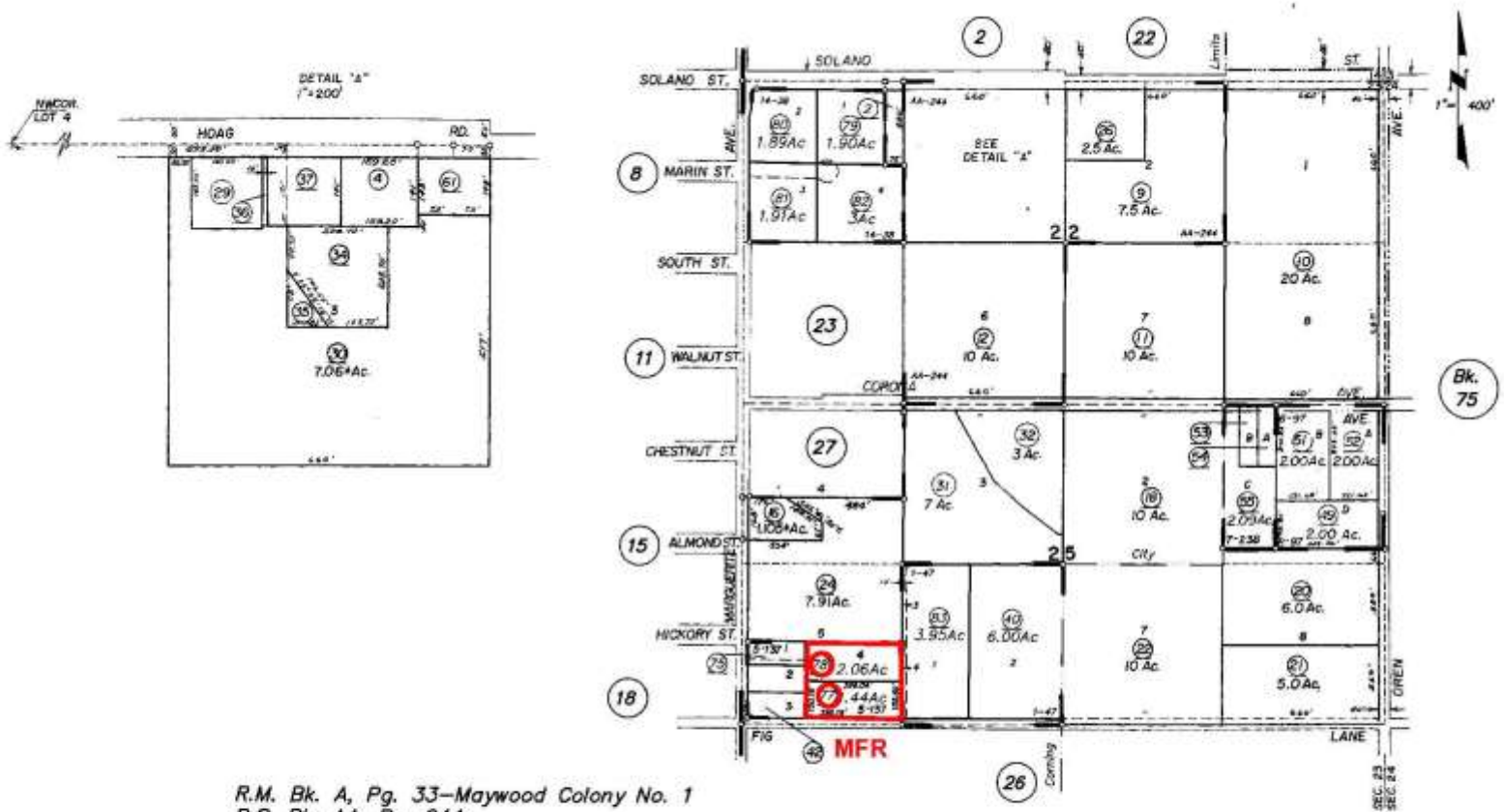
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 73 –Pg. 01
County of Tehama, Calif.

AP 073-010

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

73 – 12

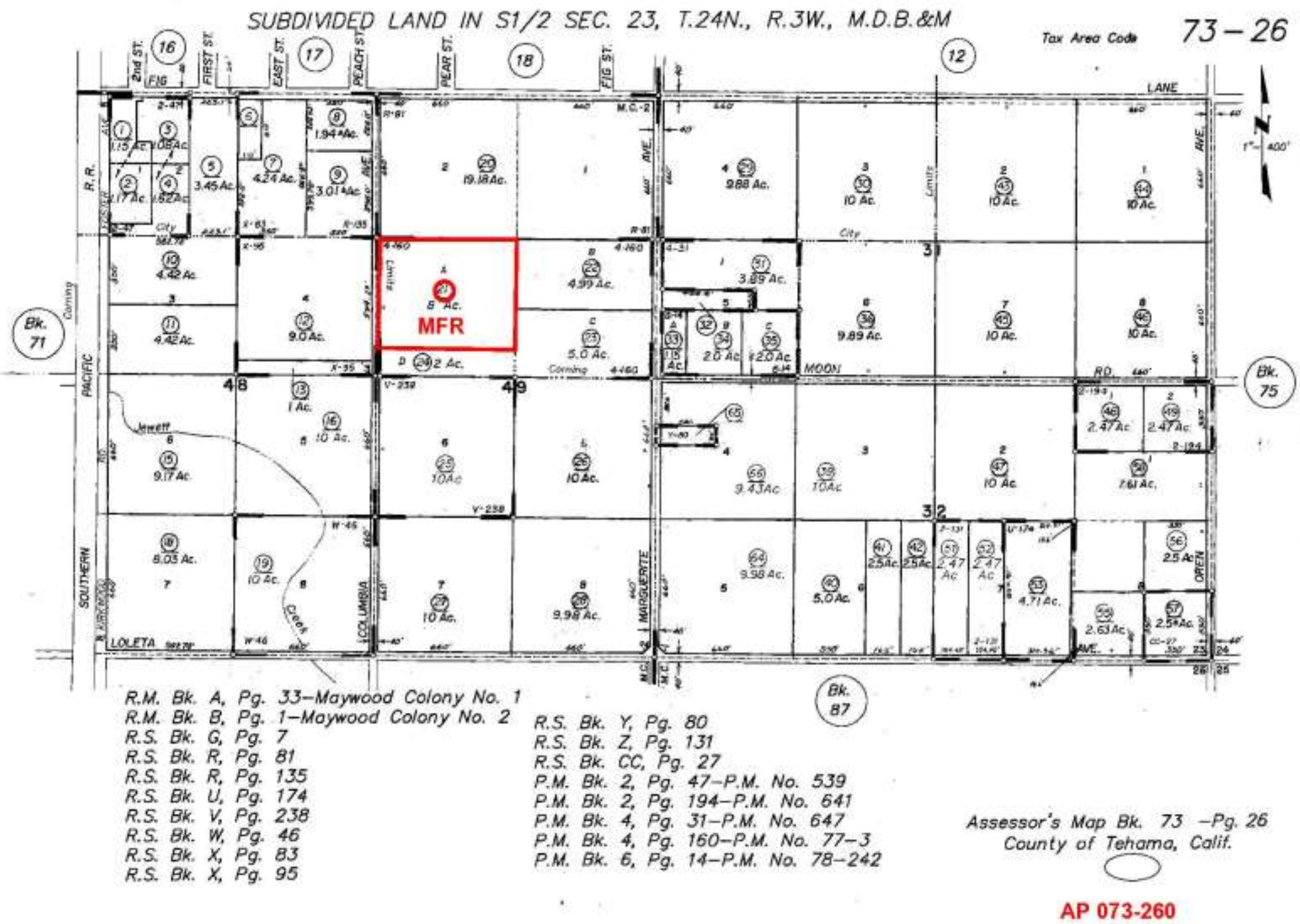


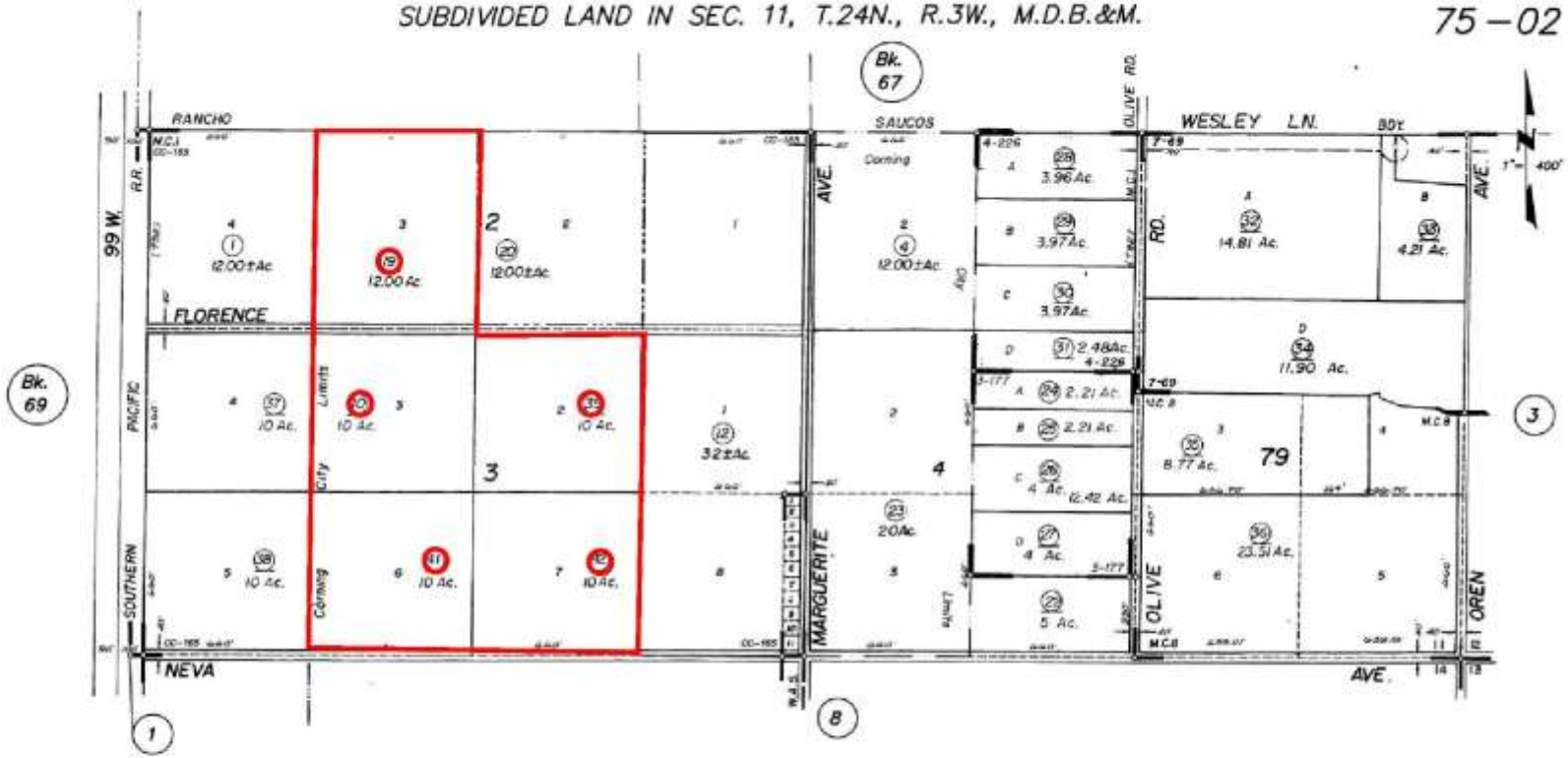
R.M. Bk. A, Pg. 33–Maywood Colony No. 1
R.S. Bk. AA, Pg. 244
P.M. Bk. 1, Pg. 47–P.M. No. 212
P.M. Bk. 5, Pg. 137–P.M. No. 77–255
P.M. Bk. 6, Pg. 97–P.M. No. 79–23
P.M. Bk. 7, Pg. 238–P.M. No. 83–76
P.M. Bk. 14, Pg. 38–P.M. No. 07–20

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

Assessor's Map Bk. 73 –Pg. 12
County of Tehama, Calif.

AP 073-120


SUBDIVIDED LAND IN S1/2 SEC. 23, T.24N., R.3W., M.D.B.&M
Tax Area Code
73-26
MFR
R.M. Bk. A, Pg. 33-Maywood Colony No. 1
R.M. Bk. B, Pg. 1-Maywood Colony No. 2
R.S. Bk. G, Pg. 7
R.S. Bk. R, Pg. 81
R.S. Bk. R, Pg. 135
R.S. Bk. U, Pg. 174
R.S. Bk. V, Pg. 238
R.S. Bk. W, Pg. 46
R.S. Bk. X, Pg. 83
R.S. Bk. X, Pg. 95
R.S. Bk. Y, Pg. 80
R.S. Bk. Z, Pg. 131
R.S. Bk. CC, Pg. 27
P.M. Bk. 2, Pg. 47-P.M. No. 539
P.M. Bk. 2, Pg. 194-P.M. No. 641
P.M. Bk. 4, Pg. 31-P.M. No. 647
P.M. Bk. 4, Pg. 160-P.M. No. 77-3
P.M. Bk. 6, Pg. 14-P.M. No. 78-242
Assessor's Map Bk. 73 -Pg. 26
County of Tehama, Calif.
AP 073-260

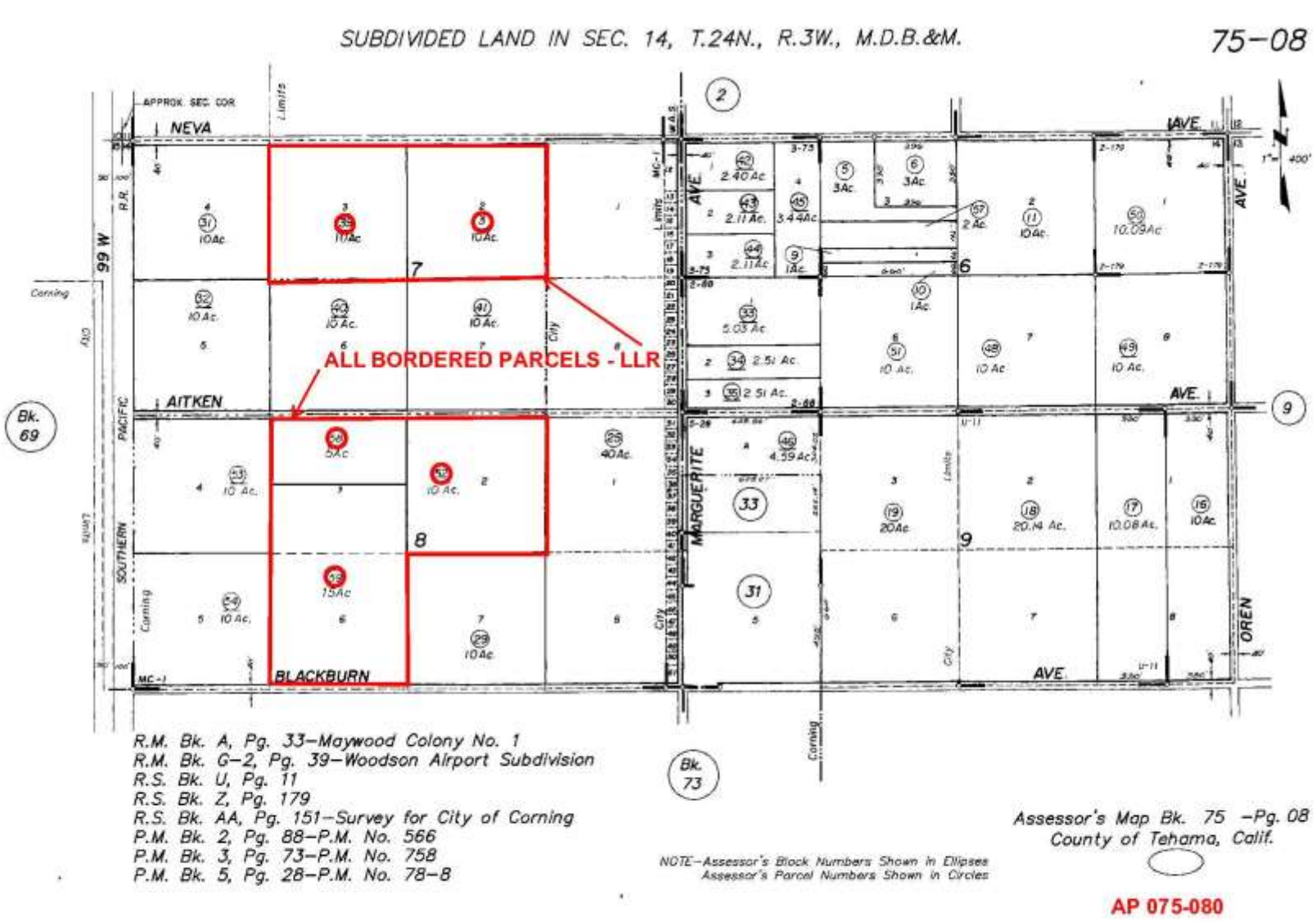


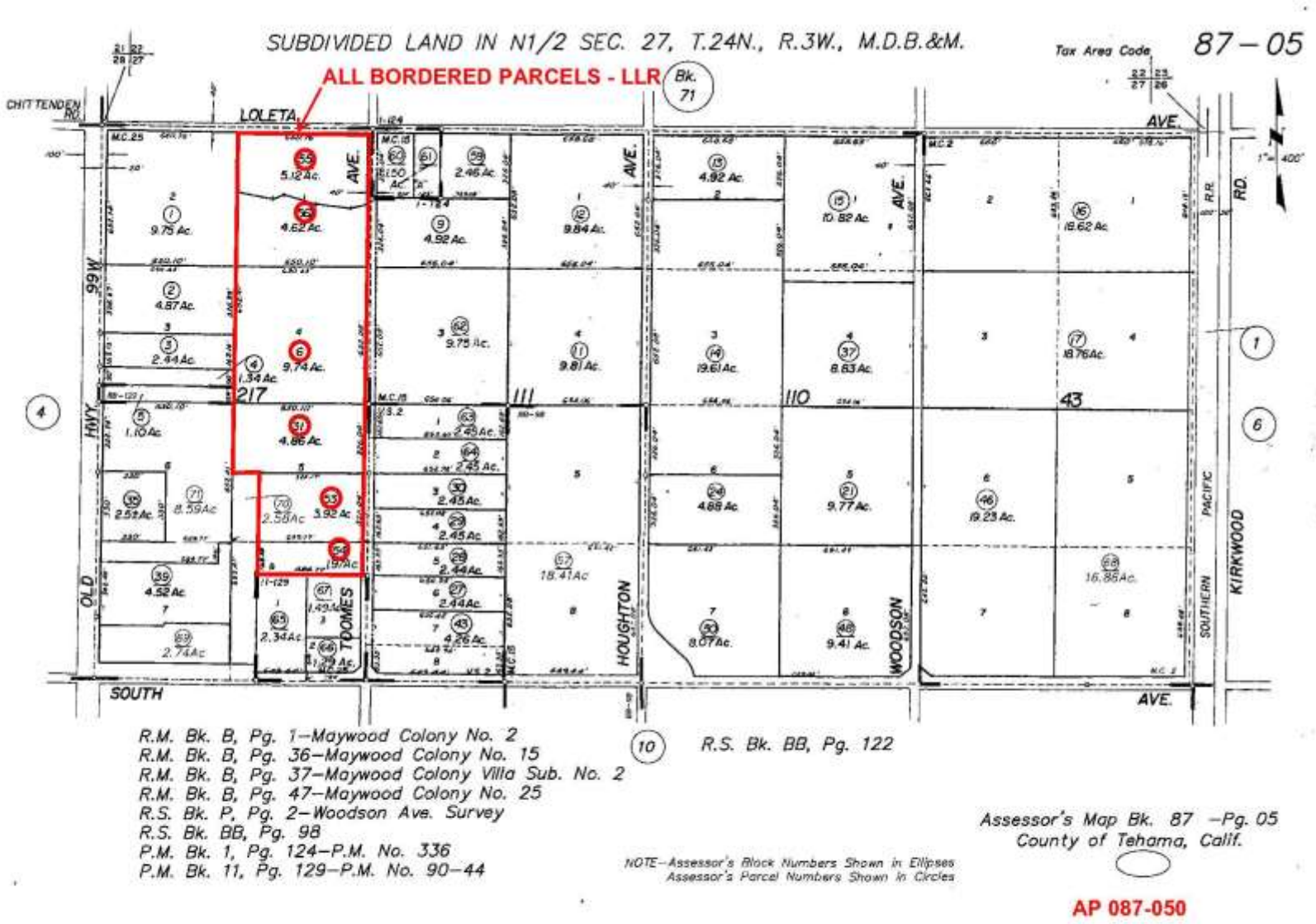
R.M. Bk. A, Pg. 33–Maywood Colony No. 1
R.M. Bk. B, Pg. 27–Maywood Colony No. 8
R.M. Bk. G–2, Pg. 39–Woodson Airport Subdivision
R.S. Bk. AA, Pg. 151–Survey for City of Corning
P.M. Bk. 2, Pg. 108–P.M. No. 601
P.M. Bk. 3, Pg. 177–P.M. No. 848
P.M. Bk. 4, Pg. 226–P.M. No. 77–130
P.M. Bk. 7, Pg. 69–P.M. No. 79–14
R.S. Bk. CC, Pg. 165

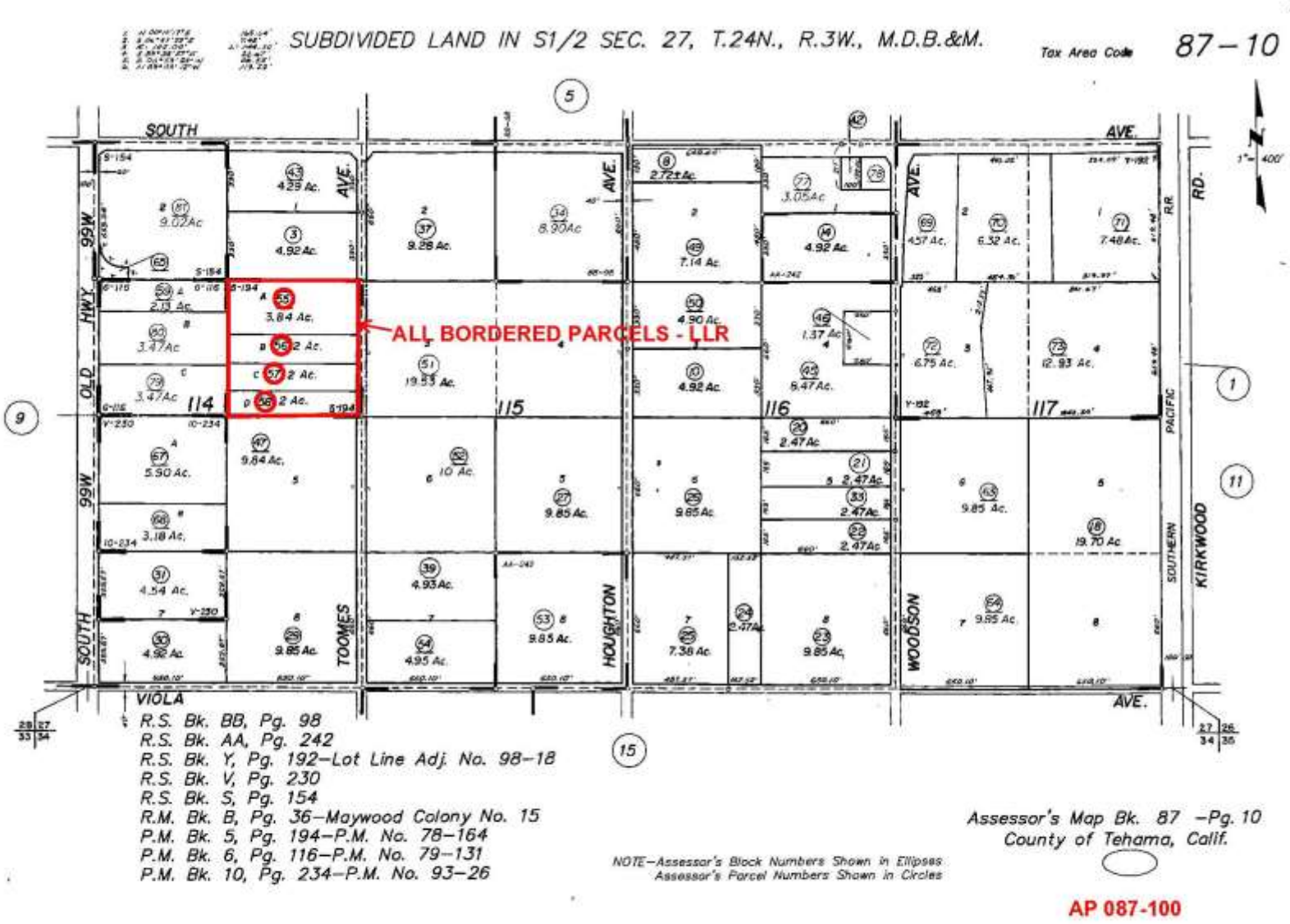
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 75 –Pg. 02
County of Tehama, Calif.

AP 075-020


SUBDIVIDED LAND IN SEC. 14, T.24N., R.3W., M.D.B.&M.
75-08
ALL BORDERED PARCELS - LLR
NEVA
AITKEN
BLACKBURN
MARGUERITE
SOUTHERN PACIFIC R.R.
99 W
AVE.
OREN
Bk. 69
Bk. 73
R.M. Bk. A, Pg. 33-Maywood Colony No. 1
R.M. Bk. G-2, Pg. 39-Woodson Airport Subdivision
R.S. Bk. U, Pg. 11
R.S. Bk. Z, Pg. 179
R.S. Bk. AA, Pg. 151-Survey for City of Corning
P.M. Bk. 2, Pg. 88-P.M. No. 566
P.M. Bk. 3, Pg. 73-P.M. No. 758
P.M. Bk. 5, Pg. 28-P.M. No. 78-8
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 75 -Pg. 08
County of Tehama, Calif.
AP 075-080


SUBDIVIDED LAND IN N1/2 SEC. 27, T.24N., R.3W., M.D.B.&M.
ALL BORDERED PARCELS - LLR
Tax Area Code 87-05
Bk. 71
CHITTENDEN RD.
LOLETA
AVE.
99W
HWY
OLD
TOOMES
HOUGHTON
WOODSON
SOUTHERN PACIFIC R.R.
KIRKWOOD
SOUTH
217
111
110
43
R.M. Bk. B, Pg. 1–Maywood Colony No. 2
R.M. Bk. B, Pg. 36–Maywood Colony No. 15
R.M. Bk. B, Pg. 37–Maywood Colony Villa Sub. No. 2
R.M. Bk. B, Pg. 47–Maywood Colony No. 25
R.S. Bk. P, Pg. 2–Woodson Ave. Survey
R.S. Bk. BB, Pg. 98
P.M. Bk. 1, Pg. 124–P.M. No. 336
P.M. Bk. 11, Pg. 129–P.M. No. 90–44
R.S. Bk. BB, Pg. 122
NOTE–Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 87 –Pg. 05
County of Tehama, Calif.
AP 087-050


SUBDIVIDED LAND IN S1/2 SEC. 27, T.24N., R.3W., M.D.B.&M.
Tax Area Code 87-10
ALL BORDERED PARCELS - LLR
SOUTH AVE.
OLD HWY 99W
TOOMES
HOUGHTON
WOODSON
KIRKWOOD
SOUTHERN PACIFIC RR
VIOLA AVE.
114
115
116
117
R.S. Bk. BB, Pg. 98
R.S. Bk. AA, Pg. 242
R.S. Bk. Y, Pg. 192—Lot Line Adj. No. 98-18
R.S. Bk. V, Pg. 230
R.S. Bk. 5, Pg. 154
R.M. Bk. B, Pg. 36—Maywood Colony No. 15
P.M. Bk. 5, Pg. 194—P.M. No. 78-164
P.M. Bk. 6, Pg. 116—P.M. No. 79-131
P.M. Bk. 10, Pg. 234—P.M. No. 93-26
NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 87 —Pg. 10
County of Tehama, Calif.
AP 087-100

VII. RESOLUTION

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