

CITY OF CORNING SPECIAL CITY COUNCIL CLOSED SESSION AGENDA

TUESDAY, DECEMBER 8, 2020 CITY COUNCIL CHAMBERS 794 THIRD STREET

The City of Corning welcomes you to our meetings, which are regularly scheduled for the second and fourth Tuesdays of each month. Your participation and interest is encouraged and appreciated.

In compliance with the Americans with Disabilities Act, the City of Corning will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (530/824-7033) to make such a request. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

A. CALL TO ORDER: 6:00 p.m.

B. ROLL CALL: Council: Dave Demo

Karen Burnett Shelly Hargens Jose "Chuy" Valerio

Mayor: Robert Snow

The **Brown Act** requires that the Council provide the opportunity for persons in the audience to briefly address the Council on the subject(s) scheduled for tonight's closed session. Is there anyone wanting to comment on the subject(s) the Council will be discussing in closed session? If so, please come to the podium, identify yourself and give us your comments.

C. PUBLIC COMMENTS:

D. REGULAR AGENDA:

- 1. CONFERENCE WITH LEGAL COUNSEL Existing Litigation (§ 54956.9.) Two Cases:
 - a. Case No. 20Cl064, KINNEE FAMILY INVESTMENTS, LLC., v. County of Tehama, City of Corning, et al.
 - b. Case No. CV24394, City of Corning v. Trent Construction, et al.
- E. ADJOURN TO REGULARLY SCHEDULED CITY COUNCIL MEETING AND REPORT ON CLOSED SESSION:

POSTED: FRIDAY, DECEMBER 4, 2020



CITY OF CORNING CITY COUNCIL MEETING AGENDA

TUESDAY, DECEMBER 8, 2020 CITY COUNCIL CHAMBERS 794 THIRD STREET

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

B. ROLL CALL: Council: Dave Demo

Karen Burnett Shelly Hargens Jose "Chuy" Valerio

Mayor: Robert Snow

C. PLEDGE OF ALLEGIANCE: Led by the City Manager.

D. <u>INVOCATION</u>: Led by Councilor Burnett.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

- 1. COVID-19 Update by City Manager.
- F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.
- G. <u>CONSENT AGENDA</u>: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience request separate discussion and/or action.
 - 2. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.
 - 3. Waive the reading and approve the Minutes of the following meetings with any necessary corrections:
 - a. November 24, 2020 City Council Meeting; and
 - b. December 1, 2020 Special City Council Meeting
 - 4. December 2, 2020 Claim Warrant in the amount of \$260,511.01.
 - 5. December 2, 2020 Business License Report.

- 6. November Wages & Salaries: \$462,640.63.
- 7. November 2020 Treasurer's Report.
- 8. November 2020 Building Permit Valuation Report in the amount of \$250,758.
- 9. November 2020 City of Corning Wastewater Operations Summary Report.
- H. ITEMS REMOVED FROM THE CONSENT AGENDA:
- I. PUBLIC HEARINGS AND MEETINGS:
 - 10. Public Hearing Conditional Use Permit #2020-293: Heritage RV Park, Rezone from R-1 to C-3P, and General Plan Amendment to allow expansion of Heritage RV Park for RV Storage and Storage Pods on a 2.19 Acre Parcel, adjacent (east) of the existing Heritage RV Park.
 - 11. Ordinance No. 693, an Ordinance amending Title 17 Zoning of the City of Corning Municipal Code to Rezone Assessor Parcel No. 071-140-048 from R-1 to C-3-P General Commercial Off Street Parking. (Introduction and First Reading)
- J. REGULAR AGENDA:
 - 12. Authorize Staff to purchase a John Deere Lawn Mower in the amount of \$19,749.56.
 - 13. Award Three-Year Pavement Striping/Removal Contract to Apply-A-Line, Inc. for pavement striping and removal services and authorize the City Manager to sign the associated Contract.
 - 14. Update for Yost Park Playground Request for Proposals for the installation of the new Park Equipment.
 - 15. Adopt Mayors Recommendation for Vice Mayor and City Representatives to Various Commissions/Committees.
- K. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:
- L. <u>COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:</u>
- M. <u>REPORTS FROM MAYOR AND COUNCIL MEMBERS</u>: City Councilmembers will report on attendance at conferences/meetings reimbursed at City expense (Requirement of Assembly Bill 1234).

Demo:

Burnett:

Hargens:

Valerio:

Snow:

N. ADJOURNMENT!:

POSTED: FRIDAY, DECEMBER 4, 2020

Item No.: G-3a



CITY OF CORNING **SPECIAL CITY COUNCIL CLOSED SESSION MINUTES TUESDAY, NOVEMBER 24, 2020** CITY COUNCIL CHAMBERS **794 THRID STREET**

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

A. CALL TO ORDER: 5:30 p.m.

B. ROLL CALL:

Council:

Robert Snow

Jose "Chuy" Valerio

Dave Demo **Karen Burnett**

Mayor:

Douglas Hatley Jr.

All members of the City Council were present.

C. PUBLIC COMMENTS: None

D. REGULAR AGENDA:

- 1. CONFERENCE WITH LEGAL COUNSEL Anticipated Litigation Significant exposure to litigation pursuant to \$54956.9(b): One Case
- 2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO SECTION 54957.6: Agency Negotiator: Kristina Miller, City Manager **Bargaining Units: Public Safety**
- E. ADJOURN TO REGULARLY SCHEDULED CITY COUNCIL MEETING AND REPORT ON CLOSED SESSION: 6:00 p.m.

Mayor Hatley reported that Council met in Closed Session and direction was provided to Staff in relation to both items.



CITY OF CORNING CITY COUNCIL MEETING AGENDA

TUESDAY, NOVEMBER 24, 2020 CITY COUNCIL CHAMBERS 794 THIRD STREET

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

B. ROLL CALL:

Council:

Robert Snow

Jose "Chuy" Valerio

Dave Demo Karen Burnett

Mayor:

Douglas Hatley Jr.

All members of the City Council were present.

C. PLEDGE OF ALLEGIANCE: Led by the City Manager.

D. <u>INVOCATION</u>: Led by Councilwoman Burnett.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

1. Update on COVID-19 by City Manager Kristina Miller.

City Manager Miller provided an update on the Business Assistance Grants, thus far they have received documentation from nine business, six businesses have provided part of the documentation and five have provided none of the required documentation.

She provided an update on the current stats regarding COVID-19 cases. Cases are rising and most of the latest cases are coming from the northern part of Tehama County at this time.

Item No.: G-3a

Although the hospital is currently not overwhelmed, the County is looking at setting up a care facility in Redding to handle non-COVID-19 cases.

City Manager Miller stated that a joint meeting will be held between the County Administrator and City Managers to discuss possible options to address the current impacts of COVID-19 on our businesses and communities and how we can mitigate these impacts.

F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

Representing the Corning Cemetery District, Dean Cofer, Whitney Pauley, Delores May, and John Richards presented Mayor Doug Hatley a certificate for his service as a Trustee on the Cemetery District Board.

- G. <u>CONSENT AGENDA</u>: It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience request separate discussion and/or action.
 - 2. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.
 - 3. Waive the reading and approve the Minutes with any necessary corrections of the November 10, 2020 Regular City Council Meeting.
 - 4. November 18, 2020 Claim Warrant in the amount of \$312,864.59.
 - 5. November 18, 2020 Business License Report.
 - 6. Ordinance No. 691, an Ordinance amending Title 17 Zoning of the City of Corning Municipal Code to Rezone Assessor Parcels No. 073-260-022 and 073-260-023 from R-1-8000 to R-1-4000 Single Family Residential. (Second Reading & Adoption).
 - 7. Ordinance No. 692, an Ordinance amending Title 17 Zoning of the City of Corning Municipal Code to Rezone Assessor Parcel No. 073-120-018 from R-1-8000 to R-1-4000, Single Family Residential. (Second Reading & Adoption)

Councilor Valerio moved to approve Consent Items 2-7; Councilor Burnett seconded the motion. Ayes: Hatley, Snow, Valerio, Burnett, and Demo. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.

- H. ITEMS REMOVED FROM THE CONSENT AGENDA: None.
- I. PUBLIC HEARINGS AND MEETINGS: None.
- J. REGULAR AGENDA: None.
- K. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None
- L. <u>COMMUNICATIONS, CORRESPONDENCE, AND INFORMATION</u>: None.
- M. <u>REPORTS FROM MAYOR AND COUNCIL MEMBERS</u>: City Councilmembers will report on attendance at conferences/meetings reimbursed at City expense (Requirement of Assembly Bill 1234).

Snow: None

Valerio: Reported that there will be changes to the Hometown Christmas Parade, and the Chamber of Commerce is considering having a drive through Installation Dinner this year instead of the traditional dinner due to COVID-19.

Demo: Stated that the Fire Department is planning a drive through spaghetti dinner on December 8th.

Burnett: Attended the Tripartite Board meeting, nothing to report.

Hatley: None

N. ADJOURNMENT!: 7:45 p.m.

Lisa M. Linnet, City Clerk

Item No.: G-3b



CITY OF CORNING CITY COUNCIL SPECIAL MEETING MINUTES

TUESDAY, DECEMBER 1, 2020 CITY COUNCIL CHAMBERS 794 THIRD STREET

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

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

B. ROLL CALL: Councilmembers: Robert Snow

Jose "Chuy" Valerio

Karen Burnett Dave Demo

Mayor: Douglas Hatley Jr.

All members of the City Council were present.

C. <u>PLEDGE OF ALLEGIANCE</u>: Lead by City Manager Kristina Miller.

D. INVOCATION: Led by Councilor Burnett.

Persons of no religious persuasion will not be expected in any manner to stand or to participate other than to remain quiet out of respect for those who do choose to participate.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

- 1. RECOGNITIONS OF SERVICE:
 - a. Douglas Hatley Jr.

City Manager Kristina Miller stated that three things have stood out to her that illustrates that Mayor Hatley is a good leader and cares for this City, those things are: He listens, he cares, and he is willing to put in the work. She stated that it has been a pleasure working with him these past four years and presented him with a plaque to show the gratitude of the City, the Council, the Community, and City Staff.

- F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None.
- G. <u>ADOPT RESOLUTION NO. 12-01-2020-01 ACCEPTING THE CANVASS OF VOTES AND RESULTS OF THE MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2020.</u>

The Resolution was presented by City Manager Kristina Miller who listed the final votes as calculated by the County Elections Department and certified by the County Clerk for the respective City Offices of Mayor, City Council, City Treasurer, and City Clerk. These results are:

<u>Mayor</u> <u>City Council</u> <u>City Treasurer</u> <u>City Clerk</u>

Robert Snow: 939 Shelly Hargens: 1,258 Laura Calkins: 1,944 Lisa Linnet: 1,979

Michael LePeilbet: 639 Chuy Valerio: 1.148 John Harrison: 490 Lisa Lomeli: 773

Councilor Burnett moved to adopt Resolution 12-01-2020-01, a Resolution accepting the "Canvass of Votes and Results of the Municipal Election held on November 3, 2020. Councilor Demo seconded the motion. Ayes: Hatley, Snow, Valerio, Burnett, and Demo. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.

H. <u>RECOGNITION AND ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED OFFICIALS:</u>
Mayor Hatley will issue the Oath of Office to the following:

Mayor: Robert Snow

Councilmembers: Michele "Shelly" Hargens and Jose "Chuy" Valerio

City Treasurer: Laura Calkins City Clerk: Lisa M. Linnet

It was announced that City Council Member Shelly Hargens was unable to be present tonight to be sworn into office due to illness, she will be sworn in at a future meeting. Mayor Hatley then issued the Oath of Office to the newly elected Mayor Robert Snow, Councilor Jose "Chuy" Valerio, City Treasurer Laura Calkins, and City Clerk Lisa M. Linnet.

The new Mayor and Council then assumed their appointed seats. With no further business, Mayor Snow thanked those in attendance and adjourned the meeting.

I. ADJOURNMENT: 6:45 p.m.

Lisa M. Linnet, City Clerk



MEMORANDUM

TO:

HONORABLE MAYOR AND COUNCIL MEMBERS

FROM:

LORI SIMS

ACCOUNTING TECHNICIAN

DATE:

December 2, 2020

SUBJECT:

Cash Disbursement Detail Report for the

Tuesday December 8, 2020 Council Meeting

PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending 11-30-20	\$ 30,633.39
B.	Cash Disbursements	Ending 12-02-20	\$ 156,441.84
C.	Payroll Disbursements	Ending 12-02-20	\$ 73,435.78

GRAND TOTAL <u>\$ 260,511.01</u>

REPORT: Nov 30 20 Monday RUN...: Nov 30 20 Time: 14:03 Run By.: LORI SIMS

CITY OF CORNING Cash Disbursement Detail Report Check Listing for 11-20 thru 11-20 Bank Account.: 1020 PAGE: 001 ID #: PY-DP CTL.: COR

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Check Number	Check Date	Vendor Number	Name		Invoice #	Description
030279	11/20/20	WIL13	WILSON, LACY	350.00	11202020	REC INSTRUCTOR-REC
030280	11/23/20	GR000	GROOTVELD, TROY	84.01	201119	PANT REIMBURSEMENT-PW ADMIN
030281	11/25/20	ASB00	ASBURY ENVIRONMENTAL SERV	160.00	I50000641	MAT & SUPPLIES-MECH MAINT
030282	11/25/20	BAS 01	BASIC LABORATORY, INC	46.40 135.80	2011758 2011761	ProfServices Water Dept ProfServices Water Dept
			Check Total:	182.20		
030283	11/25/20	BRA03	BRASIER, DEL	56.01 84.01	201002 201124	PANT REIMBURSEMENT-PW ADMIN PANT REIMBURSEMENT-PW ADMIN
			Check Total:	140.02		
030284	11/25/20	COP02	COPY CENTER	163.94	17172	OFFICE SUPPLIES-FINANCE
030285	11/25/20	GOL03	GSFM / WFM	351.19	1-064374	WTR MTR REPLAC-WTR CAP IMPROV
030286	11/25/20	HOM 03	HOME DEPOT	328.13	2191516	MAT & SUPPLIES-
030287	11/25/20	PEN 01	PENDERGRAFT, JAMES	30.00 30.00	200724 200801	PANT REIMBURSEMENT-PW ADMIN PANT REIMBURSEMENT-PW ADMIN
			Check Total:	60.00		
030288	11/25/20	PGE2B	PG&E	108.53	7966154-2	SOLAR-WWTP
030289	11/25/20	QUI 02	QUILL CORPORATION	40.93 42.86 33.39 111.68	12060656 12061538 12445750 12486337	COMP/EQUIP/SOFT-FIRE COMP/EQUIP/SOFT-FIRE OFFICE SUPPLIES-PW ADMIN OFFICE SUPPLIES-
			Check Total:	228.86		
030290	11/25/20	RI000	RIOS, DOMINGO HENRY	149.95	201125	PANT REIMBURSEMENT-PW ADMIN
030291	11/25/20	TAS 01	TASK FORCE TIPS LLC	2.71	9016243	EQUIP MAINT-FIRE
030292	11/25/20	WHI06	WHITE, BRETT	42.98	201124	PANT REIMBURSEMENT-PW ADMIN
030293	11/30/20	BIG02	BIG VALLEY SANITATION, IN	185.00	79330	CLEANING CONTRACT-STR
030294	11/30/20	COR11	CORNING SAFE & LOCK	21.56	779	BLD MAINT-TRANS FAC
030295	11/30/20	DEP03	DEPT OF TRANS/CAL TRANS	161.32	21004714	Equip.Maint. St&Trf Light
030296	11/30/20	DLF00	DL FIRE PROTECTION	150.00	DL890	BLD MAINT-SENIOR CENTER
030297	11/30/20	KNI00	KNIFE RIVER CONSTRUCTION	620.15	241028	A/C CITYWIDE-STR
030298	11/30/20	MTE00	MTECH, INC.	17935.00	323	VEH REPLAC-FIRE CAP REPLAC
030299	11/30/20	PGE 2A	PG&E	64.64	201124	ELECT-CORNING COMMUNITY PARK
030300	11/30/20	PGE 2B	PG&E	8727.97	201125	ELECT-WWTP
030301	11/30/20	QUI 02	QUILL CORPORATION	80.55	12486178	MAT & SUPPLIES-FIRE
030302	11/30/20	RON03	RON DUPRATT FORD	288.11	173103	VEH OP/MAINT-POLICE
030303	11/30/20	\N043	RITA NEGRETE	10.25	000C01101	MQ CUSTOMER REFUND FOR NEGO001
030304	11/30/20	\0032	MARIA OLIVERA	33.12	000C01101	MQ CUSTOMER REFUND FOR OLIO140
030305	11/30/20	\P059	DANIEL PARTIDA	2.17	000C01101	MQ CUSTOMER REFUND FOR PAR0090
030306	11/30/20	\S122	CARISSA STEWART	1.03	000C01101	MQ CUSTOMER REFUND FOR STE0061
			Cash Account Total:	30633.39		
			Total Disbursements:	30633.39		

Cash Account Total....: .00

REPORT.: Dec 02 20 Wednesday RUN....: Dec 02 20 Time: 15:46 Run By.: LORI SIMS

CITY OF CORNING Cash Disbursement Detail Report Check Listing for 12-20 thru 12-20 Bank Account.: 1020 PAGE: 001 ID #: PY-DP CTL.: COR

lun By.:	LORI SIMS		Check Listing f	or 12-20 thru	12-20 Bank	Account: 1020 CTL:	CO
Theck Tumber	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description	
)30307	12/01/20	COR07	CORBIN WILLITS SYSTEMS, I	699.44	000C012011	EQUIP MAINT-FINANCE	
30308	12/01/20	COR09	CORNING CHAMBER OF COMM.	1000.00	000C012011	CngChamberComm. Economic	
30309	12/01/20	DEM02	DEMO, DAVID LEWIS	104.70	000C012011	PROF SVCS-FIRE DEPT	
30310	12/01/20	M0007	MOORE & BOGENER, INC.	5525.00	000C012031	CONSULTING SVCS-LGL SVCS	
30311	12/01/20	OCH01	OCHOA CLEANING	4905.73	000C012011	JANITORIAL SERVICES-	
130312	12/01/20	PAT05	PATTERSON PROPERTIES	500.00	000C012021	MAT & SUPPLIES-REC	
130313	12/01/20	PIT01	PITNEY BOWES	183.80	000C012011	Rents/Leases Finance Dept	
)30314	12/01/20	SCH16	SCHLERETH, DAYMON WAYNE	54.70	000C012011	PROF SVCS-FIRE DEPT	
130315	12/02/20	AIR00	AIRGAS USA, LLC	58.07	997590284	MAT & SUPPLIES-FIRE	
)30316	12/02/20	ATT02	AT&T	957.41	15656313	COMMUNICATIONS-	
)30317	12/02/20	ATT15	AT&T MOBILITY	713.50	201119	COMMUNICATIONS-	
)30318	12/02/20	BAS01	BASIC LABORATORY, INC	135.80	2012004	ProfServices Water Dept	
)30319	12/02/20	CHI14	CHICO STATE ENTERPRISES	2500.00	SP004801	GIS SUPPORT-PLANNING	
)30320	12/02/20	COM01	COMPUTER LOGISTICS, INC	2860.00 200.00	82069 82086	EQUIP MAINT- EQUIP MAINT-DISPATCH	
			Check Total:	3060.00			
)30321	12/02/20	COR02	CORNING OBSERVER	19.50	201217	COMMUNICATIONS-GEN CITY	
)30322	12/02/20	COR09	CORNING LUMBER CO INC	1105.12	201125	MAT & SUPPLIES-	
130323	12/02/20	CRO05	CROSS PETROLEUM	988.92 285.95	CL02764 CL03140	MAT & SUPPLIES- VEH OP/MAINT-FIRE	
			Check Total:	1274.87			
)30324	12/02/20	DM001	DM-TECH	119.90	202012011	COMMUNICATIONS-GEN CITY	
)30325	12/02/20	FAI01	FAILSAFE TESTING, LLC	715.35	11317	PROF SVCS-FIRE	
)30326	12/02/20	FLE02	FLEMING, JOHN E.	1968.21	2020/12-1	PROF SVCS-	
)30327	12/02/20	GAB00	GABBARD, BRYAN	90.00	201130	REC INTSRUCTOR-REC	
130328	12/02/20	GRA02	GRAINGER, W.W., INC	43.56	973222505	MAT & SUPPLIES-PARKS	
130329	12/02/20	INF00	INFRAMARK, LLC	72297.88	57775	PROF SVCS-	
130330	12/02/20	INL01	INLAND BUSINESS SYSTEMS	49.74	IN1723193	COMMUNICATIONS-	
)30331	12/02/20	MCC07	MCCOY'S HARDWARE & SUPPLY	573.44	201127	MAT & SUPPLIES-	
)30332	12/02/20	MIS01	MISSION LINEN SUPPLY	525.82	513607503	MAT 6 SUPPLIES-PARKS	
)30333	12/02/20	NAP01	NAPA AUTO PARTS	450.83	201125	MAT & SUPPLIES-	
)30334	12/02/20	NOR47	NORTHSTAR	10837.50 1195.95	76243 76244		
			Check Total:	12033.45			
130335	12/02/20	PGE2A	PG&E	193.16 85.54	201130 201130A		•
			Check Total:	278.70			
)30336	12/02/20	QUI02	QUILL CORPORATION	256.35	12496700	MAT & SUPPLIES-	
)30337	12/02/20		RED BLUFF DAILY NEWS	215.23 69.21	6535051 6535056	PRINT/ADVERT-CITY CLERK PRINT/ADVERT-CITY CLERK	
			Check Total	284.44			
)30338	12/02/20	RIV04	RIVER CITIES COUNSELING,	30479.00	743	COUNSELOR-PROP 47 CYCLE 2	
)30339	12/02/20	S&L00	S & L BREWER ENTERPRISES	250.00	20CORN11	K9 PROGRAM-POLICE	
)30340	12/02/20	SWR01		9770.00	WD0178704 WD0180748	RW2QCB ANNUAL PERMIT-WWTP RWQCB ANNUAL PERMIT-WWTP	
			Check Total:	12618.00			
)30341	12/02/20	TEH15	TEHAMA CO SHERIFF'S DEPT	93.00	11302020	PROF SVCS-POLICE	

REPORT: Dec 02 20 Wednesday RUN...: Dec 02 20 Time: 15:46 Run By: LORI SIMS

CITY OF CORNING Cash Disbursement Detail Report Check Listing for 12-20 thru 12-20 Bank Account,: 1020

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

lheck lumber	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description	
330342	12/02/20	VCA01	VCA VALLEY OAK VETERINARY	516.53	854240426	K9 PROGRAM-POLICE	
			Cash Account Total:	156441.84			
			Total Disbursements:	156441.84			
			Cash Account Total:	.00			

REPORT.: Dec 02 20 Wednesday RUN....: Dec 02 20 Time: 15:46 Run By.: LORI SIMS

CITY OF CORNING Cash Disbursement Detail Report - Payroll Vendor Payment(s) Check Listing for 12-20 thru 12-20 Bank Account,; 1025

PAGE: 003 ID #: PY-DP CTL.: COR

lheck Number	Check Date	Vendor Number	Name		Invoice #	Description
12248	12/02/20		POLICE OFFICER ASSOC.	325.00	C01202	
12249	12/02/20	BAN06	BANNER BANK	495.22	C01202	HSA DEDUCTIBLE
12250	12/02/20	CAL37	CALIFORNIA STATE DISBURSE	138,46	C01202	WITHHOLDING ORDER
12251	12/02/20	EDD01	EMPLOYMENT DEVELOPMENT	4240.36 1165.34	C01202 1C01202	STATE INCOME TAX SDI
			Check Total:	5405.70		
12252	12/02/20	FED00	FEDERAL PAYROLL TAXES (EF	12377.74 15543.60 3635.22	C01202 1C01202 2C01202	FEDERAL INCOME TAX FICA MEDICARE
			Check Total:	31556:56		
12253	12/02/20	ICM01	ICMA RETIREMENT TRUST-457	4175.05 185.00	C01202 1C01202	ICMA DEF. COMP ICMA DEF. COMP ER PD
			Check Total:	4360.05		
12254	12/02/20	PERS1	PUBLIC EMPLOYEES RETIRE	23941.60	C01202	PERS PAYROLL REMITTANCE
12255	12/02/20	PERS4	Cal Pers 457 Def. Comp	3292.04 490.00	C01202 1C01202	PERS DEF, COMP, PERS DEF, COMP, ER P
			Check Total:	3782.04		
12256	12/02/20	TEH16	TEHAMA COUNTY SHERIFF'S O	110.89	C01202	WageOrder F#20000149
12257	12/02/20	VAL06	VALIC	3087.76 232.50	C01202 1C01202	AIG VALIC P TAX AIG VALIC P TAX ER P
			Check Total:	3320.26		
			Cash Account Total:	73435,78		
			Total Disbursements:	73435.78		

Item No: G-5

Date..: Dec 2, 2020 Time..: 4:08 pm Run by: LORI SIMS

CITY OF CORNING
NEW BUSINESSES FOR CITY COUNCIL

Page.: 1 List.: NEWB Group: WTFMBM

Business Name Addres CITY/STATE/ZIP Business Desc Bus Start Date

ARROW FENCING 9711 B NORTH ST REDWOOD VALLEY, CA 95470 CONTRACTOR-FENCING 11/24/20 INSURANCE AGENCY FOR FARMERS INSURANCE 11/24/20

= \$\tilde{\pi}\$

CITY OF CORNING

TREASURER'S REPORT

NOVEMBER 2020

AGENCY	BALANCE	RATE	
Local Agency Investment Fund	\$	8,047,892.66	0.84%

Respectfully submitted:

Laura L. Calkins City Treasurer

Monthly Permit Report

11/01/2020 - 11/30/2020

Permit #	Permit Date	Main Status	Parcel Address	Owner Name	Permit Type	Project Description	Project Cost
20266	11/30/2020	ISSUED	322 RIO GRANDE CT	MAAS, MELISSA K	Roof	Tear Off, Re-Roof	\$6,745
20265	11/24/2020	ISSUED	1559 HERBERT AVE			12x30 carport shed for storage	\$6,213
20264	11/24/2020	ISSUED	1503 Yolo St.	Leon, Karen M. Rubalcava	Fence	Replace Fencing. Raising to 6ft. in the backyard	\$6,900
20263	11/23/2020	Cancelled	7400 HUMBOLDT DR County CA 96021	WALDEN, STEVE DARYL ETAL TRS S & K WALDEN L/TR 11/	Solar	Roof mount, Pv solar, 9.100KWDC, New Sub Panel	\$0
20262	11/23/2020	ISSUED	259 MARGUERITE AVE	SCHROMM, TIMOTHY M ETAL TRS SCHROMM REVOC TRUST 9/	Mechanical	FA furnace replacement heat only	\$2,000
20261	11/23/2020	Cancelled	17012 STAGECOACH RD	GARCIA, JESSICA	Building	Photovoltaic Solar System and Panel Upgrade	\$0
20260	11/20/2020	Cancelled	22340 BOSQUE AVE	PALOS, JOSE LUIS	Mechanical	HVAC Changeout: 3.5 Ton, 14 SEER, 80K BTU, Package	\$0
20259	11/19/2020	ISSUED	1504 FOURTH AVE	Reza Noemy	Fence	Fence	\$100
20258	11/19/2020	ISSUED	1308 Yolo Street	Steve & Mary Whitfield		replace 40' of existing 4" sewerline to 4 Plex Apartments	\$4,000
20257	11/19/2020	ISSUED	1221 FIRST ST	Bustos Joseph ETAL	Plumbing	Installing 12ft of 1" black gas pipe to a new meter location	\$850

Permit #	Permit Date	Main Status	Parcel Address	Owner Name	Permit Type	Project Description	Project Cost
20255	11/19/2020	Approved	982 TOOMES AVE	HPD VALLEY TERRACE LP	HVAC	Replace split system 2 ton 14 SEER	\$7,700
20254	11/16/2020	ISSUED	1983 TAFT AVE	OLKERIIL, JERRY & MICHELLE	Solar	Roof Mount Solar - 11.78KW/38 Panels	\$49,606
20253	20253 11/16/2020 Under Review		908 HWY 99W	SHAW, RICHARD ETAL TRS SHAW FAMILY TRUST 12/12/98	Signs	INSTALL NEW SIGNS PER PROVIDED PLANS.	\$8,000
20252	11/12/2020	Under Review	549 DEL NORTE	LEA, DAGOBERTO BOBADILLA & BOBADILLA, AGUSTINA	Solar	roof mount, PV solar, 8.125KWDC, 25 Modules, MPU	\$41,000
20251	11/10/2020	ISSUED	660 EL PASO AVE	THUEMLER, ALANA	Solar	Roof Mount Solar - 7.75 KW / 25 Panels (N) 125A/100A on end feed	\$29,094
20250	11/9/2020	Cancelled	4890 DAWSON RD	MINTO, TY MARSTERS & MINTO, MOLLY KATHLEEN	Mechanical	HVAC Changeout: 3.5 Ton, 14 SEER, Split, Condenser Only	\$0
20249	11/5/2020	ISSUED	412 FOURTH ST	Passantino Francesco ETAL	Fence	Install new fence	\$10,000
20248	11/5/2020	ISSUED	1310 SOUTH ST	Oseguera Alberto ETAL	Roof	Tear off, Re-Roof	\$3,500
20247	11/5/2020	ISSUED	1923 MCKINLEY AVE	THAYER, ROBERT E II TRUSTEE THAYER TRUST 01/22/201	Roof	Tear Off, Re-Roof	\$6,200
20246	11/4/2020	ISSUED	1111 HOUGHTON AVE	MALDONADO, JORGE & AMY M	Tenant Improvement	Replace wood paneling to stucco.	\$21,000
20245	11/3/2020	ISSUED	324 WEST ST	BINGHAM, JAMES & SOFIA	Roof	Tear Off, Re-Roof	\$8,250
20244	11/2/2020	ISSUED	2096 DOLLA CT	Sechrist Michael S ETAL	Solar	Solar Roof Top PV only	\$12,000

Permit #	Permit Date	Main Status	Parcel Address	Owner Name	Permit Type	Project Description	Project Cost
2024:	11/2/2020	ISSUED	2077 DOLLA CT	Hernandez Alvaro ETAL	Solar	Solar Roof Top PV only	\$12,000
20242	2 11/2/2020	Cancelled	5390 EDITH AVE	LEAL, GERARDO TR LEAL FAMILY IRREV TR 9/5/2012	Plumbing	Water Heater Replacement	\$0
2024:	. 11/1/2020	ISSUED	817 WALNUT ST	Leon Maria De Los Angeles	Electrical	change electrical box location	\$100
20240	11/1/2020	ISSUED	1784 YOLO ST	OLIVEIRA, JOHN B & MARGARET A	Roof	comp over existing shingles	\$15,500
							\$250,758

Item No.: G-9



CITY OF CORNING WASTEWATER OPERATION SUMMARY REPORT NOVEMBER 2020

Below is a summary of the Monthly Operations Report that will be available for City review on December 2020

- 1) Completed monthly reports.
- 2) Attended biweekly Covid-19 awareness meeting.
- 3) Changed flow disk.
- 4) Completed annual collection system survey
- 5) Staff meeting to discuss plant operations and issues.
- 6) Changed chart on So3 analyzer.
- 7) Safety meeting and daily tailgate meeting
- 8) Inspected eyewash and emergency showers.
- 9) Calibrated SO3 analyzer
- Changed gear box oil and greased motors in screw pumps and aerators.
- 11) Cleaned SO2 pump
- 12) Exercised lift station stand –by pump



- 13) Exercised emergency generator.
- 14) Submitted monthly ESMR and DMR
- 16) Completed monthly test on chemical leak detectors.
- 17) Completed monthly receiving water sampling and lab testing
- 18) Completed monthly facility inspection.
- 19) Completed alarm check
- 20) Collected first round of samples for NPDES required PFAS testing
- 21) Telstar Inc. on site to perform annual CL2/ SO2 system maintenance.
- 22) Installed repaired EQ basin pump and returned to service.
- 23) Collected samples for chronic toxicity test resample as required by regional board
- 24) Replaced sump pump in RAS vault.
- 25) Submitted updated Salinity Evaluation Plan to regional board as per NPDES requirement.

November, 2020 Domestic Treated Flow Monthly Average = 661,756 GPD

ITEM NO.: J-12

AUTHORIZE STAFF TO PURCHASE A JOHN DEERE LAWN MOWER IN THE

AMOUNT OF \$19,749.56

December 8, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: KRISTINA MILLER, CITY MANAGER

ROBIN KAMPMANN, PE; PUBLIC WORKS/ENGINEER CONSULTANT

SUMMARY:

Staff request City Council authorize the purchase of a John Deere Ride-on Lawn Mower in the amount of \$19,749.56 using the California Multiple Award Schedules (CMAS) Agreements, a cooperative purchasing contract. The proposed mower is a John Deere 1550 Commercial Ride-on front mower, diesel engine, with a commercial side discharge mower deck.

BACKGROUND:

A new Ride on Lawn Mower is proposed to be purchased to replace the existing John Deere Lawn Mower that was purchased in 2008. The maintenance costs for the existing mower are significantly increasing due to the age of mower.

The City did not obtain three quotes for the purchase of the John Deere Mower because John Deere has an Agreement with CMAS where all pricing and products offered have been previously bid and awarded on a Federal GSA schedule. The City may purchase through a cooperative purchasing contract per the Municipal Code below.

Municipal Code 3.12.082 – Exceptions from purchasing procedures:

A-4. The product or services being sought have already been put out to bid by the State, or another public entity and the City may utilize the benefits of that process to obtain a competitive price.

FUNDING:

Funding for the new mower will be from Fund 078-9300-6100, Machine-Equip./Parks Maintenance. Currently, this fund is budgeted at \$24,000 which was included for the mower as part of the Capital Improvement Program for FY20/21. This will not affect the General Fund.

RECOMMENDATION:

MAYOR AND COUNCIL AUTHORIZE STAFF TO PURCHASE A JOHN DEERE LAWN MOWER IN THE AMOUNT OF \$19, 749.56, USING THE CMAS AGREEMENT.





1550

TerrainCut™ Front Mower

**** (2)

Write a Review >

- 7-Iron™ PRO Side Discharge or Fastback™ Rear Discharge Deck
- Diesel Engine
- Biodiesel Conversion Kit available
- · Compatible with select front blade, snow blower and broom attachments

Build Your Own

Find a Dealer >

View Product Brochure (English) >

View Product Brochure (Spanish) >

Request a Demo >



YOUR CONTRACT. YOUR QUOTE.

YOUR HELP REQUESTED.

Ensure your equipment arrives with no delay. Issue your Purchase Order or Letter of Intent.

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

For any questions, please contact:

П	Shi	pping	address

Billing address

Vendor: John Deere Company

☐ 2000 John Deere Run Cary,

NC 27513

☐ Contract name and/or number

☐ Signature

□ Tax exempt certificate, if applicable

Jared Smith

Valley Truck and Tractor Inc 160 County Road G Willows, CA 95988

Tel: 530-934-7051 Fax: 530-934-9586 Email: jsmith@vttco.net

The John Deere Government Sales Team





Quote Id: 23142924

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Valley Truck and Tractor Inc 160 County Road G Willows, CA 95988 530-934-7051 general@vttco.net

Prepared For:

CITY OF CORNING

Proposal For:

Delivering Dealer:

Jared Smith

Valley Truck and Tractor Inc 160 County Road G Willows, CA 95988

general@vttco.net

Quote Prepared By:

JARED SMITH jsmith@vttco.net

Date: 12 November 2020 Offer Expires: 30 November 2020





ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company

2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Valley Truck and Tractor Inc 160 County Road G Willows, CA 95988 530-934-7051 general@vttco.net

Quote Summary

Prepared For:

CITY OF CORNING 1106 BUTTE ST CORNING, CA 96021 Business: 530-824-7045 Delivering Dealer: Valley Truck and Tractor Inc

Jared Smith 160 County Road G Willows, CA 95988

Phone: 530-934-7051 jsmith@vttco.net

Quote ID:

23142924

Created On: 12 November 2020 Last Modified On: 16 November 2020

Expiration Date: 30 November 2020

Equipment Summary

Selling Price
Qty
Extended

JOHN DEERE 72 In. 7-Iron PRO
Commercial Side Discharge Mower

\$ 3,714.48 \times 1 = \$ 3,714.48

Deck

Contract: CA L&G 4-07-51-0019A (PG 5F CG 22)

Price Effective Date: December 10, 2019

JOHN DEERE 1550 TerrainCut \$ 14,608.08 X 1 = \$ 14,608.08

Commercial Front Mower (Less

Mower Deck)

Contract: CA L&G 4-07-51-0019A (PG 5F CG 22)

Price Effective Date: December 10, 2019

Equipment Total \$ 18,322.56

* Includes Fees and Non-contract items **Quote Summary Equipment Total** \$ 18,322.56 Trade In SubTotal \$ 18,322.56 Sales Tax - (7.75%) \$ 1,420.00 \$ 7.00 CA TIRE FEE Est. Service \$ 0.00 **Agreement Tax** Total \$ 19,749.56 Accepted By: X_ Salesperson: X_





ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

Salesperson: X

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Valley Truck and Tractor Inc 160 County Road G Willows, CA 95988 530-934-7051 general@vttco.net

Down Payment (0.00)
Rental Applied (0.00)
Balance Due \$ 19,749.56



Selling Equipment



Quote Id: 23142924

Customer Name: CITY OF CORNING

ALL PURCHASE ORDERS MUST BE MADE OUT

TO (VENDOR): Deere & Company 2000 John Deere Run

Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER:

Valley Truck and Tractor Inc. 160 County Road G

Willows, CA 95988 530-934-7051

general@vttco.net

JOHN DEERE 72 In. 7-Iron PRO Commercial Side Discharge Mower Deck

Hours:

Stock Number:

Contract: CA L&G 4-07-51-0019A (PG 5F CG 22)

Sellina Price *

Price Effective Date: December 10, 2019

\$ 3,714.48

Price

* Price per item - includes Fees and Non-contract items List Price Discount% Discount Contract Code Description Extended

Contract **Amount** Price

0347TC 72 In. 7-Iron PRO 28.00 \$ 1,444.52 \$ 3,714.48 \$ 3,714.48 \$ 5,159.00

Commercial Side Discharge

Mower Deck

Standard Options - Per Unit \$ 0.00 \$ 0.00 28.00 \$ 0.00 \$ 0.00 001A United States and Canada **Standard Options Total** \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00

\$3,714.48 Suggested Price

\$ 3,714.48 **Total Selling Price** \$ 5,159.00 \$ 1,444.52 \$ 3,714.48

JOHN DEERE 1550 TerrainCut Commercial Front Mower (Less Mower Deck)

Equipment Notes:

Hours:

Stock Number:

Selling Price *

Contract: CA L&G 4-07-51-0019A (PG 5F CG 22)

\$ 14,608.08

Price Effective Date: December 10, 2019

* Price per item - includes Fees and Non-contract items

List Price Discount% Contract Discount **Extended** Code Description **Price** Contract Amount **Price** 2400TC 1550 TerrainCut 28.00 \$5,571.72 \$14,327.28 \$14,327.28 1 \$ 19,899.00

Commercial Front Mower

(Less Mower Deck)

Standard Options - Per Unit 001A United States and Canada \$ 0.00 28.00 \$ 0.00 \$ 0.00 \$ 0.00 1 23x10.50-12 4PR Turf Drive \$ 0.00 28.00 \$ 0.00 \$ 0.00 1019 \$ 0.00 Tires







Quote ld: 23142924

Customer Name: CITY OF CORNING

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company

2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER:

Valley Truck and Tractor Inc 160 County Road G

Willows, CA 95988 530-934-7051

general@vttco.net

1190	Two Wheel Drive	1	\$ 0.00	28.00	\$ 0.00	\$ 0.00	\$ 0.00
2011	Comfort Adjust Suspension Seat with Armrests	1	\$ 390.00	28.00	\$ 109.20	\$ 280.80	\$ 280.80
	Standard Options Total		\$ 390.00		\$ 109.20	\$ 280.80	\$ 280.80
0	Value Added Services Total		\$ 0.00			\$ 0.00	\$ 0.00
	Suggested Price						\$ 14,608.08
otal Sel	ling Price	(20,289.00		\$ 5,680.92	14.608.08	\$ 14,608.08

ITEM NO.: J-13

AWARD THREE-YEAR PAVEMENT STRIPING/REMOVAL CONTRACT TO APPLY-A-LINE, INC.

December 8, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: KRISTINA MILLER, CITY MANAGER

ROBIN KAMPMANN, PE; PUBLIC WORKS/ENGINEER CONSULTANT

SUMMARY:

On Wednesday, November 18, 2020 the City received three (3) formal bids for the 3-year Street Striping Contract.

Staff recommends awarding the bid to Apply-A-Line, Inc. who has been determined the overall lowest responsive and responsible bidder. This will be for a 3-year Contract that will begin 1/1/2021 through 12/31/2023. Generally, the City budgets approximately \$25,000 annually to be used for striping. Striping will occur as budget allows in call outs to the Contractor.

BACKGROUND:

The street striping on many streets within the City Limits fades and wears away due to heavy use and exposure to weather creating possible safety issues. Bidding each individual street project is an expensive and time-consuming process. To control expenses and expedite the process, Public Works Staff requested and received City Council authorization on October 13, 2020 to utilize the bid process to obtain a three-year contract for these services to utilize on various projects as needed throughout the City.

BID ANALYSIS:

Staff solicited bids from several firms, advertised in the newspaper, posted on the website, CIPList and sent to Builder's Exchanges.

Attached for Council review is a spreadsheet that summarizes the three bids. Apply-A-Line, Inc. was the lowest bidder with a total bid of \$67.06, followed by Central Striping service with a total bid of \$262.93 and Crisp Co. with a total bid of \$451.35.

RECOMMENDATION:

- **♦ MAYOR AND COUNCIL AWARD THE THREE-YEAR CONTRACT TO APPLY-A-LINE, INC. FOR PAVEMENT STRIPING AND REMOVAL SERVICES.**
- **❖** AUTHORIZE THE CITY MANAGER TO SIGN THE CONTRACT FOR PAVEMENT STRIPING AND REMOVAL SERVICES WITH APPLY-A-LINE, INC.



PUBLIC WORKS PROPOSAL FORM 3-YEAR PAVEMENT STRIPING SERVICE CONTRACT

WEDNESDAY, NOVEMBER 18, 2020 1:30 P.M.

COMPANY NAME:		Apply -A- Line, Inc.	Central Striping Service	Crisp Co.
ltem	Unit	Per Unit	Per Unit	Per Unit
		Cost	Cost	Cost
Thermoplastic Caltrans A20A Detail 2	LF	0.36	0.32	1.00
Thermoplastic Caltrans A20A Detail 8	LF	0.28	0.32	0.85
Thermoplastic Caltrans A20A Detail 9	LF	0.36	0.32	1.00
Thermoplastic Caltrans A20A Detail 21	LF	0.85	0.59	2.50
Thermoplastic Caltrans A20A Detail 22	LF	1.10	0.59	3.00
Thermoplastic Caltrans A20B Detail 27B	LF	0.45	0.28	1.25
Thermoplastic Caltrans A20B Detail 31	LF	1.20	0.69	4.20
Thermoplastic Caltrans A20B Detail 32	LF	1.60	0.69	4.50
Thermoplastic Caltrans A20D Detail 38	LF	1.40	1.02	2.50
Thermoplastic Caltrans A20D Detail 38B	LF	1.50	1.02	2.75
Thermoplastic Caltrans A20D Detail 39	LF	0.58	0.55	1.65
Thermoplastic Caltrans A20D Detail 39A	LF	0.58	0.34	1.65
Thermoplastic Caltrans A20D Detail 40	LF	0.30	0.32	2.00
Thermoplastic Pavement Markings (Legends & Arrows)	SF	6.00	4.90	6.00
Thermoplastic Pavement Markings (Caltrans A24F Crosswalk)	SF	4.50	3.50	6.00
4" Thick Painted Parking Stripe (White)	LF	4.00	2.00	1.00
4" Thick Painted Parking Stripe (Yellow)	LF	4.00	2.00	1.00
Accessible Parking Space (Including 5' Accessible Isle)	EACH	30.00	236.63	400.00
Grinding of Existing Striping	SF	4.00	2.15	2.50
Caltrans Standard Type D Two-Way Yellow Reflector	EACH	4.00	4.70	6.00
To	tal Bid	\$67.06	\$262.93	\$451.35

The City of Corning reserves the right to reject any and all proposals submitted or to waive any irregularity. In the event of identical proposals, the City of Corning will be the sole judge of the Company to receive the Bid.

ITEM NO.: J-14
UPDATE FOR YOST PARK
PLAYGROUND REQUEST FOR
PROPOSALS FOR THE
INSTALLATION OF THE NEW PARK
EQUIPMENT

December 8, 2020

TO: MAYOR AND CITY COUNCIL OF THE CITY OF CORNING

FROM: ROBIN KAMPMANN, PE; PUBLIC WORKS/ENGINEER CONSULTANT

CHRISSY MEEDS, PLANNER 1

RECOMMENDATION:

No council action is required; this is an informational item only giving an update on the status of the Request for Proposals (RFP) for the installation of the new park equipment at the Yost Park Playground.

BACKGROUND:

At the City Council meeting on October 13, 2020, Council directed staff to reach out to Mr. Eckenrod one last time to see if his schedule will allow for the installation of the Yost Park playground equipment before April of 2021. Staff was told by Mr. Eckenrod that his schedule is full, Mr. Eckenrod stated to staff that he may possibly have time to set the posts.

Staff has started to prepare the documents needed to go to bid for the installation of the playground equipment, however staff feels that during the holidays is not the best time to put out a RFP and would like to wait until after the first of the year. Staff anticipates bringing the completed RFP to Council for authorization to go out to bid on January 12, 2021.

ITEM NO: J-15

REVIEW MAYORS RECOMMENDATIONS AND APPOINT VICE MAYOR AND CITY REPRESENTATIVES TO VARIOUS COMMISSIONS/COMMITTEES

December 8, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ROBERT SNOW, MAYOR

LISA M. LINNET, CITY CLERK | W/

SUMMARY:

Vice Mayor:

Based upon the "City Council Procedures for Meetings", the Council shall select a Vice-Mayor from its membership with the position being held for a one-year term. The selection shall be held annually at the first regular City Council Meeting in December. Vacancies in the Vice-Mayor position shall be filled in the same manner for the unexpired portion of any term. Mayor Snow is recommending that Councilor Dave Demo be selected as Vice Mayor.

Commission/Committee Representatives:

The Mayor makes unilateral appointments to various local Commissions and Committees subject to Council approval or disapproval. The Mayor offers the below listed recommended appointments to the various Committees, Commissions or Boards for City Council review, discussion, and action.

Vice Mayor: Councilman Dave Demo.

Tehama County Transportation Commission: Robert Snow, Alternate: Dave Demo

Tehama County Indian Gaming Local Community Benefit Committee: Robert Snow and Lisa M.

Wayfinding Signs Adhoc Committee: Karen Burnett and Shelly Hargens

LAFCO (Tehama County Local Agency Formation Commission): Dave Demo

Tehama County Community Action Agency: Shelly Hargens

Tehama County Solid Waste Management Agency (JPA): Karen Burnett, Alternate: Dave Demo

3CORE: Kristina Miller and Robert Snow

Corning Chamber of Commerce Non-Voting Representative: Jose "Chuy" Valerio

Everett Freeman Promise Program Grant Steering Committee: Tony Cardenas and Jeremiah

Fears

Corning Community Foundation: Karen Burnett **Senior Center Representative:** Dave Demo

Tehama Vehicle Abatement Authority: Ron Robbins

NCCSIF: Kristina Miller and Tom Watson Airport Land Use Commission: Barbara Boot Mosquito Abatement Authority: Ross Turner

Tehama County Flood Control & Water Conservation District Groundwater Commission:

Kristina Miller

AB3030 TAC: Steve Lindeman

Tehama County Integrated Waste Management Task Force (AB939): Steve Lindeman

BACKGROUND:

Mayor:

By a unanimous vote of the Council, the "General Procedures of the Council" portion of the City Council Procedures for meetings was amended on March 24, 2009. The amended section now states the following:

The Council shall select a Vice-Mayor from its membership with the position being held for a one-year term. Although the same person may be selected to serve more than once, the Council's preference is each time to attempt to select one of its members who has not previously served in that capacity. The selection shall be held annually at the regular Council meeting held on the first Tuesday in December. Vacancies in the Vice-Mayor position shall be filled in the same manner for the unexpired portion of any term.

Current Commission/Committee Representatives:

Vice Mayor: Robert Snow.

Tehama County Transportation Commission: Douglas Hatley, Alternate: Dave Demo

Tehama County Indian Gaming Local Community Benefit Committee: Douglas Hatley and Lisa

M. Linnet.

Wayfinding Signs Adhoc Committee: Karen Burnett and Douglas Hatley

LAFCO (Tehama County Local Agency Formation Commission): Dave Demo

Tehama County Heritage Committee: Darlene Dickison
Tehama County Community Action Agency: Karen Burnett

Tehama County Solid Waste Management Agency (JPA): Dave Demo, Alternate: Doug Hatley

3CORE: Kristina Miller and Doug Hatley

Corning Chamber of Commerce Non-Voting Representative: Jose "Chuy" Valerio

Everett Freeman Promise Program Grant Steering Committee: Tony Cardenas and Jeremiah

Fears

Corning Community Foundation: Karen Burnett **Senior Center Representative:** Dave Demo

Tehama Vehicle Abatement Authority: Ron Robbins

NCCSIF: Kristina Miller and Tom Watson

Airport Land Use Commission: Louis Davies, City Airport Commissioner

Mosquito Abatement Authority: Ross Turner

Tehama County Flood Control & Water Conservation District Groundwater Commission: Dave

Demo

RECOMMENDATION:

- MAYOR AND COUNCIL DISCUSS AND SELECT VICE MAYOR; AND
- * REVIEW, DISCUSS AND APPROVE THE MAYORS RECOMMENDED APPOINTMENT OF VICE MAYOR AND REPRESENTATIVES TO THE BELOW LISTED COMMITTEES, COMMISSIONS AND BOARDS:

Vice Mayor: Councilman Dave Demo.

Tehama County Transportation Commission: Robert Snow, Alternate: Dave Demo

Tehama County Indian Gaming Local Community Benefit Committee: Robert Snow and Lisa M.

Wayfinding Signs Adhoc Committee: Karen Burnett and Shelly Hargans

LAFCO (Tehama County Local Agency Formation Commission): Dave Demo

Tehama County Community Action Agency: Shelly Hargans

Tehama County Solid Waste Management Agency (JPA): Karen Burnett, Alternate: Dave Demo

3CORE: Kristina Miller and Robert Snow

Corning Chamber of Commerce Non-Voting Representative: Jose "Chuy" Valerio

Everett Freeman Promise Program Grant Steering Committee: Tony Cardenas and Jeremiah

Fears

Corning Community Foundation: Karen Burnett **Senior Center Representative:** Dave Demo

Tehama Vehicle Abatement Authority: Ron Robbins

NCCSIF: Kristina Miller and Tom Watson Airport Land Use Commission: Barbara Boot Mosquito Abatement Authority: Ross Turner

Mosquito Abatement Authority: Ross Turner
Tehama County Flood Control & Water Conservation District Groundwater Commission:

Kristina Miller

AB3030 TAC: Steve Lindeman

Tehama County Integrated Waste Management Task Force (AB939): Steve Lindeman

CITY COUNCIL PROCEDURES FOR MEETINGS

Meeting Schedule

Regular meetings are held in the Council Chambers of City Hall, 794 Third Street, Corning, California. Regular Council Meetings are scheduled for the second and fourth Tuesday evenings of each month or as otherwise established by resolution of the City Council in January of each calendar year. The public sessions of meetings begin at 7:30 p.m. with closed sessions generally being convened earlier as needed. No Council meeting will be held in the event that a regular meeting of the Council falls on a legal holiday or the day prior to a holiday.

Annual resolution may set dates of Council meetings.

Special Meetings

Special meetings may only be called by the Mayor or by three members of the City Council. Written notice, unless waived, must be given to the City Council and to the media 24 hours prior to a special meeting (<u>Cal Govt Code</u> Section 54956). The call and notice of the meeting must be posted at least 24 hours prior to the meeting in a location freely accessible to members of the public. No business other than that announced may be discussed.

The Mayor or three Council members may call a special meeting.

24 hours advance notice required.

Adjourned Meetings/Continued Hearings

Meetings of the City Council may be adjourned from time to time. A copy of the notice of adjournment shall be posted on or near the door to the Council Chambers within 24 hours after the time of the adjournment.

Meetings may be adjourned and continued to a later date if posted.

Any hearing may be continued to any subsequent meeting of the City Council but if it is continued to a time less than 24 hours after the time specified in the order or notice of hearing, a copy of the order or notice of continuance shall be posted immediately following the meeting at which the hearing was continued.

Workshop or Study Sessions

The City Council may convene its own workshop or study sessions which are not designed to make decisions for the City but are designed to train Council and staff, study various issues and facilitate the exchange of information. Such workshops or study sessions may include the Planning Commission, staff members, consultants, and others and shall comply with all of the requirements of the Ralph M. Brown Act.

Study sessions are permitted as are joint meetings with Planning Commission.

Public Participation

At all regular and special meetings, public comments must be permitted before or during consideration of any agendized item. Public comment is appropriate on any matter within the jurisdiction of the City Council. A three minute time limit shall apply unless the Council makes an exception due to special circumstances.

Public must be allowed to participate.

Notice/Minutes

Notice requirements of the Brown Act shall be complied with for all meetings (72 hours for regular meetings); minutes of the meeting shall be taken by the City Clerk or designee and shall be available for public inspection.

72 hours posted notice required for regular meetings

Placing Items on Agenda

<u>City Council</u>: A Council member may request an item be considered on a future agenda and staff will prepare a staff report if formal Council action is required. Council members may make this request during the "Council Reports" portion of a meeting or between Council meetings <u>with the Council Clerk</u> prior to the adopted agenda deadline.

<u>City Manager/City Attorney</u>: Either the City Manager or the City Attorney may place matters on the agenda without special permission from the City Council.

Members of the public: A member of the public may request an item be placed on a future agenda during the public comment period of a meeting or through other communication with Council members or with staff. If the City Council or City Manager consent, such item will be agendized. To be placed on the agenda, such an item will have to be submitted by the adopted agenda deadline with sufficient details to alert the public what will be discussed or requested.

Emergency items: Emergency and non-agendized items may be added to an agenda only in accordance with state law. Emergency items are only those matters affecting public health or safety such as work stoppages, disasters and other severe emergencies. Adding an emergency item requires a majority vote. Emergency items are very rare.

<u>Urgency items</u>: On occasion, after the agenda is posted an item arises on which the Council would like to act. Non-agendized items may be added to the agenda only if the Council makes findings that (1) the need to consider the item arose after the posting of the agenda and (2) that there is a need to take immediate action at this meeting of the City Council. These findings must be approved by a 4/5 vote; if less than four members of Council are present, the findings require a unanimous vote of those present.

Council members, City Manager, City Attorney, or members of the Public may place items on the agenda.

Urgency items may be added in certain limited situations following posting of the agenda.

Order of Business

The City Council establishes the general order of meetings. This section summarizes each meeting component.

1. Closed sessions (closed to the public):

The ability of a City Council to conduct sessions not open to the public is restricted by State Law to ensure open proceedings. Certain defined circumstances exist wherein a City Council may meet without the public in attendance. Such circumstances include:

- a. Real Property: Closed sessions to discuss the purchase, sale, exchange or lease of real property may be conducted. The location of the real property and the identities of the City's negotiator; and the person(s) with whom the City may negotiate must be announced in open session prior to the closed session (Cal Govt Code Section 54956.8).
- **b.** <u>Litigation</u>: Closed sessions may be conducted to discuss pending litigation or a significant exposure to litigation, or the decision to initiate litigation. The litigation or title must be identified in open session prior to the closed session unless the Council states that to do so would jeopardize its ability to conclude existing settlement negotiations or serve legal documents (<u>Cal Govt Code</u> Section 54956.9).
- c. <u>Compensation (salaries and benefits) of employees</u>: Closed sessions may be held to discuss employee compensation; to review the City's position and instruct designated representatives (<u>Cal Govt Code</u> Section 54957.6).
- d. <u>Personnel</u>: Closed sessions are allowed to discuss the appointment, employment, evaluation of performance, or dismissal of a public employee, or to hear complaints against the employee unless the employee requests a public hearing (<u>Cal Govt Code</u> Section 54957).
- e. <u>Confidentiality</u>: Members of the Council, employees of the City, or anyone else present shall not disclose to any person the content or substance of any discussion which takes place in a closed session unless authorized to do so by the Council or required by court order or provisions of law.
- f. <u>Scheduling</u>: Typically closed sessions will be scheduled prior to the public portions of the meeting. This is done so that public portions of the meeting are not interrupted by closed sessions. In addition, such sessions may require the attendance of special legal counsel and consultants. In an attempt to manage the costs of these professionals, it is beneficial to conduct closed sessions at a set time

Closed sessions may be conducted only for subjects specified in the <u>Brown Act</u>.

Real Property Negotiations

Litigation

Personnel

Labor Negotiations (Meet and Confer)

Contents of discussion within closed sessions shall not be disclosed.

Closed Session Scheduling.

g. <u>Announcements</u>: Prior to each closed session, the purpose of the closed session shall either be announced from the dais or by reference to the published agenda.

Immediately after each closed session an announcement shall be made from the dais either (1) summarizing any reportable action taken in closed session or (2) stating that no reportable action was taken. When no reportable action was taken, it is advisable to announce the general nature of the business conducted in closed session to enhance public confidence in the process.

2. <u>Proclamations</u>, <u>Appointments</u>, <u>Recognitions</u>, <u>Presentations</u>.

This is the time for Council proclamations, presentations, and for special recognition of persons, organizations, activities, and events. Unless any Council member objects, in which case a vote is required, proclamations will be read aloud and considered adopted by consensus of the entire Council.

3. Public Participation.

- a. <u>Scheduled Citizens</u>: Persons who have, by the deadline set for the agenda, requested to address the Council are usually given the opportunity to do so at this time. The subject they wish to discuss is identified on the agenda and any supporting materials are usually sent out with the agenda packets to the Council members.
- b. <u>Public Comment on Non-Agendized Items</u>: This is the time for members of the public to address the Council on non-agendized matters. If the matter is expected to take more than five minutes, it should be moved to the end of the regular agenda. The purpose for this is to avoid inconveniencing those who have planned ahead and taken the necessary steps to have their issues properly agendized. Persons who wish to raise non-agendized items should be cautioned that in most cases the <u>Brown Act</u> prohibits the Council from taking formal action on the item but that they will be heard and then the matter will be referred to staff for appropriate follow-up and usually agendized for the next meeting if formal Council action is necessary.
- c. <u>Public Comment on Agendized Items</u>: The Brown Act requires that the public be given the opportunity to address the Council on all matters on the agenda (matters to be discussed in either open or closed session, but not the right to enter the closed sessions) before action is taken on those items. At the beginning of each meeting, the Mayor should inform persons in the audience that they are welcome to come forward to the podium and wait to be recognized if they wish to address

Closed session announcements are required both before and following each closed session.

Proclamations do not require voting unless there is an objection raised.

The public should be invited to comment on all items, even if no public hearings are scheduled.

Lengthy non-agendized items should be considered at the end of the agenda.

the Council on any items under discussion.

d. General Rules for Public Participation:

No member of the public may be required to provide an address as a precondition to participation but they may be invited to do so voluntarily so that the Clerk will be able to get in touch with them if necessary. Reasonable time limits may be placed on each speaker and limits may be placed on the number of times each person is allowed to speak.

Speakers are limited to three minutes unless the Council makes an exception due to special circumstances. Speakers may be directed not to use profanity or make personal attacks on Council members or staff, but speakers cannot be restricted from being critical of Council, staff or other public officials. They may not be prohibited from "criticizing the policies, procedures, programs or services of the City or the acts or omissions" of City officials.

4. Approval/Correction of Minutes.

Minutes of the City Council meetings shall be submitted to the Council for approval and/or correction in draft form at a subsequent regular meeting. It is the policy of the City Council that only members of the Council and the City Clerk have the authority to make revisions to the minutes subject to a majority vote of the City Council. Council members having only typographical corrections to minutes are encouraged to provide such corrections to the City Clerk directly and need not wait to submit such corrections at a meeting.

5. Consent Calendar.

Those items on the Council agenda which are considered to be of a routine and non-controversial nature by the City Manager are placed on the "Consent Calendar". These items shall be approved, adopted, accepted, etc., by one motion of the Council. For example, final reading and adoption of ordinances, various resolutions approving agreements, minor budgetary items, status reports, and routine city operations are usually on the consent agenda.

Council members or members of the public may request that any item listed under "Consent Calendar" be removed from the Consent Calendar, and Council will then take action separately on this item. Items which are removed ("pulled") by members of the Council for discussion will typically be heard immediately following adoption of the Consent Calendar unless the Council chooses to move such items to a later place in the agenda.

Time limits may be placed on speakers, but criticism of the City and its officials may not be restricted.

Council members or members of the public may remove items from the consent calendar for discussion.

The order of the agenda may be changed.

Minor questions: A Council member may ask questions on any item on the Consent Calendar. When a Council member has a minor question for clarification concerning a consent item which will not involve extended discussion, the question will be addressed before adoption of the Consent Calendar. Council members are encouraged to seek clarifications prior to the meeting, if possible.

No vote: When a Council member wishes to pull an item simply to register a dissenting vote, the Council member shall inform the presiding officer that he or she wishes to register a dissenting vote without discussion. This item will be handled along with the rest of the Consent Calendar, and the City Clerk will register this member's "no" vote in the minutes on this particular item even though such member then votes to approve the Consent Calendar.

6. Public Hearings.

The City Council schedules "public hearings" from time to time on various issues, usually because of legal requirements that special opportunities to be given to the public, or to certain segments of the public specially affected by the matter, to listen to the discussion and to provide input to the Council before a decision is made.

When a public hearing is scheduled, staff should be asked to present a staff report first; then the public hearing should be opened and the public should be invited to speak; then the public hearing should be closed and the matter returned to the Council for discussion and action.

Once the public hearing has been closed, persons from the audience should not be allowed to participate in the Council discussions unless in response to a specific question posed by a member of the Council to someone in the audience.

Although it is proper to do so, there is no legal requirement to structure the public hearing so that proponents of the measure or project speak first followed by those in opposition with a conclusion [or rebuttal] by the proponents. However, if the Mayor or Council prefers to conduct the hearing in this manner it may prove useful to do so when there are several different speakers and extended debate.

7. Regular Business Items.

Regular items are shown on the agenda in the order they will be considered unless, before discussion of regular agenda items begins, a motion is made and passes which will change the order of the agenda to accommodate a request and to change the order of the agenda.

An item does not have to be pulled from the consent calendar to register a dissenting vote.

A standard procedure should ordinarily be followed when conducting public hearings.

8. Staff and Council Reports.

This time on the agenda provides members of the Council an opportunity to briefly discuss matters not specifically agendized including brief announcements, questions of staff and requests for items to be placed on the agenda at a future meeting. Examples of appropriate communications would be sharing of information of general interest received from outside agencies, sharing comments or inquiries received from individuals or from the public, raising requests to agendize future items, making reports of his or her own activities or making announcements of general interest to the public.

Staff and Council reports should be brief and no formal action should be requested in such reports.

State law provides that Council can take action only on such matters which have been noticed at least three days in advance of the meeting unless special circumstances are found to exist (as mentioned above). Formal action or approval on non-agendized items is not allowed and such items should normally be placed on the agenda of the next regular meeting if formal Council action is required.

General Procedures of the Council

1. Vice-Mayor: Rotation.

"The Council shall select a Vice-Mayor from its membership with the position being held for a one year term. Although the same person may be selected to serve more than once, the Council's preference is each time to attempt to select one of its members who has not previously served in that capacity. The selection shall be held annually at the regular Council meeting held on the first Tuesday in December. Vacancies in the Vice-Mayor position shall be filled in the same manner for the unexpired portion of any term."

The Vice-Mayor shall be selected from its membership with the position being held for a one year term. (Revised on March 24, 2009 by a 5-0 vote of the City Council.)

2. Duties of Presiding Officer.

The Mayor is the presiding officer and acts as the Chair at all Council meetings. In the absence of the Mayor, the Vice-Mayor serves as the presiding officer. The Mayor states every question coming before the Council before it takes action, announces the decision of the Council on each vote, maintains order during the meetings, conducts any public hearings, explains the purpose and order of the proceedings to the public in attendance, greets and thanks all participants and, with the assistance of the City Attorney, decides questions of order. The Mayor also makes any legally required announcements including, but not limited to, the announcements required by the Brown Act.

The Mayor appears at public functions to represent the City unless the Council designates another person to do so with regard to a specific event. The Mayor directs the meetings. Direct questioning of staff from members of the public should be avoided.

The Mayor has authority to unilaterally make appointments to committees, commissions and boards subject to Council approval or disapproval. Council member appointments to committees, commissions and boards do not require Council action.

The Mayor makes unilateral appointments subject to Council approval or disapproval.

3. Signing of City Documents.

The Mayor, unless unavailable, shall sign all ordinances, resolutions, contracts and other documents which have been adopted by the City Council and require an official signature except in those cases where the City Manager or another individual has been specifically authorized by Council action to sign particular documents. In the event the Mayor is unavailable, the Vice-Mayor is authorized to sign on behalf of the City in his or her place.

The Mayor signs all official documents unless the Council designates someone else to do so.

4. Quorum.

Three-fifths of the Council members constitute a quorum for the transaction of business.

3/5 is a quorum.

5. Distribution of Agenda and Written Materials.

At least 72 hours prior to regular meetings of the Council (and 24 hours prior to any special meetings), an agenda must be posted which contains a brief general description of each item to be transacted or discussed at the Council meeting. Copies of that agenda will be mailed before each meeting to each Council member and to members of the public and the press who have requested to receive copies.

Agendas must be posted at least 72 hours before each Council meeting.

Writings which are public records distributed during Council meetings shall be made available to the public in attendance at that same meeting if such documents were prepared by City staff or City officials. If prepared by some other person, copies of such documents will be made available following the meeting. A reasonable fee may be charged to offset the actual cost of making such copies.

6. <u>Closed Session Procedures and Announcements</u>.

Prior to any closed session, the Mayor or his or her designee shall generally describe the subjects to be discussed in such session or shall refer the public to the numbered item on the agenda which describes the subject.

At the conclusion of each closed session, the Council shall reconvene and the Mayor shall announce any final decisions made on subjects required to be reported or, if there are no such subjects, shall generally describe what the Council did in closed session without compromising the integrity and confidentiality of what was discussed.

Closed session announcements are legally required.

Council members, outside of closed session, shall not inform others about the content of any closed session discussions or decisions unless authorized to do so by the Council or required to do so by court order or provisions of law.

Closed sessions are confidential.

7. Discussion and Voting Rules.

Discussion:

- a. Obtaining the floor: A member of the City Council or staff shall first address the Mayor and gain recognition. Comments and questions should be limited to the issue before the Council. Members of the public should not be allowed to directly question staff members in attendance, but all such questions should be addressed through the Mayor for response.
- **b.** Questions of staff: The Mayor, or any member of the Council upon being recognized by the Mayor, may direct questions to any member of the staff who is in attendance.
- c. <u>Interruptions</u>: Once recognized, a Council member should not be interrupted while speaking except to make a point of order or personal privilege. If a Council member is called to order while speaking, the individual should cease speaking until the question of order is determined.
- d. <u>Tabling procedures</u>: A motion to table immediately stops discussion and causes a vote to postpone the matter indefinitely or to a date and time certain.

Voting:

- e. <u>Procedures used for motions</u>: The Council follows a simplified version of Robert's Rules of Order. Those rules are summarized in a chart attached hereto and are hereby adopted as governing the precedence and administration of motions.
- f. Requirement to vote: All Council members present who are not abstaining are required to vote. It shall be the duty of the recording clerk to ensure that a vote is taken on every matter requiring formal action and that each and every non-abstaining member actually casts a vote which such clerk then records in the minutes of the meeting. Silence when a vote is called for shall be interpreted as an Ayes vote.
- g. Requirement of a second: A second is required on all matters before they can proceed to a vote. If no second is received, the motion dies for lack of a second. Seconding a motion does not indicate or imply that the member doing so will vote in favor of the motion. It simply allows the matter to be discussed and proceed to a vote.

Most actions require a vote on a motion, resolution, or ordinance.

Robert's Rules have been simplified--See attached chart. All Council members not abstaining must vote. Silence is an "Ayes" vote. Motions die without being seconded.

A member seconding a motion isn't indicating he or she favors such motion.

- h. Motions and votes by presiding officer: The presiding officer, whether it be the Mayor or Vice-Mayor or any other member of the Council, is allowed to make and second motions and to cast votes in the same manner as any other member of the Council.
- i. Roll call votes: Any member of the Council may request that a matter being voted on be handled by roll call vote. Upon such a request being made, the Clerk shall poll the Council and record the votes being cast.
- j. Right of protest: A Council member is never required to state the reason for a dissenting vote.
- k. <u>Disqualification and abstention from voting:</u>
 Members of the Council are required to vote on all matters coming before the entire Council for a vote unless an individual member is disqualified due to a conflict of interest as defined in the City's "Conflict of Interest Code". If a member has a question whether or not he or she has a conflict, he or she should discuss that issue with the City Attorney or seek advice from the Fair Political Practices Commission before the meeting whenever time permits. If a member abstains due to a conflict, he or she shall state the general nature of the conflict so that the audience is aware of what is occurring and then he or she shall leave the Council Chambers until the matter then before the Council has been resolved.
- i. <u>Tie votes</u>: A tie vote is equivalent to a vote which has failed. A tie vote to grant or approve something doesn't represent consent nor does it represent denial of permission to act. It leaves the status unchanged and, if the proponent of the action requires permission to move forward, he or she has simply failed to obtain it.

On the other hand, a tie vote to deny or disapprove something does not represent either approval or denial. It also leaves the situation unchanged and, if the proponent of the action requires permission to move forward, he or she has again failed to obtain it.

If a tie vote occurs on an appeal of an action coming up from the Planning Commission, the appeal has neither been granted nor denied. Since the status quo is unchanged, the end result is the equivalent of a denial of the appeal since the appellant in order to overturn the action taken by the Planning Commission must obtain some action at Council level. A tie vote is the equivalent of no action, except insofar as it satisfies the legal requirement that the matter be presented to the Council for consideration.

The Mayor may make or second motions.

If a member abstains, he or she should explain why and then leave the Chambers.

Tie votes on appeals are the equivalent of a denial of the appeal.

Tie votes leave the status unchanged.

If a tie vote occurs with the fifth member of the Council absent from the meeting and not due to the abstention of such member, the matter will automatically be continued until the next Council meeting when such member can be present to cast a vote unless there is a time limit imposed by law which precludes such a continuance.

m. <u>Public participation following a motion</u>: Public participation in the discussion should be avoided in most cases after a motion has been made unless it is specifically invited by a member of the Council.

8. <u>Consensus, Motions, Resolutions and Ordinances.</u>

- a. <u>Consensus</u>: Occasionally it is appropriate for the Mayor to simply request a "consensus" of the Council on routine issues such as referring matters to staff without taking a formal vote. Proclamations are considered to be adopted by consensus without a vote unless any member of the Council requests a vote be conducted.
- **b.** Motions: Most actions of the City Council may be taken by motion on a voice vote. With some exceptions, motions pass upon the affirmative vote of a majority of the members voting. For example, if two members are absent or abstain from voting, a 2-1 vote is sufficient to adopt most motions.
- c. <u>Resolutions</u>: Resolutions are a more formal way of memorializing actions of the City Council. A resolution, rather than a motion, is only necessary when required by law and requires at least three votes for approval. Condemnation resolutions require the affirmative vote of at least four members.
- d. Ordinances: With the exception of urgency matters, ordinances cannot be adopted until at least five days following their introduction and can only be adopted at a regular City Council meeting. Changes to an ordinance once introduced, except for minor clerical changes, require the ordinance to be reintroduced and at least five more days to pass before adoption. Ordinances require the affirmative vote of at least three Council members. Ordinances do not have to be read in full at the time of introduction or adoption (they may be read by "short title" only) if the Council votes to read only the title. The Council usually votes to do so as one of the items on its "Consent Calendar." Ordinances become effective 30 days after their adoption except for urgency ordinances, ordinances calling elections, improvement proceeding ordinances and certain other ordinances which take effect immediately:

Some actions may be taken by consensus.

Resolutions require at least 3 votes in favor of adoption.

Ordinances require at least 3 votes in favor of adoption.

10. Rules for Hearings.

- a. <u>Legislative Matters</u>: When the Council has a "legislative" matter before it, the individual Council members may investigate the issue before the meeting, discuss the matter with whomever they wish and, if they consider it politically expedient, even announce their "position" on the issue before the meeting of the entire Council. They, of course, cannot seek a consensus on the issue before the meeting by contacting a majority of the other members of the Council [either personally or by contacting one and, in turn, having that one contact another ("seriatim meetings")].
- b. Quasi-Judicial Matters: When the matter coming before the Council is of a "quasi-judicial" nature (i.e. appeals from Planning Commission matters such as use permits; consideration of tentative parcel maps; etc.), the individual members of the Council must scrupulously avoid discussing such matters with proponents, opponents or others before the meeting. If any Council member happens to receive information outside of the meeting which such member will take into account in making a decision, he or she must report that information to the rest of the Council in public during the discussion period.

If FINDINGS are required to be made, Council members should be careful to declare precisely what evidence they have considered which allows them to make the required findings. In doing so, they can refer to information in the staff report and adopt that information as a part of their motion. However, they should keep in mind that the staff report was prepared prior to the public hearing and that new information not previously known to staff may come out during the hearing. Council may rely on staff to outline what findings are required to be made to support a particular motion, but the Council itself is responsible to state on the record what facts it has considered which supports each of the required findings.

Proper to take positions on legislative matters at any time.

Findings are usually required to be made to support quasiiudicial decisions. ITEM NO: I-10

PUBLIC HEARING - CONDITIONAL USE PERMIT # 2020-293: HERITAGE RV PARK, REZONE FROM R-1 TO C-3P, AND GENERAL PLAN AMENDMENT TO ALLOW EXPANSION OF HERITAGE RV PARK FOR RV STORAGE AND STORAGE PODS ON A 2.19 ACRE PARCEL JUST EAST AND ADJACENT TO THE EXISTING HERITAGE RV PARK.

December 08, 2020

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: KRISTINA MILLER, CITY MANAGER

CHRISSY MEEDS, PLANNER 1

PROJECT DESCRIPTION:

The owner (Billy Phong) of the Heritage RV Park has applied to rezone a 2.19 acre parcel (APN 071-140-048) from the current zone of R-1 (Single Family Residential to a C-3P (General Commercial off street parking) Zone. The rezone will require a General Plan Amendment and a Conditional Use Permit. The parcel site is directly east, adjacent to the current Heritage RV Park. The Heritage RV Park is located east of Hwy 99W behind Heritage Square. APN: 71-140-49, Address: 975 Hwy 99W.

BACKGROUND:

Mr. Phong recently purchased the Heritage RV Park, then shortly after purchased the 2.19-acre parcel (APN 071-140-048). Mr. Phong's intentions are to turn the parcel into a partially covered RV Storage area that will hold 55 additional spaces along with 32 storage pods, please see map attachment as Exhibit "A".

To stay in compliance with CEQA laws, the project required an initial study to be completed. Mr. Phong hired RCH Group to complete the Initial Study with Staff review. Please see attachment as Exhibit "B". RCH Group found no significant environmental impacts that could not be mitigated and prepared a Mitigated Negative Declaration (MND). City staff reviewed the MND and filed a Notice of Intent to adopt the MND with the Tehama County Courthouse on October 8, 2020 to allow for the 30-day circulation period.

Planning Commission Recommendation:

On November 17, 2020, the Corning Planning Commission recommended to the Coming City Council to approve the Rezone, Conditional Use Permit No. 2020-293 and to adopt the Mitigated Negative Declaration on a 5 - 0 vote. There has been a modification to the Conditions which will include a 6 ft. masonry wall to the North and East sides if engineering will allow.

PROJECT ANALYSIS:

1. General Plan

Pursuant to Chapter 17.54.010 (Conditional Use Permits), the purpose of any Conditional Use Permit shall be to ensure that the proposed use will be rendered compatible with other existing, and permitted uses, located in the general area of the proposed use. The project site is currently zoned Single Family (R-1). The project site was formerly zoned C-3-P (General Commercial Off Street Parking). Returning the parcel to a C-3-P zoning designation would be consistent with nearby parcels to the north and west but, approving a rezone to C-3-P will allow for an RV facility as a conditionally permitted use.

2. Conditional Use Permit

According to Section 17.54.030 (Burden of Proof) of the City of Corning Municipal Code, before any Conditional Use Permit is granted, the Applicant shall show, to the satisfaction of the Commission or the City Council, the existence of the following facts:

- A. That the site for the proposed use is adequate in size, shape, topography, and circumstances; and
- **B.** That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
- C. That the proposed use will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare. (Ord. 560 (part), 1996).

The Applicant has applied for a Conditional Use Permit as required by City's Municipal Code and the City Council is authorized to approve, approve with modifications, or deny the requested Conditional Use Permit.

Lighting:

Section 17.46.070 (Development and Occupancy Standards) of the City Municipal Code establishes minimum and maximum exterior lighting standards for new development and states that exterior lighting shall be stationary and shall be directed away from adjacent properties and public rights-of-way. As proposed and conditioned, the project will comply with lighting standards.

Signage:

Section 17.67.050 (Permitted Outdoor Advertising Sign) of the City Municipal Code establishes specific sign guidelines for commercial businesses. These signs will be reviewed for compliance with the Municipal Code under a separate sign permit.

ENVIRONMENTAL REVIEW:

An Initial Study/Mitigated Negative Declaration was prepared by RCH Group for the Heritage RV Park Parking and Storage Project and was circulated for review on October 8, 2020. This Initial Study assessed the project for environmental impacts. Staff has reviewed the project and determined that the project does not meet the criteria to require a subsequent Environmental Impact Report (E.I.R)., as outlined in Section 15162 of the California Environmental Quality Act (CEQA) guidelines. Implementation of the proposed project would result in impacts that have already been addressed by the 2020 Mitigated Negative Declaration. Therefore, Staff believes no additional environmental review is required and recommends adopting the Mitigated Negative Declaration.

CONCLUSION:

The Applicant is proposing to rezone a 2.19 acre parcel (APN 071-140-048-000) from the current R-1 (single family) to a C-3-P (General Commercial Off Street Parking) to construct a new a 55 space RV storage and 32 storage pods for self-storage, located directly east and adjacent to the Heritage RV Park. Staff supports the Conditional Use Permit and Rezone requests for the following reasons:

- The project will be compatible with surrounding land uses by establishing a low-intensity
 use, as compared to other more intense uses permitted or conditionally permitted in the
 C-3-P Zoning District, such as retail and general merchandise, service stations, or
 restaurants and eating establishments;
- 2) The project has been designed in a manner that is compatible with surrounding development; and
- 3) The project may provide employment opportunities for local contractors and subcontractors that will be involved in the construction of the project.

RECOMMENDATION:

Staff recommends that the City Council adopt the following, or similar, Factual Subfindings and Legal Findings and the 32 Conditions for Approval for Use Permit #2020-293.

Factual Subfinding #1

Heritage RV Park is an established park with 87 RV spaces that has been in operation with guests since the park was established in 1993.

Legal Finding #1

Permitting the rezone and Conditional Use Permit, will allow for Heritage RV Park to expand their services to serve the community with RV Storage parking and storage pods

Factual Subfinding #2

Heritage RV Park is an established park with 87 RV spaces that has been in operation since 1993.

Legal Finding #2

The 2.19 acre parcel is adequate in size and topography

Factual Subfinding #3

The existing RV Park has an established access from Hwy 99W through an access Easement.

Legal Finding #3

The site has existing access from Hwy 99W. that is constructed with adequate width, pavement, and capacity for the established use as an RV Park. A new Easement has been signed to allow for access to Parcel (APN 071-140-048)

HERITAGE RV PARK EXPANSION RECOMMENDED 31 CONDITIONS OF APPROVAL:

CONDITION #1 - AGENCY COMPLIANCE:

The development and continued operation of the storage facility, permitted pursuant to Use Permit 2020-293, must comply with all applicable local, State, and Federal laws and regulations, especially the City of Corning Building, Fire, and Public Works Departments. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

CONDITION #2 SIGN REGULATIONS:

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

CONDITION #3 - LANDSCAPING:

Landscaping within the site must be permanent in nature and an automatic means of irrigation must be provided. Applicant's attention is specifically drawn to City Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees. Landscape plans must comply with water conservation ordinances adopted by the City and approved by the Public Works Director.

CONDITION #4- REMOVE CONSTRUCTION DEBRIS:

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

CONDITION #5 - FUGITIVE DUST PERMIT:

Prior to commencement of any type of construction activities the applicant must submit a construction emission dust/control plan and obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

CONDITION #6 - OPEN BURNING:

No opening burning shall occur on this parcel unless a special land clearing permit is obtained from the Tehama County Air Pollution Control District.

CONDITION #7 - COVER EXPOSED SOILS:

Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion prior to the beginning of the rainy season (October 15th).

CONDITION #8 - GRADING PLANS:

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

CONDITION #9 - CULTURAL RESOURCES:

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

CONDITION #10 - HUMAN REMAINS:

If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the Corning Police Department immediately and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. M.M.CR-1

CONDITION #11 - STORMWATER POLLUTION PREVENTION PLAN:

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

CONDITION #12 - SOILS INVESTIGATION:

Prior to the issuance of a building permit for construction of the building the applicant shall submit a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special foundation design is necessary. The developer shall provide:

1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

CONDITION #13 - DRAINAGE ANALYSIS:

Applicant shall provide a Drainage Analysis prepared by a registered Civil Engineer or Certified Hydrologist. The Analysis shall quantify the increased runoff resulting from a 25-year storm for a duration of four hours that will result from the development.

CONDITION #14 - STORM DRAIN RETENTION:

Storm Drain and retention facilities shall be in accordance with the Drainage Analysis, constructed to City Standards and approved by the Public Works Director. Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

CONDITION #15 - FINISHED GRADE:

Finished grade must be graded to direct runoff to stormwater drain facilities within the public right-of way or established drainage facilities (detention basins) constructed on the parcel.

CONDITION #16 - CONSTRUCTION HOURS:

Excavation and construction work shall occur only between the hours of 6:00 AM to 7:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on weekends and federally observed holidays. M.M. NOI-1

CONDITION #17 - CONSTRUCTION EQUIPMENT:

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

CONDITION #18 - DEVELOPMENT IMPACT FEES:

Development of the proposed storage facility at this location is subject to development impact fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.

CONDITION #19 - PUBLIC IMPROVEMENTS:

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

CONDITION #20 - THERMOPLASTIC STRIPING:

Install thermoplastic stop legend with bar at driveway intersections. Apply thermoplastic directional arrows in parking lot driveway lanes. Temporary signs must be in place during construction at all new driveway intersections.

CONDITION #21 - CUSTOMER PARKING AREA:

Customer parking area must be paved with asphalt or concrete and all parking areas must have painted stalls.

CONDITION #22 - EXISTING UTILITIES, WATER & SEWER CONNECTIONS:

Existing utilities must be removed outside the footprint of the proposed building. Water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION #23 - WATER METER:

All new water meter must be touch read meters in thousand-gallon increments and approved by the Public Works Director prior to installation.

CONDITION #24 - UTILITIES:

All utilities, including but not limited to water, sewer, power, and data, shall serve the parcel from Toomes Avenue and not through adjacent access easements.

CONDITION #25 - ACCESS EASEMENTS:

Existing ingress/egress easement to Solano Street shall be used for emergency access only. A gate must be provided with Knox-locks/devices for emergency personnel access. An ingress/egress easement must be obtained and recorded prior to approval of the improvement plans and the start of construction from the two parcels west of the proposed development. This ingress/egress easement shall be the primary access to the site.

<u>CONDITION #26 – TRASH AND RECYCLING BIN AREA:</u>

The applicant, prior to submittal of final improvement plans, must meet with representatives of Waste Management and the City to determine an appropriate location and size for the trash and recycle bin enclosure while at the same time maintaining the maximum amount of parking spaces as possible. The trash and recycling enclosure height shall be of a height to or greater

than the height of the dumpster bins and shall include adequate space for the collection of recyclable materials. Trash and recycling collection service is required.

CONDITION #27 - RETAINING WALL:

The applicant will be required to construct a durable land use barrier (6'-0" high masonry wall or equivalent) along the north and east property line adjacent to single family residential properties that will mitigate noise and land use impacts caused by and/or affecting the proposed development, as engineering allows.

CONDITION #28 - PERIMETER FENCING:

A 6-foot tall perimeter fence shall be constructed around the perimeter of the development. Install a 6-foot wide (minimum) man-gate in the fence on the east property line adjacent to Toomes Avenue for hose access to the existing hydrant. Fencing requirements Per City of Corning Municipal code 17.50.150

CONDITION #29 STORAGE:

The proposed project will not include any RV spaces for overnight stays, it will be for RV Parking/Storage and self-storage pods ONLY. If RV stays are allowed, it could result in the revocation of Conditional Use Permit 2020-293.

CONDITION #30 - SITE LIGHTING:

Interior night-lights shall be used during hours of 15 minutes before dusk to 7 am when premises are closed for business.

Exterior lighting shall be downward casting and fully shielded to prevent glare and not spill onto adjacent properties. M.M. AES-1

CONDITION #31 EMERGENCY PERSONNEL:

*Approved Knox-locks/devices shall be installed at the gate(s).

*RV's and Trailers stored in parking spaces shall be separated from the storage units. *"No Trespassing" signs shall be posted at the entrance to facility. The Applicant or Property Owner shall file an authorization form with the Police Department.

Condition #32: The existing trees that currently line the parcel to the south will remain in place to be used as an aesthetic buffer between the proposed project and the apartment complex.

ATTACHMENTS:

Exhibit "A": INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION WITH SITE MAPS

Exhibit "B": PARCEL MAP

Exhibit "C": OPPOSITION LETTER
Exhibit "D" EASEMENT AGREEMENT

<u>ACTION</u>

MOVE TO ADOPT:

- ADOPT THE 3 FACTUAL SUBFINDINGS AND 3 LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT FOR CONDITIONAL USE PERMIT #2020-293; AND
- APPROVE THE 32 CONDITIONS OF APPROVAL AS PRESENTED; AND
- APPROVE THE REZONE AND MITIGATED NEGATIVE DECLARATION.

OR:

MOVE TO DENY

Exhibit "A"

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

DATE:

October 8, 2020

SUBJECT: CEQA MITIGATED NEGATIVE DECLARATION: Heritage RV Park Parking and Storage Project

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

Heritage RV Park is requesting to rezone a 2.19-acre parcel (APN 071-140-048-000) from a R-1 (Single Family) to a C-3 (Gen. Comm. off street parking) The rezone will require a General Plan Amendment and a Conditional Use Permit. The project site is east and adjacent to the current Heritage RV Park. Heritage RV Park want to expand to provide additional RV parking spaces and storage.

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

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

The Initial Study prepared for the Project is available for review at City Hall. Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, November 17, 2020.

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Initial Study Mitigated Negative Declaration of Environmental Impact is scheduled for Tuesday, November 17 at 6:30 PM in the City Council Chambers, City of Coming, 794 Third Street, Corning, California 96021.

Chrissy Meeds, Planner 1

HERITAGE RV PARK PARKING AND STORAGE PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Corning Planning and Recreation Department
City of Corning, City Hall
794 Third Street
Corning, CA 96021



Prepared by: RCH Group 11060 White Rock Road, Suite 150-A Rancho Cordova, CA 95670



October 2020

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ENVIRONMENTAL CHECKLIST

Initial Study/Mitigated Negative Declaration

1. Project Title: Heritage RV Parking and Storage Project

2. Lead Agency Name and Address: City of Coming

Planning and Recreation Department

City of Corning, City Hall

794 Third Street Corning, CA 96021

3. Contact Person and Phone Number: Christina Meeds

Planning/Recreation Coordinator

(530) 824-7036

4. Project Location: APN 071-140-048-000

5. Project Sponsor: Billy Phong

Heritage RV Park
Billyphong@gmail.com

(916) 545-8888

6. General Plan Designation(s): R (Residential)

7. Zoning Designation: R-1 (Single Family)

8. Description of Project and Existing Setting:

Introduction

Heritage RV Park (the applicant) is requesting a rezone of an existing 2.19-acre parcel (APN 071-140-048-000) in the City of Corning, CA. The subject property is currently zoned R-1(Single Family) and is requesting to be rezoned to C-3 (Gen. Comm. Off St Parking). The subject property was previously zoned C-3. The zoning change will require an Amendment to the General Plan and a Conditional Use Permit. The project site is directly east of and adjacent to Heritage RV Park. The project site is a relatively flat parcel of land. The applicant is seeking to expand the existing Heritage RV Park to provide their customers additional recreational vehicle (RV) parking and storage. Figure 1 shows the project site location, Figure 2 shows the site plan.

Figure 1- Project Site Location (Slipsheet)

Figure 2- Site Plan (Slipsheet)

Project History and Background

The existing Heritage RV Park was built in 1994 on 4.7 acres of land zoned C-3 in the City of Corning. Heritage RV Park is an 87-RV site that provides customers a wide range of amenities including a club house, pool, dog park, fire pit, laundry, internet, picnic tables and trees that provide shaded spaces for RV parking. The purchase of the property east of Heritage RV Park would provide parking for RV's and self-storage pods for customers.

Project Objectives

The Heritage RV Park is proposing to provide vehicle storage for an approximate 55 RV spaces and 32 storage pods for self-storage. 17 of the RV parking spaces would be covered with canopy cover (approximately 31% of the RV parking spaces), the remaining 38 RV parking spaces would not include canopy cover.

Access

The project would include a gated main entrance/exit located on the southwest area of the project that would be accessed from Heritage RV Park's existing parking lot directly west of the project. The project would include two gated emergency entrances/exits. One emergency entrance/exit would be located on the northwest area of the project and would be accessed from Heritage RV Park's existing parking lot. The second emergency entrance/exit would be located north of the project and would be accessed using an existing driveway that is directly north of the project (See Figure 2).

Construction and Schedule

Construction would include adding crushed granite to the property, a main entrance/exit gate, two gated emergency entrances/exits, and painted stripes to create designated parking spaces. The project would also include installation of an RV canopy to provide shade for 17 RV parking spaces. An approximate 32 storage pod units would be installed for customer self-storage. Construction is expected to take 6-8 months. Once the project is approved, construction would start in April 2021 and be completed in December 2021.

9. Surrounding Land Uses and Existing Setting:

The project site is bordered by the following land uses (See Figure 1):

- North Property Line Commercial Development
- East Property Line Residential
- South Property Line Residential (Apartment Complex)
- West Property Line Commercial Development (Heritage RV Park)

10. Other Public Agencies

The following permits and regulations are applicable to the project and involve other public agencies whose approval may be required:

- City of Corning Planning Commission (Conditional Use Permit)
- Construction General Permit

11. Tribal Consultation

No California Native American tribes have requested consultation pursuant to Public Resources Code section 21080.3.1.

Environmental Factors Potentially Affected

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

\boxtimes	Aesthetics		Greenhouse Gas Emissions	Population / Housing
	Agriculture and Forestry Resources		Hazards & Hazardous Materials	Public Services
	Air Quality		Hydrology/Water Quality	Recreation
	Biological Resources		Land Use /Planning	Transportation
\boxtimes	Cultural Resources		Mandatory Findings of Significance	Tribal Cultural Resources
	Energy		Mineral Resources	Utilities /Service Systems
	Geology/Soils	\boxtimes	Noise	Wildfire

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

1. Aesthetics Userpt as provided in Public Resource Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No impact
a. Have a substantial adverse effect on a scenic vista?				×
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				Ø
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			⊠	
d Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		⊠		

Existing Environmental Setting

The project is located in an urbanized area surrounded by commercial land uses to the north and west and residential land uses to the east and south. The project would include RV canopy to shade RV's from sun damage.

The City of Corning does not have any adopted standards for evaluating light and glare impacts. For this project, impacts of light and glare are therefore determined to be potentially significant if the following criteria are met:

- The light and/or glare are continuous, rather than temporary in nature
- The level of light and/or glare is noticeably higher than the surrounding level of light
- The light and/or glare have the potential to shine directly into the interior and/or outdoor activity areas of existing or future residences
- The size of affected parcels

According to the General Plan, if potential significant impacts exist from new sources of substantial light or glare, then mitigations are advanced as project conditions of approval to reduce potential impacts to a level of insignificance.

Discussion

- a-b. The project would include installation of RV canopy covers, these structures would protect RV's from sun damage. The project would not affect any scenic vistas or scenic resources. The project is not within a state scenic highway or a scenic vista. Therefore, the project would have **no impact.**
- c. The project would be consistent with the existing commercial land use visual character and would not degrade any existing public views that are publicly accessible from a vantage point. Therefore, the project would result in a less-than-significant impact.
- d. The project would include the installation of LED lights on the RV canopy covers. There could be a potential increase of light and/or glare from the proposed lighting fixtures, albeit very minor due to the location of the project and the surrounding land uses. Implementation of *Mitigation Measure AES-1* would ensure that lighting and glare impacts would be less than significant.

Mitigation Measure AES-1

 Exterior lighting shall be downward casting and fully shielded to prevent glare and not spill onto adjacent properties.

H. Agriculture and Forest Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resagencies may refer to the California Agricultural Laprepared by the California Dept. of Conservation as agriculture and farmland. In determining whether imsignificant environmental effects, lead agencies management of Forestry and Fire Protection regarding Forest and Range Assessment Project and the Forest measurement methodology provided in Forest Protection Would the project:	and Evaluation and evaluation pacts to fore ay refer to in the state's	en and Site A model to use st resources, information co inventory of essment Project	ssessment for in assessing including time including time including time including the forest land, and the forest	Model (1997) g impacts on berland, are he California including the
a Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				⊠
b Conflict with existing zoning for agricultural use, or a Williamson Act contract?				⊠
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				⊠
d. Result in the loss of forest land or conversion of forest land to non-forest use?				×
e Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				×

Discussion

a-e. The project has not been used for agriculture and is not under a Williamson Act contract. Due to the nature and location of the project, agricultural and forest related issues are not applicable to the project. Therefore, there would be **no impact** on agricultural and forest resources.

III. Air Quality Where of plantle, the against within a cetablished by the applicable one quality reassessment district or air pullation control district was be relied upon to make the following determinations. Would the project.	Potentially Significant Impact	Less than Significant with Miligation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			Ø	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				
c Expose sensitive receptors to substantial pollutant concentrations?			Ø	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			Ø	

Existing Environmental Setting

The Project is located in the Northern Sacramento Valley Air Basin (NSVAB) which is one of the air "sub-basins" within the Sacramento Valley Air Basin. The other sub-basin is the Greater Sacramento Air region. The NSVAB encompasses Tehama, Shasta, 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. The mountain ranges reach heights in excess of 6,000 feet with peaks rising much higher. The general elevation of the Project is about 650 feet above mean sea level.

The area climate is characterized by hot, dry summers and cool, wet winters. During the summer months from mid-April to mid-October, significant precipitation is unlikely, and temperatures range from daily maximums exceeding 100° Fahrenheit (°F) to evening lows in the high 50s and low 60s. During the winter, highs are typically in the 60s with lows in the 30s. Wind direction is primarily along the valley due to the channeling effect of the mountains to either side of the valley. During the summer months, surface air movement is from the south, particularly during the afternoon hours. During the winter months, wind direction is more variable.

The quantity of air pollutant emissions generated within the NSVAB is small compared to the more densely populated areas such as the Sacramento and the San Francisco Bay areas. Nevertheless, the following

characteristics of the NSVAB make it susceptible for the build-up of air pollution.

 Pollution generated in the broader Sacramento area and San Francisco Bay area can be transported northward into the NSVAB.

- The mountain ranges to the west, north, and east of the NSVAB act as horizontal barriers which restrict the flow of pollution out of the basin.
- The valley portion of the NSVAB (those areas below 1,000 feet elevation) is often subjected to temperature inversions that typically occur during cool, calm nights that restrict vertical mixing and dilution of pollutants.
- The typical clear skies and warm temperatures in the summer months promote the formation of the photochemical pollutant ozone.

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), respirable particulate matter (PM10), fine particulate matter (PM2.5), and lead (Pb).

The California Air Resources Board (CARB), under the California CAA, establishes maximum concentrations for the seven federal CAPs, as well as four additional air pollutants: visibility-reducing particles, sulfates, hydrogen sulfide (H2S), and vinyl chloride (chloroethene). These maximum concentrations are known as the California Ambient Air Quality Standards (CAAQSs).

In addition to the CAAQSs, Toxic Air Contaminants (TACs) are also regulated under the California CAA. There are presently over 200 chemicals listed by the State as TACs with varying degrees of toxicity. TACs can cause long-term health effects (e.g., cancer, birth defects, neurological damage, etc.) or short-term acute affects (e.g., eye irritation, respiratory irritation, throat pain, headaches, etc.). Sources of TACs include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), grading and demolition of structures (asbestos), and diesel-motor vehicle exhaust. There are no ambient air quality standards for TACs; however, under the Air Toxics "Hot Spots" Information and Assessment Act of 1987, facilities that release high volumes of toxic air pollution are required to conduct a detailed health risk assessment and install Maximum Achievable Control Technology on emission sources.

For areas within the State that have not attained air quality standards, the CARB works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards.

Tehama County is located in a non-attainment area for the state ambient air quality standard for ozone and particulate matter. The air districts of the NSVAB, which includes the Tehama County Air Pollution Control District (TCAPCD), have jointly prepared and adopted the Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. The purpose of the plan is to obtain compliance with State air quality standards. Like the preceding plans, the 2015 plan focuses on the adoption and implementation of control measures for stationary sources, area-wide sources, indirect sources, and public information and education programs. The 2015 plan also addresses the effect that pollutant transport has on the NSVABs ability to meet and attain the state standards.

The TCAPCD is designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. In addition, the TCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs, and it regulates agricultural burning. Other responsibilities include monitoring air quality, preparing clean air plans, and responding to citizen

complaints concerning air quality. The TCAPCD's Air Quality Planning & Permitting Handbook -- Guidelines for Assessing Air Quality Impacts (Air Quality Guidelines) provides guidance preparing air quality analyses within the district (TCAPCD, 2015). All projects in Tehama County are subject to applicable TCAPCD rules and regulations in effect at the time of construction.

Discussion

- a-b. The TCAPCD's Air Quality Guidelines provide general screening criteria to determine the type and scope of projects requiring an air quality assessment and/or mitigation. The screening criteria are based on project size and are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. Screening criteria have only been developed for operational years 2010 and 2015, thus the use of the screening criteria is very conservative because emission factors for motor vehicles continue to decrease over time through State and Federal Standards for motor vehicles and fuels. The screening criteria for commercial land uses is 200,000 square feet of office park or 225,000 square feet of light industrial, thus projects that are smaller than these screening criteria are expected to be below TCACPD thresholds of significance and do not require an air quality assessment. The proposed project would be well below the screening criteria as the project site is only approximately 95,400 square feet (2.19 acres). Therefore, the project would result in less-than-significant impact.
- c. Sensitive receptors are typically defined as locations where people reside or where members of the population who are particularly sensitive to the effects of air pollutants are located. Children, the elderly, and the chronically or acutely ill are the most sensitive receptors. These sensitive receptors are commonly associated with residential uses, schools, parks and playgrounds, hospitals, retirement homes, convalescent homes, and childcare centers. Sensitive receptors include residential receptors within 50 feet south and east of the project. West Street Elementary School is approximately 1,200 feet east of the project site. Construction activities would be short-term (six to eight months), and would not require grading or intensive construction operations, and would be subject to applicable TCAPCD rules and regulations in effect at the time of construction. Operations would generate negligible onsite emissions as they would consist of parked RVs and stationary storage vaults. Therefore, the project would result in less-than-significant impact.
- d. During construction, odors would be emitted from sources such as diesel equipment, paints, solvents, asphalt, and adhesives. Construction related odors would be intermittent and temporary, and generally would not extend beyond the construction area. Operations would not include activities known to generate odors. Therefore, the project would result in a less-than-significant impact.

References

Tehama County Air Pollution Control District, Air Quality Planning & Permitting Handbook, Guidelines for Assessing Air Quality Impacts, April 2015.

IV. Biological Resources Windit the project:	Potentially Significant Impact	Less than Significant with Mitigation Uncorporated	Less than Significant Impact	No linpact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?				
b Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				Ø
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastat, etc.) through direct removal, filling, hydrological interruption, or other means?				
d Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			×	
e Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				⋈

Existing Environmental Setting

The City of Corning General Plan's Conservation and Open Space Element contains Goals, Objectives, Policies and Implementation Measures for Biological Resources. The primary goal of the Biological Resources Element is to protect wildlife, fish and native vegetation associations, particularly rare, endangered and threatened species.

The project is void of any natural wildlife, riparian, vegetative or wetland habitat areas. The project is not developed; however, it has been graded. During construction crushed granite would be placed over the project. During operations, the project would provide customers of Heritage RV Park additional parking and pods for customer self-storage. The project's southern property line is bordered by trees.

Discussion

- a-c. Due to the location and nature of the project and its current state, there would be no impacts associated with the biological environmental issues above in questions a-c.
- d. Due to the location and nature of the project there is no habitat for candidate, sensitive, or special status species of fish. There are no wetlands near the project or in proximity of the project. Construction would involve adding crushed granite to the project. Operations would include RV parking and self-storage. The project would not interfere with the movement of migratory wildlife species or use of nursery sites. Therefore, the project would result in a less-than-significant impact.
- e. The project would not conflict with any local policies or ordinances protecting biological resources. Therefore, the project would result in a less-than-significant impact.
- f. The project would not conflict with any habitat conservation plans, natural community, conservation plan or other approved habitat conservation plans. Therefore, there would be **no impact**.

V. Cultural Resources Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		×		
c. Disturb any human remains, including those interred outside of formal cemeteries?		⊠		

Environmental Setting

Since no substantial earth moving activities would occur for the project and no resources have been recorded with ¼ mile of the project boundaries, an archaeological resources site evaluation and screening was not undertaken. An archaeological investigation under the provisions of CEQA (CCR14 Section 15064.5 and PRC Section 21083.2) was conducted by Natural Investigations Company. This included a California Historical Resources Information System (CHRIS) records search with a 0.25-mile radius of the project at the Northeast Information Center (NEIC) located in Chico, CA. The NEIC houses cultural resources records and the primary purpose of the CHRIS records search is to identify any previously recorded cultural resources known to exist within or adjacent to a project. According to the CHRIS search, no resources were found to be recorded within the project boundaries or ¼ mile search area. The project area has not been previously surveyed, however, portions of the ¼ mile search radius have been surveyed for cultural resources.

Discussion

a. There are no buildings or structures in the project area that may qualify as a historical resource as defined in Section 15064.5. Therefore, there would be **no impact**.

b-c. The project has been previously graded and no further substantial earth moving activities would occur. The probability of historical or archeological resources, including human remains is very low and limited due to the size of the project and results of the CHRIS search. However, there always exists a potential to encounter previously unreported subsurface historical and archaeological resources (possibly including human remains) during construction. *Mitigation Measure CR-1* would reduce potential impacts on archaeological and historical resources, including human remains to less than significant.

Mitigation Measure CR-1

• If any previously unevaluated cultural resources (i.e., burnt animal bone, midden soils, projectile points, or other humanly-modified lithics, historical

- artifacts, etc.) are encountered, all work shall stop within 50 feet of the find until a qualified archaeologist can make an assessment of the discovery and recommend/implement mitigation measures as necessary. Depending on the type and significance of the find, subsequent monitoring by an archaeologist or Native American may be warranted. This stipulation does not apply to those cultural resources that have been evaluated by a qualified archaeologist and determined to not qualify as Historical Resources/Historic Properties.
- If any human remains are encountered during any phase of construction, all work shall stop within 50 feet of the find. The county coroner shall be contacted to determine whether investigations of the cause of death is required as well as to determine whether the remains may be Native American in origin. Should Native American remains be discovered, the county coroner must contact the NAHC. The NAHC will then determine those persons it believes to be most likely descended from the deceased Native American(s). Together with representatives of the people of most likely descent, a qualified archaeologist shall make an assessment of the discovery and recommend/implement mitigation measures, as necessary.

References

Northeast Center of the California Historical Resources Information System. IC FILE #D20-137 Records Search, Heritage RV Park, Project #865. August 12, 2020.

VI. Energy	Potentially	Less than Significant	Less than	
Would the project	Significant Impact	with Mit gation Incorporated	Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				

Discussion

- a. There is no existing energy use on the project. Construction of the project would involve adding crushed granite over the existing graded site, installing an RV canopy cover and installing storage pods for customer self-storage. Construction would require consumption of petroleum fuels (primarily diesel) by construction workers traveling to and from the site, construction equipment onsite, and by construction equipment delivering supplies to the site. The energy required by construction would be temporary and would not be substantial. Once operational, there would be minimal energy demand onsite. Energy would be used for LED lights and security cameras that would be installed on the RV canopy covers for security. Electricity would be pulled from the existing Heritage RV Park through underground conduit. Storage pods would be accessible through use of a manual key and would not require energy to operate. The project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation of the project. Therefore, the project would result in a less-than-significant impact.
- b. As noted above, the energy required for construction would be temporary and would not be substantial. Due to the project design, construction, and minimal operational energy use, the project would not conflict or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the project would result in a less-than-significant impact.

VII. Geology and Soils Wanted the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			\boxtimes	
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?			Ø	
iv) Landslides?			×	
b Result in substantial soil erosion or the loss of topsoil?			Ø	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			Ø	
d Be located on expansive soil, as defined in Table 18-1- B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			×	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				

According to the City of Corning General Plan, Corning is located within the Great Valley Geomorphic province, which includes the Great Central Valley of California. Rocks and deposits in this province are

primarily sedimentary. The major rock formations in the area include recent alluvial fan deposits from the Sacramento River, and non-marine sedimentary formations from the Pleistocene and Upper Pliocene.

The City of Corning, and therefore, the project is not located within an Alquist-Priolo Earthquake Fault zone and there is no evidence of a "potentially active fault" located in the area, which would result in significant damage to structures and associated infrastructure. Corning is located in a low severity earthquake area, as designated by the California Geologic Survey as is considered to be at low risk for impacts associated with earthquakes.

In terms of seismic shaking, the different geologic materials that underlie the region have different shaking characteristics. The areas compromised of alluvium from the Sacramento River have more potential for ground shaking than those compromised of consolidated bedrock. Due to the minimal possibility of a strong intensity earthquake event, and the depth of groundwater in Corning, it is not likely that liquefaction will occur. Landslides are also unlikely, as the slope and topography in Corning are gentle. Due to the location and nature of the project, potential erosion hazards are relatively non-existent.

Tsunami is highly unlikely to occur as the City is not located in any proximity to an ocean. The risk of seiche is remote as the nearest bodies of water (Black Butte Lake and Lake Shasta) are too far away to affect Corning. Mount Lassen, the nearest center of potential volcanic activity, is located approximately 55 miles northeast of the City, minimizing the potential for volcanic hazards impacts.

Discussion

- a. The project is located in an area that is considered to have a relatively low risk of seismic hazards. Therefore, the project would result in a less-than-significant impact.
- b-c. Due to the project location, there would be virtually no impacts from loss of topsoil or erosion. The construction and operation of the project would not be located on soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Construction in conformance with the California Building Standards Code for the RV canopy cover would ensure potential impacts related to soil erosion, landslide, lateral spreading, subsidence, liquefaction or collapse would be less-than-significant. Therefore, the project would result in a less-than-significant impact.
- d. The project is not located in an area of potentially expansive soils and would not create risk to life or property. As noted above, RV canopy cover design would comply with the California Building Standards Code. This would ensure potential impacts related to soil expansivity to be less-than-significant. Therefore, the project would result in a less-than-significant impact.
- e. The project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, there would be **no impact**.
- f. The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, there would be **no impact**.

VIII. Greenhouse Gas Emissions Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			×	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			×	

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHG) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG has been implicated as the driving force for global climate change. The primary GHG are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), ozone, and water vapor.

While the presence of the primary GHG in the atmosphere are naturally occurring, CO₂, CH₄, and N₂O are also emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHG include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

CO₂ is the reference gas for climate change because it is the predominant GHG emitted. The effect that each of the aforementioned gases can have on global warming is a combination of the mass of their emissions and their global warming potential (GWP). GWP indicates, on a pound-for-pound basis, how much a gas is predicted to contribute to global warming relative to how much warming would be predicted to be caused by the same mass of CO₂. CH₄ and N₂O are substantially more potent GHG than CO₂, with GWP of 25 and 310 times that of CO₂, respectively.

In emissions inventories, GHG emissions are typically reported in terms of pounds or metric tons of CO₂ equivalents (CO₂e) per year. CO₂e are calculated as the product of the mass emitted of a given GHG and its specific GWP. While CH₄ and N₂O have much higher GWP than CO₂, CO₂ is emitted in such vastly higher quantities that it accounts for the majority of GHG emissions in CO₂e. There is international scientific consensus that human-caused increases in GHG have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity (CalEPA, 2006).

a-b. The TCAPCD's Air Quality Guidelines provide general screening criteria to determine the type and scope of projects requiring climate change analysis. The TCAPCD used the 900 metric tons of CO2e per year screening threshold from the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change White Paper to develop its screening criteria. Projects under the screening criteria would be expected to generate less than 900 metric tons of CO2e per year and would not require a climate change analysis. The screening criteria are based on project size and are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. There is no screening criteria land use category similar to the project, however, the single-family residential screening criteria is 50 dwelling units, which generate approximately 480 daily vehicle trips (based on 9.52 trips per home) and require far more energy, water and wastewater conveyance, and solid waste collection than the proposed project. Furthermore, the construction of 50 homes is far more intensive than the proposed project's minor construction activities. The proposed project would generate approximately 15 trips per day (based on the selfstorage trip rate of daily trips per storage space) and would also include solar panels on top of RV canopies. Therefore, construction and operation of the proposed project would be expected to be well below the TCAPCD's threshold of 900 metric tons of CO2e per year and would not conflict with any plans, policies or regulations for reducing GHG emissions. Therefore, the project would result in a less-than-significant impact.

References

California Environmental Protection Agency (CalEPA), 2006. Climate Action Team Report to Governor Schwarzenegger and the Legislature, March.

1X. Hazards and Hazardous Materials Windt the project:	Potentially Significant Impact	Less than Significant with Miligation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			×	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			Ø	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			Ø	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				⋈
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			Ø	
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			⊠	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			⋈	

According to the City of Corning General Plan, a hazardous material (as defined in Section 25117 of the California Health and Safety Code) is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health or the environment if released into the workplace or the environment. Hazardous substances can take the form of a solid, dust, liquid, or fume and exhibit any of the criteria set forth in 22 CCR, Chapter 30,

Article 11. A list of wastes that are presumed hazardous is presented in Chapter 30, Article 9 of Title 22. Hazardous waste criteria include toxicity, ignitability, reactivity, and corrosivity.

The Hazardous Waste and Substances Sites (Cortese) List website, maintained by the California State Department of Toxic Substances Control Hazardous Waste and Substances Sites List (Cortese List) indicates that there are no listed sites in the City.

Discussion

- a-b. During construction of the project, the use of hazardous substances would be limited in nature and subject to standard handling and storage of equipment. Although highly unlikely, the release of hazardous materials could occur during construction on any project. Any such releases would most likely be minor spillages of motor vehicle fuels and oils. Given the project size, the project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) (See X. Hydrology and Water Quality Section), which would include Best Management Practices (BMPs) to be implemented during construction to avoid spills, immediately respond to any spills, and minimize the effects of such spills. The use and handling of chemicals during construction activities would occur in accordance with applicable Federal, State, and Local laws including California Occupational Health and Safety Administration (CalOSHA) Requirements. During construction, it is highly unlikely that the release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. The project would not use or store hazardous materials. Therefore, the project would result in a less-than-significant impact.
- c. The property line of West Street Elementary School is approximately 1,200 feet east of the project. Project construction would comply with applicable regulations for the use and transport of hazardous materials. Furthermore, the project would not use or store hazardous materials during operations. Therefore, the project would result in a less-than-significant impact.
- d. According to the City's General Plan, there are no listed sites from the Cortese List in the City. The DTSC and State Water Resources Control Board compile and update lists of hazardous material sites pursuant to Government Code Section 65962.5. The property is not included on the databases maintained by the DTSC's Envirostor (DTSC, 2020) and the State Water Resources Control Board Geotracker (SWRCB, 2020). Therefore, the project would have **no impact**.
- e. Corning Airport is approximately 1.6 miles northeast of the project. The project would not result in a safety hazard for people working in the project area. Therefore, potential impacts from airport use on people working in the project area would be less than significant.
- f. The project would not impair or interfere with any future emergency response plan or emergency evacuation plan. The project would include two emergency entrances/exits on the northwest and north area of the project for use in emergency situations. The circulation of the emergency entrances/exits would not affect surrounding residential land uses. Therefore, the project would result in a less-than-significant impact.
- e. The project is surrounded by commercial and residential land uses. Due to the location and nature of the project, the project would not expose people or structures to significant loss, injury or death

involving wildland fires (See XX. Wildfire Section). Therefore, the project would result in a less-than-significant impact.

References

Department of Toxic Substances Control (DTSC), DTSC's Envirostor Database. Accessed July 14, 2020 at:

State Water Resources Control Board (SWRCB), Geotracker, Accessed July, 14, 2020 at:

X. Hydrology and Water Quality Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			Ø	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?			⊠	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			×	
i) result in substantial erosion or siltation on- or off- site			⊠	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			×	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or			×	
iv) impede or redirect flood flows?			\boxtimes	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			⊠	

a. The 2.19-acre project is located in the Jewett Creek watershed and is approximately 0.3 miles east of Jewett Creek within the City of Corning (Vestra, 2006). The Mediterranean climate of the watershed is characterized by warm to hot dry summers and cool to wet winters with annual precipitation ranging from 19- to 25-inches (Vestra, 2006). The project is a graded parcel of exposed soil with a mix of vegetation along the southern and eastern borders of the parcel. The project is bounded on all sides by developed parcels and the general locale contains various urban land uses. The project was recently

graded and is generally flat and level, with a gentle slope towards the east. Surface runoff from the site drains eastward towards Toomes Avenue into a drainage ditch that runs north-south located along the eastern boundary of the project. The drainage ditch is approximately 2-3 feet deep at the deepest portion. Surface runoff entering the drainage ditch flows into the City stormwater conveyance system at the southeast corner of the project site via a culvert.

The project includes the placement of crushed granite over the majority of the project to provide a surface for parking. RV canopy covers and self-storage pods would also be installed, which would require minor earthwork activities such as excavation and other soil disturbing activities. No additional grading is proposed. Stormwater runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments making them more susceptible to erosion from stormwater runoff and increase the likelihood that these materials would migrate in stormwater runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Because the project exceeds one acre in size, all construction activities would be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations and obtain coverage under the State Construction General Permit (CGP)1. Under the CGP, the Applicant or their contractor(s) would be required to implement construction Best Management Practices (BMPs) as set forth in a detailed Strom Water Pollution Prevention Plan (SWPPP). SWPPPs are a required component of the CGP and must be prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP). SWPPPs must describe the specific erosion control and storm water quality BMPs needed to minimize pollutants in stormwater runoff and detail their placement and proper installation. The BMPs are designed to prevent pollutants from contacting stormwater and to keep all products of erosion and stormwater pollutants from moving offsite into receiving waters. Typical BMPs implemented at construction sites include placement of fiber rolls or gravel barriers to detain small amounts of sediment from disturbed areas. In addition to erosion control BMPs, SWPPPs also include BMPs for preventing the discharge of pollutants other than sediment (e.g. paint, solvents, concrete, petroleum products) to downstream waters. BMPs for pollutants include designated, protected storage areas, routine inspections by the QSP for equipment leaks, maintaining containers of supplies to ensure the contents are clearly labeled and the integrity of the containers is not compromised, and ensuring that construction materials are disposed of in accordance with applicable regulations.

Under the provisions of the CGP, the State-certified QSD is responsible for determining overall site risk level for erosion and sediment transport, preparing the SWPPP and managing its implementation. Site risk level is determined using a combination of the sediment risk of the project and the receiving water quality risk. Projects can be characterized as Risk Level 1, Level 2, or Level 3, and the minimum stormwater control BMPs and monitoring that must be implemented during construction are based on the risk level. Under the direction of the QSD, the QSP is required to conduct routine inspections of all BMPs, conduct surface water sampling, when necessary, and report site conditions to the State and/or Regional Water Quality Control Board as part of CGP compliance monitoring and reporting using the

¹ National Pollutant Discharge Elimination System (NPDES General permit for Stormwater Discharges Associated with Construction and land Disturbance Activities Order 2009-0009-DWQ NPDES No. CAS000002.

Stormwater Multi-Application Reporting and Tracking System (SMARTS). Compliance with the CGP is required by law and has proven effective in protecting water quality at construction sites.

Compliance with the requirements of the CGP and the implementation of associated BMPs would prevent the discharge of pollutants to surface waters or groundwater and minimize or eliminate potential degradation of surface water or groundwater quality during construction of the Project.

The type and concentration of substances in urban stormwater can vary considerably, both during the course of a storm event and from event to event at any given area (based on the intensity of rainfall), as well as from site to site within a given urban area (based on land use characteristics) (USEPA, 1993). Following construction, use of the project for long-term storage of vehicles would not result in increases of water quality constituent concentrations (such as bacteria and microorganisms, metals, and total suspended solids) transported by stormwater above baseline concentrations in a manner that would have discernible impacts on or directly degrade water quality on-site or off-site. The use of crushed granite gravel as a surface for the project will act to slow surface runoff, trap suspended sediment, stabilize soils and reduce erosion, and increase site infiltration. Therefore, water quality impacts related to violation of water quality standards or degradation of water quality from implementation of the project would be less than significant.

b. Pumping of groundwater can cause groundwater levels to decline in the area around the point of extraction, which could interfere with the operation of nearby wells, if present. The project would not include installation of groundwater wells or long-term groundwater extraction. The project involves the long-term storage of RVs and would not result in increased water use as compared to existing conditions.

The project would not add a substantial area of impervious surfaces to the project site in a manner that would reduce local groundwater recharge from rainfall infiltration into soils. Under existing conditions, the project is a relatively flat graded parcel of vegetation and exposed soils. Under the project, gravel would be spread onsite, maintaining the pervious nature of the parcel. Impervious surfaces proposed for installation include pitched shade structures, which would be installed on supports, and a line of storage compartments along a narrow 20-foot-wide section along the northern boundary of the site. The addition of such impervious surfaces, while potentially concentrating runoff (e.g. from the pitched shade covers) would not markedly alter local groundwater recharge because the site would remain mostly pervious graded soils with a gravel covering. The proposed gravel covering will act to slow the rate of stormwater runoff and increase local infiltration. As described under (c.iii), below, the project would retain stormwater onsite such that post-project stormwater runoff and drainage matches pre-project conditions. Retaining stormwater onsite may include the use of areas designed to enhance infiltration. Implementation of the project would not substantially alter local groundwater recharge; runoff would continue to infiltrate into soils. Therefore, the project would not interfere with groundwater recharge, and impacts related to groundwater depletion and interference with groundwater recharge would be less than significant.

c.
(i). As described under topic a), above, during construction of the project, the applicant would be required to comply with the NPDES regulations and apply for coverage under the CGP because ground disturbance at the project would exceed one acre. Under the CGP, the project applicant would be required to prepare a SWPPP. The SWPPP must include site-specific erosion and sedimentation control

practices and would limit the amount of runoff that may be directed offsite during construction. Compliance with the requirements of the CGP, SWPPP, and the implementation of associated BMPs would prevent erosion and siltation on- and off-site during construction. Impacts related to erosion and/or siltation due to altered drainage patterns during construction would be less than significant. Project site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns (described under [a], above); no additional grading or changes to topography are proposed as part of the project. In general, the addition of impervious surfaces decreases natural ground cover and reduces rainfall infiltration rates while increasing downgradient runoff. The project would increase the impervious surface area on site and increase stormwater flows and stormwater runoff volumes directed to the drainage ditch and into the City stormwater system (discussed in detail under [c.iii], below). The exposed soils currently on the project would be stabilized with a gravel cover. The proposed gravel surface would be effective in minimizing on-site erosion and sedimentation associated with the proposed improvements, including the additional stormwater runoff resulting from increased impervious surface areas, ensuring no off-site siltation of receiving waters. Further, while the proposed shade structure (representing the majority of the impervious surface proposed) would increase impervious surfaces onsite by 0.3 acres (approximately 14% of the 2.19 acre site) and concentrate stormwater runoff, it would not reduce the overall pervious area of the site available for stormwater infiltration due to the nature of being an elevated structure above the ground surface that does not alter the infiltration capacity or availability of the underlying soils. The proposed storage area would increase impervious surfaces onsite by 0.13 acres (approximately 6% of the 2.19 acre site), and would be installed at grade. Once conveyed off-site and into the urban stormwater system, the potential for erosion is minimal. Therefore, impacts related to erosion and/or siltation due to altered drainage patterns would be less than significant.

- (ii). The proposed improvements onsite are not located within a flood hazard risk area associated with a 100-year flood (see discussion under [d], below) and would not result in substantially altered on-site surface water drainage patterns. Implementing the project would result in additional impervious surface area within the 2.19-acre project site with associated increases in stormwater runoff flowing into the onsite drainage ditch and into the City stormwater system (discussed in detail under [c.iii], below). As discussed under (c.i), above, the additional impervious surface area associated with the proposed shade structure would not reduce the overall pervious area of the site available for stormwater infiltration due to the nature of being an elevated structure that does not alter the infiltration capacity or availability of the underlying soils, although the concentrated runoff from the shade structures could be routed to an area for infiltration with a smaller overall area. The impervious surface area associated with the proposed storage area would not substantially increase the rate or amount of surface runoff to the extent that the project increases flood risk on-site or off-site, especially in the context of the developed nature of the surrounding area and the mix of land uses and cover types. Further, as described under (c.iii), below, the project would require implementation of a drainage plan designed with sufficient capacity to retain stormwater onsite such that post-project peak stormwater runoff matches pre-project conditions. With implementation of an approved drainage plan, impacts related to flooding due to altered drainage patterns or the addition of impervious surfaces following completion of construction would be less than significant.
- (iii). As described in detail under topics (a) and (c.i), the project would not result in new sources of pollutants that could be transported via storm runoff to off-site receiving waters. Impacts related to creating additional sources of polluted runoff would be less than significant.

Implementation of the Project would increase overall impervious surface area onsite by approximately 0.43 acres, resulting in concentration of stormwater flows and an overall increase in stormwater peak runoff rates and volumes. All stormwater onsite would drain to the north-south oriented drainage ditch along the eastern boundary and into the City stormwater system. The City has indicated there may not be sufficient capacity in the City stormwater conveyance system to convey any net increase in stormwater runoff. The Applicant has not assessed changes to runoff rates and volumes from the project design or the capacity of the drainage ditch, the associated culvert, or the City stormwater system to accommodate any quantified increases in runoff volume and rate in a manner that avoids exceeding capacity and risks potential off-site flooding. Standard practice calls for the preparation of a hydrology/drainage analysis by a registered civil engineer of certified hydrologist. The Applicant shall prepare and implement a drainage plan for the project to ensure post-project stormwater runoff and drainage matches pre-project conditions. The drainage plan would include hydrology analysis criteria to determine runoff volumes as well as design criteria for drainage systems. The drainage plan shall quantify the amount of new impervious area and shall quantify the increase in the rate of stormwater runoff associated with the improvement areas for a 10-year and 25-year storm. Due to the addition of impervious surfaces from the project, the drainage plan shall also ensure no flooding occurs on-site or off-site using a 100-year design storm and a 100-year design flow check. The drainage plan shall specify Low Impact Design (LID) design features to control and treat stormwater increases, such as drains, infiltration areas, bioswales, cisterns and rain barrels that would treat stormwater, minimize and avoid erosion, and control and anticipated increase in stormwater runoff from the project. The drainage plan shall also include stormwater treatment design elements sufficient to retain and treat the volume of runoff associated with the 0.2 inch/hour storm. To the maximum extent feasible, the drainage plan could include measures such as limiting soil compaction, minimizing impervious surfaces, dispersing runoff to landscaping or other pervious areas on-site, conserving natural areas and protecting drainage channels from erosion onsite. The City of Corning Department of Public Works would review the drainage plan and all recommended design features for LID and stormwater management and would provide any additional recommended improvements to the storm drainage facilities and design in accordance with applicable civil engineering standards and City regulatory standards prior to accepting the drainage plan and issuing a building permit. Therefore, the project would have a less-than-significant impact.

- (iv). Low-lying areas within the project associated with the drainage ditch described under a), above, are subject to flooding. The Federal Emergency Management Agency (FEMA) identifies approximately 0.2 acres of the Project site along on the eastern portion of the site as within the Special Flood Hazard Area for the 100-year flood hazard zone (See Figure 2). No grading, structures, or alterations of topography or elevation are proposed within the FEMA defined flood hazard zone other than the spreading of gravel to stabilize the exposed soils present on site and reduce the potential for erosion (See Figure 2). Therefore, impacts related to impeding or redirecting flood flows would be less than significant.
- d. The project is not located within a tsunami hazard inundation zone and is not in an area subject to current or projected future coastal flooding. A seiche is caused by oscillation of the surface of a large enclosed or semi-enclosed body of water due to an earthquake or large wind event. The project is not located near a large enclosed or semi-enclosed body of water. As described under c (iv), above, the portion of the project located within the 100-year flood hazard zone would be kept clear, with no proposed grading, structures, or vehicle storage, and no access to the site is proposed in the vicinity of or crossing the FEMA defined Special Flood Hazard Zone. The project would not result in an increase in

flood risk at the project site. Therefore, impacts related to the release of pollutants due to inundation would be less than significant.

e. As discussed above under topics a), b) and c), no water quality degradation or groundwater impacts would occur as a result of the project. As described under topic a), the project would have a less-thansignificant impact on surface water and groundwater quality on-site and off-site. This includes Jewett Creek and associated tributaries, which are subject to the RWQCB Water Quality Control Plan for the Sacramento River Basin and the San Joaquin River Basin (Basin Plan) water quality objectives (RWQCB, 2018). Basin Plan water quality objectives include parameters such as turbidity/sediment, nutrients, and fecal coliform. The Basin Plan water quality objectives are designed to preserve and enhance water quality and protect the beneficial uses2 of all regional terrestrial surface water bodies (e.g., creeks, rivers, streams, and lakes) and groundwaters within the RWQCB's jurisdictional area. Jewett Creek is not currently classified as impaired for any of the water quality objectives of the Basin Plan (SWRCB, 2020).

The project would comply with the requirements of the CGP under the NPDES Permit program, including implementation of BMPs and other requirements of a SWPPP, as well as the requirements of a City approved drainage plan which will ensure stormwater discharges associated with construction and use of the Project site comply with regulatory requirements such as Basin Plan water quality standards. The project would not require ongoing groundwater withdrawals or substantially reduce groundwater recharge, as discussed under topic b), and therefore would not conflict with or obstruct implementation of a sustainable groundwater management plan. As discussed under (c), above, the drainage plan would ensure that there would be no increase in peak stormwater runoff from the project. Therefore, impacts relating to conflict or obstruction of implementing a water quality control plan or sustainable groundwater management plan would be less than significant.

Discussion

California Regional Water Quality Control Board Central Valley Region (RWQCB). Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins, Fifth Edition, May 2018.

State Water Resources Control Board (SWRCB), 2020. Final 2014 2016 California Integrated Report (Clean Water Act Section 303(d) List 305(b) Report) Map of Impaired Waters near Corning, CA. Accessed online on 8/4/2020 at:

Tehama County Department of Public Works. Land Development and Engineering Standards, 2007.

USEPA, Natural wetlands and urban stormwater: Potential impacts and management. United States Environmental Protection Agency, Office of Wetlands, Oceans and Watersheds, 1993.

Vestra, Tehama West Watershed Assessment. Prepared for Tehama County Resource Conservation District. April, 2006.

² Aquatic resources provide many different benefits. Beneficial uses are those resources, services, and/or qualities of aquatic systems that are to be maintained and are the ultimate goals for protecting and achieving high water quality. Heritage RV Park Parking and Storage Project

XI. Land Use and Planning Windt the purpose	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	t√o Impact
a Physically divide an established community?				⋈
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			Ø	

- a. The project is currently zoned as an R-1 land use. The project would require a General Plan Amendment to rezone the project to C-3. Prior to being zoned R-1, the project was previously zoned as C-3. Once rezoned back to C-3, the project would not physically divide an established community, instead would serve as an expansion of the current commercial land uses by the existing Heritage RV Park. Therefore, there would be **no impact**.
- b. As stated above, in order to proceed, the project would be required to be consistent with zoning policies and existing permitted land uses within each zone. The project would require a General Plan Amendment to rezone the project to it previous designation of C-3. Approval of this amendment would allow the existing Heritage RV Park to expand their commercial operations to the east to provide additional RV parking and self-storage pods. Once established as a C-3 land use category, the project would not conflict with any applicable land use plan, policy, or regulation. Therefore, the project would result in a less-than-significant impact.

XII. Mineral Resources	Potentially	Less than Significant	Less than	
Would the project:	Significant Impact	with Mitigation Incorporated	Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				×
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				Ø

a-b. The project would not result in the availability of a known mineral resources that would be of value to the region/residents of the state nor would it result in the loss of availability of a locally important mineral resource recovery site. Therefore, there would be **no impact** on Mineral Resources.

XIII. Noise Would the project result in	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		⊠		
b Generation of excessive groundborne vibration or groundborne noise levels?			⊠	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			⊠.	

Noise Descriptors

Sound is mechanical energy transmitted by pressure waves through a medium such as air. Noise is defined as unwanted sound. Sound pressure level has become the most common descriptor used to characterize the "loudness" of an ambient sound level. Sound pressure level is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 to 140 dB corresponding to the threshold of pain. Decibels are measured using different scales, and it has been found that A- weighting of sound levels best reflects the human ear's reduced sensitivity to low frequencies, and correlates well with human perceptions of the annoying aspects of noise. The A-weighted decibel scale (dBA) is cited in most noise criteria. All references to decibels (dB) in this section will be A-weighted unless noted otherwise. Several time-averaged scales represent noise environments and consequences of human level over a given time period (Leq)³; average day-night 24-hour average sound level (Ldn)⁴ with a nighttime increase of 10 dB to account for sensitivity to noise during the nighttime; and community noise equivalent (CNEL)⁵, also a 24-hour average that includes both an evening and a nighttime sensitivity weighting. Table 1 identifies decibel levels for common sounds heard in the environment.

⁴ Ldn is the day-night average sound level that is equal to the 24-hour A weighted equivalent sound level with a 10-decibel penalty applied to night between 10:00 p.m. and 7:00 a.m.

³ The Equivalent Sound Level (Leq) is a single value of constant sound level for the same measurement period duration, which has sound energy equal to the time-varying sound energy in the measurement period.

^{*}CNEL is the average A-weighted noise level during a 24-hour day, obtained by addition of 5 decibels in the evening from 7:00 p.m., and an addition of a 10-decibel penalty in the night between 10:00 p.m. and 7:00 a.m.

Table 1: Existing Noise Levels

	Typical Noise Lev	els
Noise Level (dB)	Outdoor Activity	Indoor Activity
90+	Gas lawn mower at 3 feet, jet flyover at 1,000 feet	Rock Band
80-90	Diesel truck at 50 feet	Loud television at 3 feet
70-80	Gas lawn mower at 100 feet, noisy urban area	Garbage disposal at 3 feet, vacuum cleaner at 10 feet
60–70	Commercial area	Normal speech at 3 feet
40–60	Quiet urban daytime, traffic at 300 feet	Large business office, dishwasher nex
20–40	Quiet rural, suburban nighttime	Concert hall (background), library, bedroom at night
10–20		Broadcast / recording studio
0	Lowest threshold of human hearing	Lowest threshold of human hearing
urce: (modified from Cali	rans Technical Noise Supplement, 1998)	

Noise Standards

The City of Corning General Plan Noise Element Update establishes noise standards for various land uses in the City. The Noise Element aims to minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses. The City of Corning has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the project is the Commercial Building land use. Under this classification, a maximum outdoor noise level up to 65 Ldn is considered compatible. The Interior Activity Ldn/Peak Hour Leq for a Commercial Building Land Use is 50 Ldn. Only the exterior spaces of a new commercial land use designated for employee or customer relaxation have any degree of sensitivity to noise.

Existing Noise Sensitive Receptors

Noise sensitive receptors typically include residential dwellings, hotels, motels, hospitals, nursing homes, educational facilities, and libraries. Residences to the immediate east and northeast of the project are within approximately 25 feet of the project property line. There is an apartment complex approximately 50 feet south of the property line.

Existing Noise

To quantify existing ambient noise levels, RCH Group conducted several short-term measurements at the project site. Table 2 summarizes the locations and results of the noise measurements.

Table 2: Existing Noise Levels

Location	Time Period	Noise Levels (dB)	Noise Sources
Site 1: Middle of the project site	Monday July 27, 2020 11:57 a.m. to 12:07 p.m.	5-minute Leq's: 50, 49	Birds on the tree line of southern property line, 4 dB; Garbage truck at Heritage RV Park, 52 di
Site 2: Northeast of the project, 50 feet east of adjacent residence	Monday July 27, 2020 12:09 p.m. to 12:19p.m.	5-minute Leq's: 45, 46	Dogs barking, 49 dB; neighbors to the northea throwing wood in piles 5 dB.
Site: 3 Southeast of the project, 50 west of centerline of Toomes Avenue	Monday July 27, 2020 12:21 p.m. to 12:31 p.m.	5-minute Leq's: 55, 52	Motorcycle, 70 dB, Garbage Truck 60 dB.
Site: 3 South of the project boundary, 50 north of apartment complex	Monday July 27, 2020 12:33 p.m. to 12:43 p.m.	5-minute Leq's: 50, 50	Apartment A/C units starting, 50 dB; Dogs barking 49 dB
ource: RCH Group, 2020		<u> </u>	RCH "

a. Construction would be temporary and is expected to take 6-8 months. Construction activities would require the use noise-generating equipment. The noise levels generated by typical construction equipment would greatly vary depending upon factors such as the type and specific model of the equipment, the operation being performed, the condition of the equipment and the prevailing wind direction. The nearest receptors to the construction are the adjacent residences to the east, northeast (25 feet) and the apartment complex to the south (50 feet). These are the distances from the project boundary and the adjacent sensitive receptor property lines. The majority of construction would occur at a distance greater than 25 feet and 50 feet. **Table 3** provides the maximum noise level at 25 and 50 feet for various types of construction equipment that could be used during construction.

Table 3: Existing Noise Levels

	· · · · · · · · · · · · · · · · · · ·	evels from Construction Equipme (L_{max})
Construction Equipment	Noise Level (dB, Lmax at 25 feet)	Noise Level (dB, Lmax at 50 feet)
Dump Truck	84	76
Air Compressor	86	78
Flat Bed Truck	82	74
Generator	89	81
Jackhammer	89	81

Due to their location, the adjacent sensitive receptors to the east, southeast and south could be periodically exposed to noise levels during construction activities up to the levels shown in Table 3. The project should implement Best Management Practices (BMPs) in Mitigation Measure NOI-1 to reduce construction levels at sensitive receptor locations by implementing daytime construction hours and providing a contact for any complaints regarding daytime construction noise levels. With implementation of Mitigation Measure NOI-1, potential impacts from construction noise would be less than significant.

Mitigation Measure NOI-1

- Construction activities from May 15th through September 15th shall take place during weekdays between the hours of 6.00 A.M. and 7.00 P.M. and during weekends and holidays between 9.00 A.M. and 6:00 P.M. From September 16th through May 14th, construction shall take place during weekdays between the hours of 7:00 A.M. and 7:00 P.M. and weekends and holidays between 9:00 A.M. and 5:00 P.M.
- Post contact information on the construction fence boundary with phone number of the Construction Coordinator for construction complaints, including noise.
- Construction Coordinator shall modify operations as feasible to address noise complaints.

Noise from operations would be minimal and compatible with the surrounding land uses. Therefore, project operations would have a less-than-significant noise impact.

- b. The project would not involve the use of construction equipment that could result in potentially significant levels of ground vibration (i.e. pile drivers or blasting). Therefore, the project would result in a less-than-significant impact.
- c. Corning Airport is approximately 1.6 miles northeast of the project. According to the City of Corning General Plan, although occasional aircraft overflights of the City occur, the City of Corning is located well beyond the noise impact zones of the airport. As a result, the existing ambient noise environment of the City of Corning is not significantly influenced by aircraft noise. Therefore, the project would result in a less-than-significant impact.

References

California Department of Transportation (Caltrans), Technical Noise Supplement, 1998.

Federal Highway Administration (FHWA), Roadway Construction Noise Model User's Guide, 2006.

XIV. Population and Housing Would the pages:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				\boxtimes

a-b. Due to the size and development nature of the project, there would be no substantial direct or indirect population growth in the City. Therefore, there would be **no impact** on population and housing.

XV. Public Services a Woodd the project result in substantial advence physical impacts associated with the provision of new or physically alread governmental facilities, need for new or physically alread governmental facilities, the construction of which enable cause of engineers consummented impacts, in order to maintain acceptable with estilio, response times or other performance objective for any of the public services:	Potentially Significant Impact	Less than Significant with Mitigalion Incorporated	Less than Significant Impact	No⊹mpact
1. Fire protection?			\boxtimes	
2.Police protection?			\boxtimes	
3.Schools?				
4.Parks?				×
5.0ther public facilities?				\boxtimes

Fire Protection

The City of Corning Fire Department provides fire protection services and emergency medical services within a five-square mile area of the City, including the business district, two shopping centers, and several large truck stops. The Department is centrally headquartered in the City at 814 Fifth Street, resulting in an average response time of three to five minutes. The Department is located approximately 0.5 miles east of the project.

Police Protection

The City of Corning Police Department (CPD) provides continuous law enforcement and emergency assistance services to areas located within the City limits. The CPD is centrally headquartered in the City at 774 Third Street. The CPD focuses their efforts on several specific local problems, including narcotics and gang activity. The CPD is located approximately 0.6 miles east of the project.

Discussion

a. The project would not provide storage for flammable materials and would not be constructed of flammable materials. Construction would have a low fire hazard due to the materials that would be used for project design. The project would be required to meet the California Building Standards Code for the RV canopy cover. The fire station is approximately 0.5 miles east of the project and response times would be expected to be quick, when needed due to the close proximity to the fire station. The project would not affect response times or other performance objectives at the fire department. Therefore, the project would result in a less-than-significant impact.

The project would require normal police services required by the rest of the City, when necessary. The police station is approximately 0.6 miles east of the project and response times would be expected to be quick, when needed due to the close proximity to the police department. The project would not affect response times or other performance objectives at the police department. Therefore, the project would result in a less-than-significant impact.

Due to the nature of the project, there would be **no impact** to schools, parks, or other public facilities in the City.

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

a-b. The project would not increase the use of recreational facilities nor would it include or require the construction or expansion of recreational facilities. Therefore, the proposed project would have no impact on recreation.

XVII. Transportation Would the project.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			×	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? NOTE: While public agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. In addition, uniform statewide guidance for Caltrans projects is still under development. The PDT may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b). Projects for which an NOP will be issued any time after December 28th, 2018 should consider including an analysis of VMT/induced demand if the project has the potential to increase VMT (see page 20 of OPR's updated SB 743 Technical Advisory), particularly if the project will be approved after July 2020.				
c Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			⋈	
d Result in inadequate emergency access?				

The Governor's office of Planning and Research (OPR) released an updated SB 743 Technical Advisory in December 2018 (OPR, 2018). The Technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing. The project would be categorized as a small land use project. According to the Technical Advisory, small land use projects that generate or attract fewer than 110 trips per day would be assumed to cause a less-than-significant transportation impact and would not require further VMT analysis.

- a. The project would result in vehicle trips during construction. Vehicles associated with construction of the project would likely use regional and local roadways to access the site, primarily Highway 99W and Interstate 5. Vehicle trips would consist of required construction material or equipment deliveries and construction worker trips. During operations, vehicles would access the site through Heritage RV Park's existing entrance on Highway 99W to enter the project's main entrance on the southwest side of the project. Project construction and operation would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, the project would result in a less-than-significant impact.
- b. Project operations would generate approximately 15 trips per day (based on the self-storage trip rate of .25 weekday daily trips) (Institute of Transportation Engineers, 2012). Based on screening thresholds for small land use projects established in OPR's updated SB 743 Technical Advisory, project trips would be well below the threshold of 110 trips per day. Thus, a detailed VMT analysis using a travel demand model or tool to quantify the VMT associated with the project is not required. Therefore, the project would result in a less-than-significant impact.
- c. The project would not involve any new hazardous design or features nor introduce any new uses that would be incompatible with existing transportation. The project would not include sharp curves or dangerous intersections. RV's are compatible with the existing transportation system. The project would not alter site access since customers vehicles would access the main entrance using existing highways (Highway 99W) and the existing Heritage RV Park Parking lot directly west of the project. Therefore, the project would result in a less-than-significant impact.
- d. The project would have two emergency access exits, they would be located on the northwest and north area of the project. The project would not result in inadequate emergency access. Therefore, the project would result in a less-than-significant impact.

References

Institute of Transportation Engineers, Trip Generation 9th Edition, 2012.

Office of Planning and Research (OPR) 2018, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018.

XVIII. Tribal Cultural Resources Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 			×	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

Refer to the discussion for Environmental Issue V. Cultural Resources regarding historical resources. The project is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

Discussion

a(i-ii). As previously noted, due to the nature of the project a pedestrian archaeological resources site evaluation was not undertaken. The project is not listed in state or local registers as a historical resource. Mitigation measures are proposed to address historical and archaeological resources (possibly human remains) potentially discovered during construction. Implementation of *Mitigation Measure CR-1* under environmental issue V. Cultural Resources reduces any potential impacts on Tribal Cultural Resources to less than significant.

XIX. Utilities and Service Systems Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporate d	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			Ø	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				⊠
d Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			⊠	

- a. The project would not require construction or relocation of any expanded water, wastewater treatment, natural gas or telecommunication facilities. The project would implement a City approved drainage plan to ensure post-development storm water discharge rates would not exceed predevelopment conditions (See X. Hydrology and Water Quality). The project would pull electric power from the existing Heritage RV park through underground conduit. The power would be used for LED lights and security cameras that would be installed on the RV canopy cover. Therefore, the project would result in a less-than-significant impact.
- b. The project would not require any water use for operations. Therefore, there would be no impact.
- c. The project would not be served by a wastewater treatment provider and no services would be needed for operations. Therefore, there would be no impact.

d-e. Construction and operations would generate a very minimal amount of solid waste and would not be in excess of capacity of local infrastructure. Solid waste generation from construction and operations would comply with all federal, state and local statutes and regulations related to solid waste. Therefore, the project would result in a less-than-significant impact.

XX. Wildfire	Potentially	Less than Significant	Longitum	
If located in or more state responsibility, areas we hards chardfold as two high fire hazzard accounty spaces, would the project.	Significant Impact	with Mitigation Incorporated	Less than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			×	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		0	⊠	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		0	Ø	

Due to the location of the project and the surrounding land uses, wildland fire hazard would be minimal. Review of the CAL FIRE *Fire Hazard Severity Zone* Viewer identifies that the City of Corning is located in a Local Responsibility Area (LRA). The project is not located in a Very High Fire Hazard Severity Zone (CALFIRE, 2020).

Discussion

- a. The project would not impair or interfere with any future emergency response or evacuation plans. The project would include two gated emergency entrance/exits on the northwest and north area of the project for use during a potential emergency. Therefore, the project would result in a less-than-significant impact.
- b. Due to the location and topography of the project, which is relatively flat land, the project would not expose customers to pollutant concentrations from a wildfire. The project would not be composed of flammable building materials that could contribute to an uncontrolled spread of wildfire. Due to the location of the project, wind is not expected to be a factor that could exacerbate wildfire risks. Therefore, the project would result in a less-than-significant impact.
- c. The project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk or that would result in temporary ongoing impacts to the environment. The project would include two gated emergency gated entrances/exits that would be properly maintained and not

cause any ongoing environmental impacts. Therefore, the project would result in a less-than-significant impact.

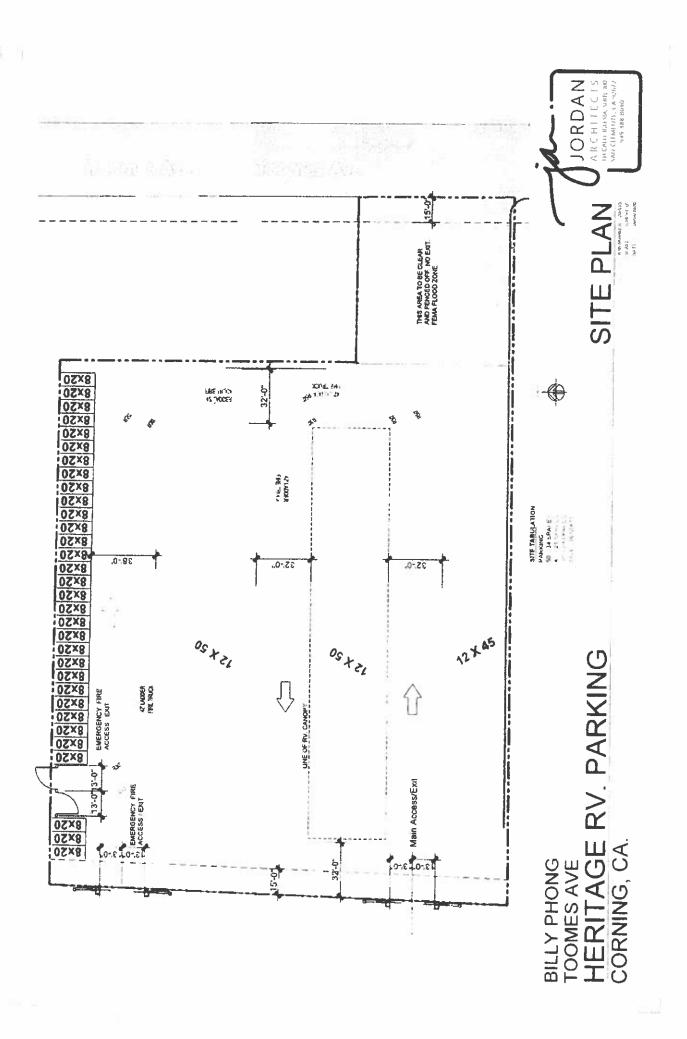
d. The project area would be covered in crushed granite, which is considered a permeable material and would not cause runoff, downslope or downstream flooding, or drainage changes. Due to the project location and topography, potential impacts from landslides and post-fire slope instability would not be an environmental concern. Therefore, the project would result in a less-than-significant impact.

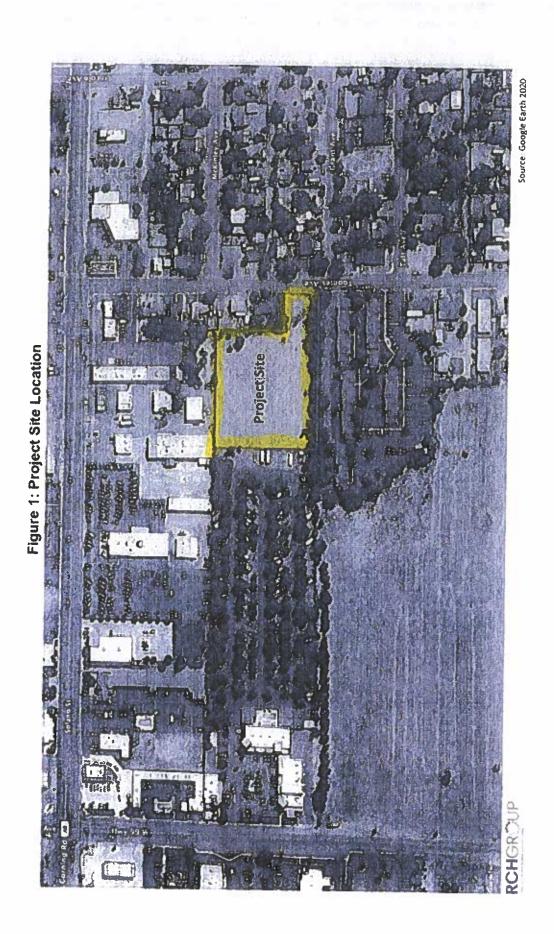
References

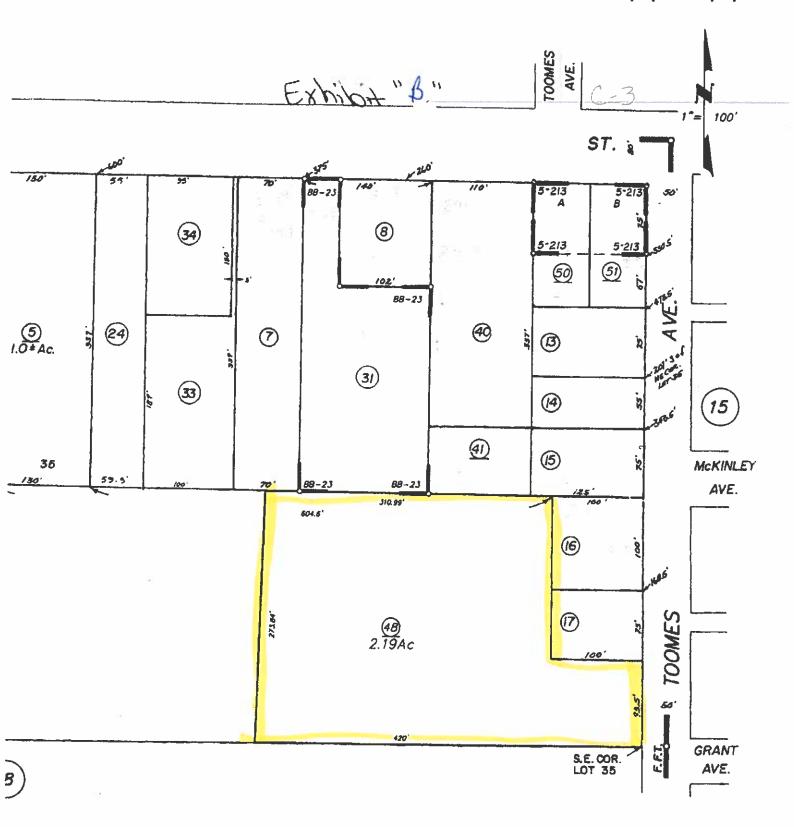
CALFIRE, Fire Hazard Severity Zone Viewer, Accessed July 15, 2020 at:

XXI. Mandatory Finding of Significance	Potenliaily Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects)?			\B	
c Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			×	

- a. Less-than-Significant Impact with Mitigation. The project would not decrease the quality of the environment, reduce fish or wildlife population, or eliminate important examples of major periods of California history or prehistory. With implementation of *Mitigation Measure CR-1* impacts to cultural resources would be less-than-significant. Therefore, the project would result in a less-than-significant impact with mitigation incorporated.
- b. Less-than-significant impact. The project would not have a cumulatively considerable impact on any of the environmental factors evaluated. Therefore, the project would have a less-than-significant impacts.
- c. Less-than-significant impact. The project would not result in impacts to human beings that would result in substantial adverse effects on human beings, directly or indirectly. Therefore, the project would result in a less-than-significant impact.







Assessor's Map Bk. 71 -Pg. 14 County of Tehama, Calif.

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

Christina Meeds

Exhibit "C"

From: Sent: scott craig <scscottcraig@gmail.com> Tuesday, November 3, 2020 1:09 PM

To:

Christina Meeds

Subject:

heritage rv park expansion

Planning commission of Corning

This property has been an effective buffer zone / greenbelt between the commercial business and the residential street of Toomes Ave.

I would like to request that this property remain zoned R1 separating the established residential area from the commercial zoned property.

I believe that re-zoning this property would seriously impact the privacy and security of the people currently living in the residential area. I would also request that any development allowed should be of the type that would improve the appeal of the community at this end of town.

Thank you for your consideration Scott A Craig

EXIBA " D1

Easement Agreement

This Agreement made and entered into on September 15 of 2020, by and between Heritage RV Park and Heritage Square Shopping Center.

Driveway Easement:

Heritage Square Shopping Center extends the use of the current driveway easement from APN- 71-140-27 and 71-140-47 to APN 71-140-49. The new easement includes APN 71-140-48 at Toomes Avenue.

In exchange for use of the easement and per California Civil Code 840-848, owners of Heritage RV Park agree to pay 6.85% of the share of repairs and maintenance costs at Heritage Square Shopping Center, including, but not limited to liability insurance, driveway repair, maintenance, parking lot lighting, repaving, resealing, restriping, and land value property taxes. Payment will be made on a monthly basis and Heritage RV Park agrees to ACH direct deposit monthly. Heritage Square Shopping Center will provide an annual accounting of costs incurred when requested by the owners of Heritage Square RV Park.

Heritage RV Park	Heritage Square Shopping Center
Billy Phong /Owner	Victor Szanto, Owner
9/24/2020	9/25/2020
Date	Date

ITEM NO: I-11

PUBLIC HEARING: ORDINANCE NO. 693, AN ORDINANCE AMENDING TITLE 17 ZONING OF THE CITYOF CORNING MUNICIPAL CODE TO REZONE ASSESSOR PARCEL NO. 071-140-048 FROM R-1 TO C-3-P GENERAL COMMERCIAL OFF-STREET PARKING. (Introduction and First Reading)

December 8, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: KRISTINA MILLER, CITY MANAGER

CHRISSY MEEDS, PLANNER 1

PROJECT DESCRIPTION & LOCATION:

The owner (Billy Phong) of the Heritage RV Park has applied to rezone a 2.19 acre parcel (APN 071-140-048) from the current zone of R-1 (Single Family Residential to a C-3P (General Commercial off street parking) Zone. The rezone will require a General Plan Amendment and a Conditional Use Permit. The parcel site is directly east, adjacent to the current Heritage RV Park. The Heritage RV Park is located east of Hwy 99W behind Heritage Square. APN: 71-140-49, Address: 975 Hwy 99W.

GENERAL PLAN LAND USE DESIGNATION:

C-3-P, General Commercial Off-Street Parking.

ZONING DESIGNATION:

Existing: R-1 Single Family Residential, Proposed: C-3-P General Commercial Off-Street Parking.

Planning Commission Recommendation:

On November 17, 2020, by a 5-0 vote of the Corning Planning Commission, the Commission approved a recommendation to the Corning City Council to approve the Mitigated Negative Declaration and proposed Rezone from R-1 (Single Family Residential) to C-3-P (General Commercial Off-Street Parking) for Heritage RV Park, and adoption of the presented 3 Factual SubFindings and Legal Findings, and 32 Conditions of Approval as presented for Conditional Use Permit #2020-293.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

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

An Initial Study/Mitigated Negative Declaration was prepared by RCH Group for the Heritage RV Park Parking and Storage Project and was circulated for review on October 8, 2020. This Initial Study assessed the project for environmental impacts. Staff has reviewed the project and determined that the project does not meet the criteria to require a subsequent Environmental Impact Report (E.I.R)., as outlined in Section 15162 of the California Environmental Quality Act (CEQA) guidelines. Implementation of the proposed project would result in impacts that have already been addressed by the 2020 Mitigated Negative Declaration. Therefore, Staff believes no additional environmental review is required and recommends adopting the Mitigated Negative Declaration.

CEQA Section 15162 Subsequent EIR's and Negative Declarations reads as follows:

- (a) When an EIR has been certified, or a Negative Declaration adopted for a Project, no subsequent EIR shall be prepared for that Project unless the Lead Agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration:
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation Measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

PROJECT ANALYSIS:

1. General Plan

Pursuant to Chapter 17.54.010 (Conditional Use Permits) The purpose of any Conditional Use Permit shall be to ensure that the proposed use will be rendered compatible with other existing, and permitted uses, located in the general area of the proposed use. The project site is currently zoned Single Family (R-1). The project site was formerly zoned C-3-P (General Commercial Off Street Parking). Returning the parcel to a C-3-P zoning designation would be consistent with nearby parcels to the north and west but, approving a rezone to C-3-P will allow for an RV facility as a conditionally permitted use.

2. Conditional Use Permit

According to Section 17.54.030 (Burden of Proof) of the City of Corning Municipal Code, before any Conditional Use Permit is granted, the Applicant shall show, to the satisfaction of the Commission or the City Council, the existence of the following facts:

- A. That the site for the proposed use is adequate in size, shape, topography, and circumstances; and
- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
- C. That the proposed use will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare. (Ord. 560 (part), 1996).

On November 17, 2020, the City's Planning Commission approved a recommendation to the Corning City Council to approve Conditional Use Permit #2020-293.

Lighting:

Section 17.46.070 (Development and Occupancy Standards) of the City Municipal Code establishes minimum and maximum exterior lighting standards for new development and states that exterior lighting shall be stationary and shall be directed away from adjacent properties and public rights-of-way. As proposed and conditioned, the project will comply with lighting standards.

Signage:

Section 17.67.050 (Permitted Outdoor Advertising Sign) of the City Municipal Code establishes specific sign guidelines for commercial businesses. These signs will be reviewed for compliance with the Municipal Code under a separate sign permit.

CONCLUSION:

The Applicant is proposing to rezone a 2.19 acre parcel (APN 071-140-048-000) from the current R-1 (single family) to a C-3-P (General Commercial Off Street Parking) to construct a new a 55 space RV storage and 32 storage pods for self-storage, located directly east and adjacent to the Heritage RV Park. Staff supports the Conditional Use Permit and Rezone requests for the following reasons:

- 1) The project will be compatible with surrounding land uses by establishing a low-intensity use, as compared to other more intense uses permitted or conditionally permitted in the C-3-P Zoning District, such as retail and general merchandise, service stations, or restaurants and eating establishments;
- 2) The project has been designed in a manner that is compatible with surrounding development; and
- 3) The project may provide employment opportunities for local contractors and subcontractors that will be involved in the construction of the project.

RECOMMENDATION:

MAKE A MOTION TO ACCEPT FOR FIRST READING AND INTRODUCTION, ORDINANCE 693, AN ORDINANCE TO AMEND TITLE 17 ZONING OF THE CITY OF CORNING MUNICIPAL CODE, INCORPORATING REZONE 2020-293 FOR ASSESSOR PARCEL NO. 071-140-048.

ATTACHMENTS:

Exhibit "A" 3 FACTUAL SUBFINDINGS & LEGAL FINDINGS AND 32 CONDITIONS OF

APPROVAL

Exhibit "B": INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION WITH SITE

MAPS

Exhibit "C": PARCEL MAP

Exhibit "D": OPPOSITION LETTER
Exhibit "E" EASEMENT AGREEMENT

ORDINANCE NO. 693

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNING AMENDING TITLE 17 ZONING OF THE CITY OF CORNING MUNICIPAL CODE

The City Council of the City of Corning, having conducted a public hearing in accordance with State Law on <u>December 8, 2020</u>, and having approved the findings recommended by the Planning Commission, does hereby ordain as follows:

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

WHEREAS, the present zoning of the parcel under consideration is R-1, Single Family.

WHEREAS, the property owners of the subject property have submitted a rezoning application to amend the zoning from R-1 to C-3-P General Commercial Off Street Parking, and,

WHEREAS, the City Council at a Public Hearing held on December 8, 2020 approved a rezone to, rezone the current R-1 to C-3-P,

WHEREAS, a Mitigated Negative Declaration was adopted by the City Council at its meeting of December 8, 2020 to address any environmental issues identified as being associated with this project; and

WHEREAS, the Planning Commission reviewed the proposed Zoning Ordinance Amendment at their regular meeting of November 17, 2020 and recommended that the City Council amend the Zoning Ordinance to reflect the proposed changes.

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

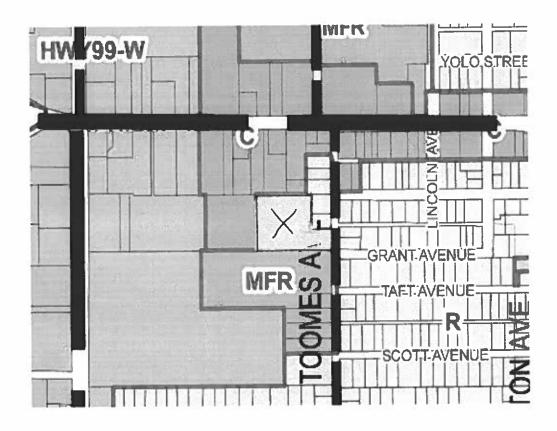
- The Mitigated Negative Declaration is adopted and meets the requirements of CEQA and its Guidelines; and
- 2. Assessor's Parcel No. 071-140-048 as depicted in the attached Sectional District Map No. 300, is hereby zoned "C-3-P- General Commercial Off Street Parking".

This Ordinance shall be published in a newspaper of general circulation in the City of Corning in the manner provided by Section 36933 of the Government Code of the State of California and shall be in full force and effective 30 days following the second reading and adoption.

The foregoing Ordinance wa	s introduced at a regular meeting of the City Council of the
City of Corning held on <u>December 8</u> of the City of Corning held on	 2020, and adopted at a regular meeting of the City Council , by the following vote:
AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
	Robert Snow., Mayor
ATTEST:	
Lisa M. Linnet, City Clerk	

City of Corning-Ordinance No. 693 Rezone No. 2020-3; Sectional District Map No.300

Being a Portion of Corning City Code Section 17.080.020



This Ordinance was introduced to the City Planning Commission on **November 17, 2020** and subsequently introduced to the City Council on **December 8, 2020** and is to be presented for adoption by action of the Corning City Council on **January 12, 2020**.

EXHIBIT "A"

FACTUAL SUBFINDINGS AND LEGAL FINDINGS:

On November 17, 2020, the City's Planning Commission approved a recommendation to the City Council to approve the following, or similar, Factual Sub findings and Legal Findings for Use Permit #2020-293.

Factual Subfinding #1

Heritage RV Park is an established park with 87 RV spaces that has been in operation with guests since the park was established in 1993.

Legal Finding #1

Permitting the rezone and Conditional Use Permit, will allow for Heritage RV Park to expand their services to serve the community with RV Storage parking and storage pods

Factual Subfinding #2

Heritage RV Park is an established park with 87 RV spaces that has been in operation since 1993.

Legal Finding #2

The 2.19 acre parcel is adequate in size and topography

Factual Subfinding #3

The existing RV Park has an established access from Hwy 99W through an access Easement.

Legal Finding #3

The site has existing access from Hwy 99W. that is constructed with adequate width, pavement, and capacity for the established use as an RV Park. A new Easement has been signed to allow for access to Parcel (APN 071-140-048)

HERITAGE RV PARK EXPANSION RECOMMENDED 32 CONDITIONS OF APPROVAL: FOR USE PERMIT 2020-293

CONDITION #1 – AGENCY COMPLIANCE:

The development and continued operation of the storage facility, permitted pursuant to Use Permit 2020-293, must comply with all applicable local, State, and Federal laws and regulations, especially the City of Corning Building, Fire, and Public Works Departments. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

CONDITION #2 SIGN REGULATIONS:

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

CONDITION #3 - LANDSCAPING:

Landscaping within the site must be permanent in nature and an automatic means of irrigation must be provided. Applicant's attention is specifically drawn to City Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees. Landscape plans must comply with water conservation ordinances adopted by the City and approved by the Public Works Director.

CONDITION #4- REMOVE CONSTRUCTION DEBRIS:

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

CONDITION #5 - FUGITIVE DUST PERMIT:

Prior to commencement of any type of construction activities the applicant must submit a construction emission dust/control plan and obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

CONDITION #6 - OPEN BURNING:

No opening burning shall occur on this parcel unless a special land clearing permit is obtained from the Tehama County Air Pollution Control District.

CONDITION #7 - COVER EXPOSED SOILS:

Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion prior to the beginning of the rainy season (October 15th).

CONDITION #8 - GRADING PLANS:

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

CONDITION #9 - CULTURAL RESOURCES:

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

CONDITION #10 - HUMAN REMAINS:

If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the Corning Police Department immediately and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. M.M.CR-1

CONDITION #11 - STORMWATER POLLUTION PREVENTION PLAN:

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

CONDITION #12 - SOILS INVESTIGATION:

Prior to the issuance of a building permit for construction of the building the applicant shall submit a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special foundation design is necessary. The developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

CONDITION #13 - DRAINAGE ANALYSIS:

Applicant shall provide a Drainage Analysis prepared by a registered Civil Engineer or Certified Hydrologist. The Analysis shall quantify the increased runoff resulting from a 25-year storm for a duration of four hours that will result from the development.

CONDITION #14 - STORM DRAIN RETENTION:

Storm Drain and retention facilities shall be in accordance with the Drainage Analysis, constructed to City Standards and approved by the Public Works Director. Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

CONDITION #15 - FINISHED GRADE:

Finished grade must be graded to direct runoff to stormwater drain facilities within the public rightof way or established drainage facilities (detention basins) constructed on the parcel.

CONDITION #16 - CONSTRUCTION HOURS:

Excavation and construction work shall occur only between the hours of 6:00 AM to 7:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on weekends and federally observed holidays. M.M. NOI-1

CONDITION #17 - CONSTRUCTION EQUIPMENT:

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

CONDITION #18 - DEVELOPMENT IMPACT FEES:

Development of the proposed storage facility at this location is subject to development impact fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.

CONDITION #19 - PUBLIC IMPROVEMENTS:

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

CONDITION #20 - THERMOPLASTIC STRIPING:

Install thermoplastic stop legend with bar at driveway intersections. Apply thermoplastic directional arrows in parking lot driveway lanes. Temporary signs must be in place during construction at all new driveway intersections.

CONDITION #21 - CUSTOMER PARKING AREA:

Customer parking area must be paved with asphalt or concrete and all parking areas must have painted stalls.

CONDITION #22 - EXISTING UTILITIES, WATER & SEWER CONNECTIONS:

Existing utilities must be removed outside the footprint of the proposed building. Water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION #23 - WATER METER:

All new water meter must be touch read meters in thousand-gallon increments and approved by the Public Works Director prior to installation.

CONDITION #24 - UTILITIES:

All utilities, including but not limited to water, sewer, power, and data, shall serve the parcel from Toomes Avenue and not through adjacent access easements.

CONDITION #25 - ACCESS EASEMENTS:

Existing ingress/egress easement to Solano Street shall be used for emergency access only. A gate must be provided with Knox-locks/devices for emergency personnel access. An ingress/egress easement must be obtained and recorded prior to approval of the improvement plans and the start of construction from the two parcels west of the proposed development. This ingress/egress easement shall be the primary access to the site.

CONDITION #26 - TRASH AND RECYCLING BIN AREA:

The applicant, prior to submittal of final improvement plans, must meet with representatives of Waste Management and the City to determine an appropriate location and size for the trash and recycle bin enclosure while at the same time maintaining the maximum amount of parking spaces as possible. The trash and recycling enclosure height shall be of a height to or greater than the height of the dumpster bins and shall include adequate space for the collection of recyclable materials. Trash and recycling collection service is required.

CONDITION #27 - RETAINING WALL:

The applicant will be required to construct a durable land use barrier (6'-0" high masonry wall or equivalent) along the north and east property line adjacent to single family residential properties that will mitigate noise and land use impacts caused by and/or affecting the proposed development as engineering will allow.

CONDITION #28 - PERIMETER FENCING:

A 6-foot tall perimeter fence shall be constructed around the perimeter of the development. Install a 6-foot wide (minimum) man-gate in the fence on the east property line adjacent to Toomes Avenue for hose access to the existing hydrant. Fencing requirements Per City of Corning Municipal code 17.50.150

CONDITION #29 STORAGE:

The proposed project will not include any RV spaces for overnight stays, it will be for RV Parking/Storage and self-storage pods ONLY. If RV stays are allowed, it could result in the revocation of Conditional Use Permit 2020-293.

CONDITION #30 - SITE LIGHTING:

Interior night-lights shall be used during hours of 15 minutes before dusk to 7 a.m. when premises are closed for business. Exterior lighting shall be downward casting and fully shielded to prevent glare and not spill onto adjacent properties. M.M. AES-1

CONDITION #31 EMERGENCY PERSONNEL:

*Approved Knox-locks/devices shall be installed at the gate(s).

*RV's and Trailers stored in parking spaces shall be separated from the storage units. *"No Trespassing" signs shall be posted at the entrance to facility. The Applicant or Property Owner shall file an authorization form with the Police Department.

CONDITION #32 TREES TO REMAIN

The existing trees that currently line the parcel to the south will remain in place to be used as an aesthetic buffer between the proposed project and the apartment complex.

Exhibit "B"

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

DATE: October 8, 2020

SUBJECT: CEQA MITIGATED NEGATIVE DECLARATION: Heritage RV Park Parking and Storage Project

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

Heritage RV Park is requesting to rezone a 2.19-acre parcel (APN 071-140-048-000) from a R-1 (Single Family) to a C-3 (Gen. Comm. off street parking) The rezone will require a General Plan Amendment and a Conditional Use Permit. The project site is east and adjacent to the current Heritage RV Park. Heritage RV Park want to expand to provide additional RV parking spaces and storage.

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

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

The Initial Study prepared for the Project is available for review at City Hall. Written comments on the proposed Negative Declaration will be accepted until 5:00 PM Tuesday, November 17, 2020.

The Planning Commission Public Hearing for a recommendation regarding the adequacy of the Initial Study Mitigated Negative Declaration of Environmental Impact is scheduled for Tuesday, November 17 at 6:30 PM in the City Council Chambers, City of Coming, 794 Third Street, Corning, California 96021.

Chrissy Meeds, Planner 1

HERITAGE RV PARK PARKING AND STORAGE PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Corning Planning and Recreation Department
City of Corning, City Hall
794 Third Street
Corning, CA 96021



Prepared by: RCH Group 11060 White Rock Road, Suite 150-A Rancho Cordova, CA 95670



October 2020

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ENVIRONMENTAL CHECKLIST

Initial Study/Mitigated Negative Declaration

1. Project Title:

Heritage RV Parking and Storage Project

2. Lead Agency Name and Address:

City of Coming

Planning and Recreation Department

City of Coming, City Hall

794 Third Street Corning, CA 96021

3. Contact Person and Phone Number:

Christina Meeds

Planning/Recreation Coordinator

(530) 824-7036

4. Project Location:

APN 071-140-048-000

Project Sponsor:

Billy Phong Heritage RV Park Billyphong@gmail.com

(916) 545-8888

6. General Plan Designation(s):

R (Residential)

7. Zoning Designation:

R-1 (Single Family)

8. Description of Project and Existing Setting:

Introduction

Heritage RV Park (the applicant) is requesting a rezone of an existing 2.19-acre parcel (APN 071-140-048-000) in the City of Corning, CA. The subject property is currently zoned R-1(Single Family) and is requesting to be rezoned to C-3 (Gen. Comm. Off St Parking). The subject property was previously zoned C-3. The zoning change will require an Amendment to the General Plan and a Conditional Use Permit. The project site is directly east of and adjacent to Heritage RV Park. The project site is a relatively flat parcel of land. The applicant is seeking to expand the existing Heritage RV Park to provide their customers additional recreational vehicle (RV) parking and storage. Figure 1 shows the project site location, Figure 2 shows the site plan.

Figure 1- Project Site Location (Slipsheet)

Figure 2- Site Plan (Slipsheet)

Project History and Background

The existing Heritage RV Park was built in 1994 on 4.7 acres of land zoned C-3 in the City of Corning. Heritage RV Park is an 87-RV site that provides customers a wide range of amenities including a club house, pool, dog park, fire pit, laundry, internet, picnic tables and trees that provide shaded spaces for RV parking. The purchase of the property east of Heritage RV Park would provide parking for RV's and self-storage pods for customers.

Project Objectives

The Heritage RV Park is proposing to provide vehicle storage for an approximate 55 RV spaces and 32 storage pods for self-storage. 17 of the RV parking spaces would be covered with canopy cover (approximately 31% of the RV parking spaces), the remaining 38 RV parking spaces would not include canopy cover.

Access

The project would include a gated main entrance/exit located on the southwest area of the project that would be accessed from Heritage RV Park's existing parking lot directly west of the project. The project would include two gated emergency entrances/exits. One emergency entrance/exit would be located on the northwest area of the project and would be accessed from Heritage RV Park's existing parking lot. The second emergency entrance/exit would be located north of the project and would be accessed using an existing driveway that is directly north of the project (See Figure 2).

Construction and Schedule

Construction would include adding crushed granite to the property, a main entrance/exit gate, two gated emergency entrances/exits, and painted stripes to create designated parking spaces. The project would also include installation of an RV canopy to provide shade for 17 RV parking spaces. An approximate 32 storage pod units would be installed for customer self-storage. Construction is expected to take 6-8 months. Once the project is approved, construction would start in April 2021 and be completed in December 2021.

9. Surrounding Land Uses and Existing Setting:

The project site is bordered by the following land uses (See Figure 1):

- North Property Line Commercial Development
- East Property Line Residential
- South Property Line Residential (Apartment Complex)
- West Property Line Commercial Development (Heritage RV Park)

10. Other Public Agencies

The following permits and regulations are applicable to the project and involve other public agencies whose approval may be required:

- City of Coming Planning Commission (Conditional Use Permit)
- Construction General Permit

11. Tribal Consultation

No California Native American tribes have requested consultation pursuant to Public Resources Code section 21080.3.1.

Environmental Factors Potentially Affected

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

\boxtimes	Aesthetics		Greenhouse Gas Emissions	Population / Housing
	Agriculture and Forestry Resources		Hazards & Hazardous Materials	Public Services
	Air Quality		Hydrology/Water Quality	Recreation
	Biological Resources		Land Use /Planning	Transportation
\boxtimes	Cultural Resources		Mandatory Findings of Significance	Tribal Cultural Resources
	Energy		Mineral Resources	Utilities /Service Systems
	Geology/Soils	\boxtimes	Noise	Wildfire

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

I. Aesthetics Weight as provided in Public Remarks: Circle Section 21029, would the project.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				×
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				Ø
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		×		

Existing Environmental Setting

The project is located in an urbanized area surrounded by commercial land uses to the north and west and residential land uses to the east and south. The project would include RV canopy to shade RV's from sun damage.

The City of Corning does not have any adopted standards for evaluating light and glare impacts. For this project, impacts of light and glare are therefore determined to be potentially significant if the following criteria are met:

- The light and/or glare are continuous, rather than temporary in nature
- The level of light and/or glare is noticeably higher than the surrounding level of light
- The light and/or glare have the potential to shine directly into the interior and/or outdoor activity areas of existing or future residences
- The size of affected parcels

According to the General Plan, if potential significant impacts exist from new sources of substantial light or glare, then mitigations are advanced as project conditions of approval to reduce potential impacts to a level of insignificance.

Discussion

- a-b. The project would include installation of RV canopy covers, these structures would protect RV's from sun damage. The project would not affect any scenic vistas or scenic resources. The project is not within a state scenic highway or a scenic vista. Therefore, the project would have **no impact**.
- c. The project would be consistent with the existing commercial land use visual character and would not degrade any existing public views that are publicly accessible from a vantage point. Therefore, the project would result in a less-than-significant impact.
- d. The project would include the installation of LED lights on the RV canopy covers. There could be a potential increase of light and/or glare from the proposed lighting fixtures, albeit very minor due to the location of the project and the surrounding land uses. Implementation of *Mitigation Measure AES-1* would ensure that lighting and glare impacts would be less than significant.

Mitigation Measure AES-1

• Exterior lighting shall be downward casting and fully shielded to prevent glare and not spill onto adjacent properties.

II. Agriculture and Forest Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resagencies may refer to the California Agricultural Laprepared by the California Dept. of Conservation as agriculture and farmland. In determining whether imsignificant environmental effects, lead agencies madepartment of Forestry and Fire Protection regarding Forest and Range Assessment Project and the Forest measurement methodology provided in Forest Protocological Control of	and Evaluation an optional pacts to fore ay refer to in g the state's at Legacy Ass	on and Site A model to use st resources, information co inventory of essment Projects	ssessment M in assessing including tim mpiled by the forest land, if	Model (1997) g impacts on aberland, are ne California including the
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				Ø
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				⊠
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				⊠
d. Result in the loss of forest land or conversion of forest land to non-forest use?				×
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				⊠

Discussion

a-e. The project has not been used for agriculture and is not under a Williamson Act contract. Due to the nature and location of the project, agricultural and forest related issues are not applicable to the project. Therefore, there would be **no impact** on agricultural and forest resources.

III. Air Quality		Less than	3 3 347	
When applicable, the significance certains established in the applicable are quality remargerant district or are pullation control district many be wised up as to made the fullessing determinations. Would the project.	Potentially Significant Impact	Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			×	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		0	Ø	
c. Expose sensitive receptors to substantial pollutant concentrations?				
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			×	

Existing Environmental Setting

The Project is located in the Northern Sacramento Valley Air Basin (NSVAB) which is one of the air "sub-basins" within the Sacramento Valley Air Basin. The other sub-basin is the Greater Sacramento Air region. The NSVAB encompasses Tehama, Shasta, 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. The mountain ranges reach heights in excess of 6,000 feet with peaks rising much higher. The general elevation of the Project is about 650 feet above mean sea level.

The area climate is characterized by hot, dry summers and cool, wet winters. During the summer months from mid-April to mid-October, significant precipitation is unlikely, and temperatures range from daily maximums exceeding 100° Fahrenheit (°F) to evening lows in the high 50s and low 60s. During the winter, highs are typically in the 60s with lows in the 30s. Wind direction is primarily along the valley due to the channeling effect of the mountains to either side of the valley. During the summer months, surface air movement is from the south, particularly during the afternoon hours. During the winter months, wind direction is more variable.

The quantity of air pollutant emissions generated within the NSVAB is small compared to the more densely populated areas such as the Sacramento and the San Francisco Bay areas. Nevertheless, the following

characteristics of the NSVAB make it susceptible for the build-up of air pollution.

• Pollution generated in the broader Sacramento area and San Francisco Bay area can be transported northward into the NSVAB.

- The mountain ranges to the west, north, and east of the NSVAB act as horizontal barriers which restrict the flow of pollution out of the basin.
- The valley portion of the NSVAB (those areas below 1,000 feet elevation) is often subjected to temperature inversions that typically occur during cool, calm nights that restrict vertical mixing and dilution of pollutants.
- The typical clear skies and warm temperatures in the summer months promote the formation of the photochemical pollutant ozone.

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), respirable particulate matter (PM10), fine particulate matter (PM2.5), and lead (Pb).

The California Air Resources Board (CARB), under the California CAA, establishes maximum concentrations for the seven federal CAPs, as well as four additional air pollutants: visibility-reducing particles, sulfates, hydrogen sulfide (H2S), and vinyl chloride (chloroethene). These maximum concentrations are known as the California Ambient Air Quality Standards (CAAQSs).

In addition to the CAAQSs, Toxic Air Contaminants (TACs) are also regulated under the California CAA. There are presently over 200 chemicals listed by the State as TACs with varying degrees of toxicity. TACs can cause long-term health effects (e.g., cancer, birth defects, neurological damage, etc.) or short-term acute affects (e.g., eye irritation, respiratory irritation, throat pain, headaches, etc.). Sources of TACs include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), grading and demolition of structures (asbestos), and diesel-motor vehicle exhaust. There are no ambient air quality standards for TACs; however, under the Air Toxics "Hot Spots" Information and Assessment Act of 1987, facilities that release high volumes of toxic air pollution are required to conduct a detailed health risk assessment and install Maximum Achievable Control Technology on emission sources.

For areas within the State that have not attained air quality standards, the CARB works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards.

Tehama County is located in a non-attainment area for the state ambient air quality standard for ozone and particulate matter. The air districts of the NSVAB, which includes the Tehama County Air Pollution Control District (TCAPCD), have jointly prepared and adopted the Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan. The purpose of the plan is to obtain compliance with State air quality standards. Like the preceding plans, the 2015 plan focuses on the adoption and implementation of control measures for stationary sources, area-wide sources, indirect sources, and public information and education programs. The 2015 plan also addresses the effect that pollutant transport has on the NSVABs ability to meet and attain the state standards.

The TCAPCD is designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. In addition, the TCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs, and it regulates agricultural burning. Other responsibilities include monitoring air quality, preparing clean air plans, and responding to citizen

complaints concerning air quality. The TCAPCD's Air Quality Planning & Permitting Handbook -- Guidelines for Assessing Air Quality Impacts (Air Quality Guidelines) provides guidance preparing air quality analyses within the district (TCAPCD, 2015). All projects in Tehama County are subject to applicable TCAPCD rules and regulations in effect at the time of construction.

Discussion

- a-b. The TCAPCD's Air Quality Guidelines provide general screening criteria to determine the type and scope of projects requiring an air quality assessment and/or mitigation. The screening criteria are based on project size and are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. Screening criteria have only been developed for operational years 2010 and 2015, thus the use of the screening criteria is very conservative because emission factors for motor vehicles continue to decrease over time through State and Federal Standards for motor vehicles and fuels. The screening criteria for commercial land uses is 200,000 square feet of office park or 225,000 square feet of light industrial, thus projects that are smaller than these screening criteria are expected to be below TCACPD thresholds of significance and do not require an air quality assessment. The proposed project would be well below the screening criteria as the project site is only approximately 95,400 square feet (2.19 acres). Therefore, the project would result in less-than-significant impact.
- c. Sensitive receptors are typically defined as locations where people reside or where members of the population who are particularly sensitive to the effects of air pollutants are located. Children, the elderly, and the chronically or acutely ill are the most sensitive receptors. These sensitive receptors are commonly associated with residential uses, schools, parks and playgrounds, hospitals, retirement homes, convalescent homes, and childcare centers. Sensitive receptors include residential receptors within 50 feet south and east of the project. West Street Elementary School is approximately 1,200 feet east of the project site. Construction activities would be short-term (six to eight months), and would not require grading or intensive construction operations, and would be subject to applicable TCAPCD rules and regulations in effect at the time of construction. Operations would generate negligible onsite emissions as they would consist of parked RVs and stationary storage vaults. Therefore, the project would result in less-than-significant impact.
- d. During construction, odors would be emitted from sources such as diesel equipment, paints, solvents, asphalt, and adhesives. Construction related odors would be intermittent and temporary, and generally would not extend beyond the construction area. Operations would not include activities known to generate odors. Therefore, the project would result in a less-than-significant impact.

References

Tehama County Air Pollution Control District, Air Quality Planning & Permitting Handbook, Guidelines for Assessing Air Quality Impacts, April 2015.

IV. Biological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				×
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			Ø	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			Ø	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				×

Existing Environmental Setting

The City of Corning General Plan's Conservation and Open Space Element contains Goals, Objectives, Policies and Implementation Measures for Biological Resources. The primary goal of the Biological Resources Element is to protect wildlife, fish and native vegetation associations, particularly rare, endangered and threatened species.

The project is void of any natural wildlife, riparian, vegetative or wetland habitat areas. The project is not developed; however, it has been graded. During construction crushed granite would be placed over the project. During operations, the project would provide customers of Heritage RV Park additional parking and pods for customer self-storage. The project's southern property line is bordered by trees.

Discussion

- a-c. Due to the location and nature of the project and its current state, there would be no impacts associated with the biological environmental issues above in questions a-c.
- d. Due to the location and nature of the project there is no habitat for candidate, sensitive, or special status species of fish. There are no wetlands near the project or in proximity of the project. Construction would involve adding crushed granite to the project. Operations would include RV parking and self-storage. The project would not interfere with the movement of migratory wildlife species or use of nursery sites. Therefore, the project would result in a less-than-significant impact.
- e. The project would not conflict with any local policies or ordinances protecting biological resources. Therefore, the project would result in a less-than-significant impact.
- f. The project would not conflict with any habitat conservation plans, natural community, conservation plan or other approved habitat conservation plans. Therefore, there would be **no impact**.

V. Cultural Resources Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?				×
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		Ø		
c. Disturb any human remains, including those interred outside of formal cemeteries?		⊠		

Environmental Setting

Since no substantial earth moving activities would occur for the project and no resources have been recorded with ¼ mile of the project boundaries, an archaeological resources site evaluation and screening was not undertaken. An archaeological investigation under the provisions of CEQA (CCR14 Section 15064.5 and PRC Section 21083.2) was conducted by Natural Investigations Company. This included a California Historical Resources Information System (CHRIS) records search with a 0.25-mile radius of the project at the Northeast Information Center (NEIC) located in Chico, CA. The NEIC houses cultural resources records and the primary purpose of the CHRIS records search is to identify any previously recorded cultural resources known to exist within or adjacent to a project. According to the CHRIS search, no resources were found to be recorded within the project boundaries or ¼ mile search area. The project area has not been previously surveyed, however, portions of the ¼ mile search radius have been surveyed for cultural resources.

Discussion

a. There are no buildings or structures in the project area that may qualify as a historical resource as defined in Section 15064.5. Therefore, there would be **no impact**.

b-c. The project has been previously graded and no further substantial earth moving activities would occur. The probability of historical or archeological resources, including human remains is very low and limited due to the size of the project and results of the CHRIS search. However, there always exists a potential to encounter previously unreported subsurface historical and archaeological resources (possibly including human remains) during construction. *Mitigation Measure CR-1* would reduce potential impacts on archaeological and historical resources, including human remains to less than significant.

Mitigation Measure CR-1

 If any previously unevaluated cultural resources (i.e., burnt animal bone, midden soils, projectile points, or other humanly-modified lithics, historical

- artifacts, etc.) are encountered, all work shall stop within 50 feet of the find until a qualified archaeologist can make an assessment of the discovery and recommend/implement mitigation measures as necessary. Depending on the type and significance of the find, subsequent monitoring by an archaeologist or Native American may be warranted. This stipulation does not apply to those cultural resources that have been evaluated by a qualified archaeologist and determined to not qualify as Historical Resources/Historic Properties.
- If any human remains are encountered during any phase of construction, all work shall stop within 50 feet of the find. The county coroner shall be contacted to determine whether investigations of the cause of death is required as well as to determine whether the remains may be Native American in origin. Should Native American remains be discovered, the county coroner must contact the NAHC. The NAHC will then determine those persons it believes to be most likely descended from the deceased Native American(s). Together with representatives of the people of most likely descent, a qualified archaeologist shall make an assessment of the discovery and recommend/implement mitigation measures, as necessary.

References

Northeast Center of the California Historical Resources Information System. IC FILE #D20-137 Records Search, Heritage RV Park, Project #865. August 12, 2020.

VI. Energy Would the project:	Potentially Significant Impact	Less than Significant with Mittgation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		incorporated	×	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				

Discussion

- a. There is no existing energy use on the project. Construction of the project would involve adding crushed granite over the existing graded site, installing an RV canopy cover and installing storage pods for customer self-storage. Construction would require consumption of petroleum fuels (primarily diesel) by construction workers traveling to and from the site, construction equipment onsite, and by construction equipment delivering supplies to the site. The energy required by construction would be temporary and would not be substantial. Once operational, there would be minimal energy demand onsite. Energy would be used for LED lights and security cameras that would be installed on the RV canopy covers for security. Electricity would be pulled from the existing Heritage RV Park through underground conduit. Storage pods would be accessible through use of a manual key and would not require energy to operate. The project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation of the project. Therefore, the project would result in a less-than-significant impact.
- b. As noted above, the energy required for construction would be temporary and would not be substantial. Due to the project design, construction, and minimal operational energy use, the project would not conflict or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the project would result in a less-than-significant impact.

VII. Geology and Soils Would the project.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Prioto Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			⊠	
ii) Strong seismic ground shaking?			×	
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?			\boxtimes	
b. Result in substantial soil erosion or the loss of topsoil?			×	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d. Be located on expansive soil, as defined in Table 18-1- B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			⊠	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				Ø
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				\boxtimes

Existing Environmental Setting

According to the City of Corning General Plan, Corning is located within the Great Valley Geomorphic province, which includes the Great Central Valley of California. Rocks and deposits in this province are

primarily sedimentary. The major rock formations in the area include recent alluvial fan deposits from the Sacramento River, and non-marine sedimentary formations from the Pleistocene and Upper Pliocene.

The City of Corning, and therefore, the project is not located within an Alquist-Priolo Earthquake Fault zone and there is no evidence of a "potentially active fault" located in the area, which would result in significant damage to structures and associated infrastructure. Corning is located in a low severity earthquake area, as designated by the California Geologic Survey as is considered to be at low risk for impacts associated with earthquakes.

In terms of seismic shaking, the different geologic materials that underlie the region have different shaking characteristics. The areas compromised of alluvium from the Sacramento River have more potential for ground shaking than those compromised of consolidated bedrock. Due to the minimal possibility of a strong intensity earthquake event, and the depth of groundwater in Corning, it is not likely that liquefaction will occur. Landslides are also unlikely, as the slope and topography in Corning are gentle. Due to the location and nature of the project, potential erosion hazards are relatively non-existent.

Tsunami is highly unlikely to occur as the City is not located in any proximity to an ocean. The risk of seiche is remote as the nearest bodies of water (Black Butte Lake and Lake Shasta) are too far away to affect Corning. Mount Lassen, the nearest center of potential volcanic activity, is located approximately 55 miles northeast of the City, minimizing the potential for volcanic hazards impacts.

Discussion

- a. The project is located in an area that is considered to have a relatively low risk of seismic hazards. Therefore, the project would result in a less-than-significant impact.
- b-c. Due to the project location, there would be virtually no impacts from loss of topsoil or erosion. The construction and operation of the project would not be located on soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Construction in conformance with the California Building Standards Code for the RV canopy cover would ensure potential impacts related to soil erosion, landslide, lateral spreading, subsidence, liquefaction or collapse would be less-than-significant. Therefore, the project would result in a less-than-significant impact.
- d. The project is not located in an area of potentially expansive soils and would not create risk to life or property. As noted above, RV canopy cover design would comply with the California Building Standards Code. This would ensure potential impacts related to soil expansivity to be less-than-significant. Therefore, the project would result in a less-than-significant impact.
- e. The project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, there would be **no impact**.
- f. The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, there would be **no impact**.

VIII. Greenhouse Gas Emissions Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			⋈	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			×	

Existing Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHG) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG has been implicated as the driving force for global climate change. The primary GHG are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), ozone, and water vapor.

While the presence of the primary GHG in the atmosphere are naturally occurring, CO₂, CH₄, and N₂O are also emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHG include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

CO₂ is the reference gas for climate change because it is the predominant GHG emitted. The effect that each of the aforementioned gases can have on global warming is a combination of the mass of their emissions and their global warming potential (GWP). GWP indicates, on a pound-for-pound basis, how much a gas is predicted to contribute to global warming relative to how much warming would be predicted to be caused by the same mass of CO₂. CH₄ and N₂O are substantially more potent GHG than CO₂, with GWP of 25 and 310 times that of CO₂, respectively.

In emissions inventories, GHG emissions are typically reported in terms of pounds or metric tons of CO₂ equivalents (CO₂e) per year. CO₂e are calculated as the product of the mass emitted of a given GHG and its specific GWP. While CH₄ and N₂O have much higher GWP than CO₂, CO₂ is emitted in such vastly higher quantities that it accounts for the majority of GHG emissions in CO₂e. There is international scientific consensus that human-caused increases in GHG have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity (CalEPA, 2006).

Discussion

a-b. The TCAPCD's Air Quality Guidelines provide general screening criteria to determine the type and scope of projects requiring climate change analysis. The TCAPCD used the 900 metric tons of CO2e per year screening threshold from the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change White Paper to develop its screening criteria. Projects under the screening criteria would be expected to generate less than 900 metric tons of CO2e per year and would not require a climate change analysis. The screening criteria are based on project size and are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. There is no screening criteria land use category similar to the project, however, the single-family residential screening criteria is 50 dwelling units, which generate approximately 480 daily vehicle trips (based on 9.52 trips per home) and require far more energy, water and wastewater conveyance, and solid waste collection than the proposed project. Furthermore, the construction of 50 homes is far more intensive than the proposed project's minor construction activities. The proposed project would generate approximately 15 trips per day (based on the selfstorage trip rate of daily trips per storage space) and would also include solar panels on top of RV canopies. Therefore, construction and operation of the proposed project would be expected to be well below the TCAPCD's threshold of 900 metric tons of CO2e per year and would not conflict with any plans, policies or regulations for reducing GHG emissions. Therefore, the project would result in a less-than-significant impact.

References

California Environmental Protection Agency (CalEPA), 2006. Climate Action Team Report to Governor Schwarzenegger and the Legislature, March.

IX. Hazards and Hazardous Materials Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			×	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			×	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			Ø	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			⊠	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			⊠	

Existing Environmental Setting

According to the City of Corning General Plan, a hazardous material (as defined in Section 25117 of the California Health and Safety Code) is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health or the environment if released into the workplace or the environment. Hazardous substances can take the form of a solid, dust, liquid, or fume and exhibit any of the criteria set forth in 22 CCR, Chapter 30,

Article 11. A list of wastes that are presumed hazardous is presented in Chapter 30, Article 9 of Title 22. Hazardous waste criteria include toxicity, ignitability, reactivity, and corrosivity.

The Hazardous Waste and Substances Sites (Cortese) List website, maintained by the California State Department of Toxic Substances Control Hazardous Waste and Substances Sites List (Cortese List) indicates that there are no listed sites in the City.

Discussion

- a-b. During construction of the project, the use of hazardous substances would be limited in nature and subject to standard handling and storage of equipment. Although highly unlikely, the release of hazardous materials could occur during construction on any project. Any such releases would most likely be minor spillages of motor vehicle fuels and oils. Given the project size, the project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) (See X. Hydrology and Water Quality Section), which would include Best Management Practices (BMPs) to be implemented during construction to avoid spills, immediately respond to any spills, and minimize the effects of such spills. The use and handling of chemicals during construction activities would occur in accordance with applicable Federal, State, and Local laws including California Occupational Health and Safety Administration (CalOSHA) Requirements. During construction, it is highly unlikely that the release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. The project would not use or store hazardous materials. Therefore, the project would result in a less-than-significant impact.
- c. The property line of West Street Elementary School is approximately 1,200 feet east of the project. Project construction would comply with applicable regulations for the use and transport of hazardous materials. Furthermore, the project would not use or store hazardous materials during operations. Therefore, the project would result in a less-than-significant impact.
- d. According to the City's General Plan, there are no listed sites from the Cortese List in the City. The DTSC and State Water Resources Control Board compile and update lists of hazardous material sites pursuant to Government Code Section 65962.5. The property is not included on the databases maintained by the DTSC's Envirostor (DTSC, 2020) and the State Water Resources Control Board Geotracker (SWRCB, 2020). Therefore, the project would have **no impact**.
- e. Corning Airport is approximately 1.6 miles northeast of the project. The project would not result in a safety hazard for people working in the project area. Therefore, potential impacts from airport use on people working in the project area would be less than significant.
- f. The project would not impair or interfere with any future emergency response plan or emergency evacuation plan. The project would include two emergency entrances/exits on the northwest and north area of the project for use in emergency situations. The circulation of the emergency entrances/exits would not affect surrounding residential land uses. Therefore, the project would result in a less-than-significant impact.
- e. The project is surrounded by commercial and residential land uses. Due to the location and nature of the project, the project would not expose people or structures to significant loss, injury or death

involving wildland fires (See XX. Wildfire Section). Therefore, the project would result in a less-than-significant impact.

References

Department of Toxic Substances Control (DTSC), DTSC's Envirostor Database. Accessed July 14, 2020 at: 10.000 at: 10.0000 at: 1

State Water Resources Control Board (SWRCB), Geotracker, Accessed July, 14, 2020 at:

X. Hydrology and Water Quality Whill the project.	Potentially Sign ficant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			×	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?			×	,
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	0		×	
 i) result in substantial erosion or siltation on- or off- site; 			Ø	
 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			×	
iv) impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			×	
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			Ճ	

a. The 2.19-acre project is located in the Jewett Creek watershed and is approximately 0.3 miles east of Jewett Creek within the City of Corning (Vestra, 2006). The Mediterranean climate of the watershed is characterized by warm to hot dry summers and cool to wet winters with annual precipitation ranging from 19- to 25-inches (Vestra, 2006). The project is a graded parcel of exposed soil with a mix of vegetation along the southern and eastern borders of the parcel. The project is bounded on all sides by developed parcels and the general locale contains various urban land uses. The project was recently

graded and is generally flat and level, with a gentle slope towards the east. Surface runoff from the site drains eastward towards Toomes Avenue into a drainage ditch that runs north-south located along the eastern boundary of the project. The drainage ditch is approximately 2-3 feet deep at the deepest portion. Surface runoff entering the drainage ditch flows into the City stormwater conveyance system at the southeast corner of the project site via a culvert.

The project includes the placement of crushed granite over the majority of the project to provide a surface for parking. RV canopy covers and self-storage pods would also be installed, which would require minor earthwork activities such as excavation and other soil disturbing activities. No additional grading is proposed. Stormwater runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments making them more susceptible to erosion from stormwater runoff and increase the likelihood that these materials would migrate in stormwater runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Because the project exceeds one acre in size, all construction activities would be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations and obtain coverage under the State Construction General Permit (CGP)1. Under the CGP, the Applicant or their contractor(s) would be required to implement construction Best Management Practices (BMPs) as set forth in a detailed Strom Water Pollution Prevention Plan (SWPPP). SWPPPs are a required component of the CGP and must be prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP). SWPPPs must describe the specific erosion control and storm water quality BMPs needed to minimize pollutants in stormwater runoff and detail their placement and proper installation. The BMPs are designed to prevent pollutants from contacting stormwater and to keep all products of erosion and stormwater pollutants from moving offsite into receiving waters. Typical BMPs implemented at construction sites include placement of fiber rolls or gravel barriers to detain small amounts of sediment from disturbed areas. In addition to erosion control BMPs, SWPPPs also include BMPs for preventing the discharge of pollutants other than sediment (e.g. paint, solvents, concrete, petroleum products) to downstream waters. BMPs for pollutants include designated, protected storage areas, routine inspections by the QSP for equipment leaks, maintaining containers of supplies to ensure the contents are clearly labeled and the integrity of the containers is not compromised, and ensuring that construction materials are disposed of in accordance with applicable regulations.

Under the provisions of the CGP, the State-certified QSD is responsible for determining overall site risk level for erosion and sediment transport, preparing the SWPPP and managing its implementation. Site risk level is determined using a combination of the sediment risk of the project and the receiving water quality risk. Projects can be characterized as Risk Level 1, Level 2, or Level 3, and the minimum stormwater control BMPs and monitoring that must be implemented during construction are based on the risk level. Under the direction of the QSD, the QSP is required to conduct routine inspections of all BMPs, conduct surface water sampling, when necessary, and report site conditions to the State and/or Regional Water Quality Control Board as part of CGP compliance monitoring and reporting using the

¹ National Pollutant Discharge Elimination System (NPDES General permit for Stormwater Discharges Associated with Construction and land Disturbance Activities Order 2009-0009-DWQ NPDES No. CAS000002.

Stormwater Multi-Application Reporting and Tracking System (SMARTS). Compliance with the CGP is required by law and has proven effective in protecting water quality at construction sites.

Compliance with the requirements of the CGP and the implementation of associated BMPs would prevent the discharge of pollutants to surface waters or groundwater and minimize or eliminate potential degradation of surface water or groundwater quality during construction of the Project.

The type and concentration of substances in urban stormwater can vary considerably, both during the course of a storm event and from event to event at any given area (based on the intensity of rainfall), as well as from site to site within a given urban area (based on land use characteristics) (USEPA, 1993). Following construction, use of the project for long-term storage of vehicles would not result in increases of water quality constituent concentrations (such as bacteria and microorganisms, metals, and total suspended solids) transported by stormwater above baseline concentrations in a manner that would have discernible impacts on or directly degrade water quality on-site or off-site. The use of crushed granite gravel as a surface for the project will act to slow surface runoff, trap suspended sediment, stabilize soils and reduce erosion, and increase site infiltration. Therefore, water quality impacts related to violation of water quality standards or degradation of water quality from implementation of the project would be less than significant.

b. Pumping of groundwater can cause groundwater levels to decline in the area around the point of extraction, which could interfere with the operation of nearby wells, if present. The project would not include installation of groundwater wells or long-term groundwater extraction. The project involves the long-term storage of RVs and would not result in increased water use as compared to existing conditions.

The project would not add a substantial area of impervious surfaces to the project site in a manner that would reduce local groundwater recharge from rainfall infiltration into soils. Under existing conditions, the project is a relatively flat graded parcel of vegetation and exposed soils. Under the project, gravel would be spread onsite, maintaining the pervious nature of the parcel. Impervious surfaces proposed for installation include pitched shade structures, which would be installed on supports, and a line of storage compartments along a narrow 20-foot-wide section along the northern boundary of the site. The addition of such impervious surfaces, while potentially concentrating runoff (e.g. from the pitched shade covers) would not markedly alter local groundwater recharge because the site would remain mostly pervious graded soils with a gravel covering. The proposed gravel covering will act to slow the rate of stormwater runoff and increase local infiltration. As described under (c.iii), below, the project would retain stormwater onsite such that post-project stormwater runoff and drainage matches pre-project conditions. Retaining stormwater onsite may include the use of areas designed to enhance infiltration. Implementation of the project would not substantially alter local groundwater recharge; runoff would continue to infiltrate into soils. Therefore, the project would not interfere with groundwater recharge, and impacts related to groundwater depletion and interference with groundwater recharge would be less than significant.

C.

(i). As described under topic a), above, during construction of the project, the applicant would be required to comply with the NPDES regulations and apply for coverage under the CGP because ground disturbance at the project would exceed one acre. Under the CGP, the project applicant would be required to prepare a SWPPP. The SWPPP must include site-specific erosion and sedimentation control

practices and would limit the amount of runoff that may be directed offsite during construction. Compliance with the requirements of the CGP, SWPPP, and the implementation of associated BMPs would prevent erosion and siltation on- and off-site during construction. Impacts related to erosion and/or siltation due to altered drainage patterns during construction would be less than significant. Project site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns (described under [a], above); no additional grading or changes to topography are proposed as part of the project. In general, the addition of impervious surfaces decreases natural ground cover and reduces rainfall infiltration rates while increasing downgradient runoff. The project would increase the impervious surface area on site and increase stormwater flows and stormwater runoff volumes directed to the drainage ditch and into the City stormwater system (discussed in detail under [c.iii], below). The exposed soils currently on the project would be stabilized with a gravel cover. The proposed gravel surface would be effective in minimizing on-site erosion and sedimentation associated with the proposed improvements, including the additional stormwater runoff resulting from increased impervious surface areas, ensuring no off-site siltation of receiving waters. Further, while the proposed shade structure (representing the majority of the impervious surface proposed) would increase impervious surfaces onsite by 0.3 acres (approximately 14% of the 2.19 acre site) and concentrate stormwater runoff, it would not reduce the overall pervious area of the site available for stormwater infiltration due to the nature of being an elevated structure above the ground surface that does not alter the infiltration capacity or availability of the underlying soils. The proposed storage area would increase impervious surfaces onsite by 0.13 acres (approximately 6% of the 2.19 acre site), and would be installed at grade. Once conveyed off-site and into the urban stormwater system, the potential for erosion is minimal. Therefore, impacts related to erosion and/or siltation due to altered drainage patterns would be less than significant.

- (ii). The proposed improvements onsite are not located within a flood hazard risk area associated with a 100-year flood (see discussion under [d], below) and would not result in substantially altered on-site surface water drainage patterns. Implementing the project would result in additional impervious surface area within the 2.19-acre project site with associated increases in stormwater runoff flowing into the onsite drainage ditch and into the City stormwater system (discussed in detail under [c.iii], below). As discussed under (c.i), above, the additional impervious surface area associated with the proposed shade structure would not reduce the overall pervious area of the site available for stormwater infiltration due to the nature of being an elevated structure that does not alter the infiltration capacity or availability of the underlying soils, although the concentrated runoff from the shade structures could be routed to an area for infiltration with a smaller overall area. The impervious surface area associated with the proposed storage area would not substantially increase the rate or amount of surface runoff to the extent that the project increases flood risk on-site or off-site, especially in the context of the developed nature of the surrounding area and the mix of land uses and cover types. Further, as described under (c.iii), below, the project would require implementation of a drainage plan designed with sufficient capacity to retain stormwater onsite such that post-project peak stormwater runoff matches pre-project conditions. With implementation of an approved drainage plan, impacts related to flooding due to altered drainage patterns or the addition of impervious surfaces following completion of construction would be less than significant.
- (iii). As described in detail under topics (a) and (c.i), the project would not result in new sources of pollutants that could be transported via storm runoff to off-site receiving waters. Impacts related to creating additional sources of polluted runoff would be less than significant.

Implementation of the Project would increase overall impervious surface area onsite by approximately 0.43 acres, resulting in concentration of stormwater flows and an overall increase in stormwater peak runoff rates and volumes. All stormwater onsite would drain to the north-south oriented drainage ditch along the eastern boundary and into the City stormwater system. The City has indicated there may not be sufficient capacity in the City stormwater conveyance system to convey any net increase in stormwater runoff. The Applicant has not assessed changes to runoff rates and volumes from the project design or the capacity of the drainage ditch, the associated culvert, or the City stormwater system to accommodate any quantified increases in runoff volume and rate in a manner that avoids exceeding capacity and risks potential off-site flooding. Standard practice calls for the preparation of a hydrology/drainage analysis by a registered civil engineer of certified hydrologist. The Applicant shall prepare and implement a drainage plan for the project to ensure post-project stormwater runoff and drainage matches pre-project conditions. The drainage plan would include hydrology analysis criteria to determine runoff volumes as well as design criteria for drainage systems. The drainage plan shall quantify the amount of new impervious area and shall quantify the increase in the rate of stormwater runoff associated with the improvement areas for a 10-year and 25-year storm. Due to the addition of impervious surfaces from the project, the drainage plan shall also ensure no flooding occurs on-site or off-site using a 100-year design storm and a 100-year design flow check. The drainage plan shall specify Low Impact Design (LID) design features to control and treat stormwater increases, such as drains, infiltration areas, bioswales, cisterns and rain barrels that would treat stormwater, minimize and avoid erosion, and control and anticipated increase in stormwater runoff from the project. The drainage plan shall also include stormwater treatment design elements sufficient to retain and treat the volume of runoff associated with the 0.2 inch/hour storm. To the maximum extent feasible, the drainage plan could include measures such as limiting soil compaction, minimizing impervious surfaces, dispersing runoff to landscaping or other pervious areas on-site, conserving natural areas and protecting drainage channels from erosion onsite. The City of Corning Department of Public Works would review the drainage plan and all recommended design features for LID and stormwater management and would provide any additional recommended improvements to the storm drainage facilities and design in accordance with applicable civil engineering standards and City regulatory standards prior to accepting the drainage plan and issuing a building permit. Therefore, the project would have a less-than-significant impact.

- (iv). Low-lying areas within the project associated with the drainage ditch described under a), above, are subject to flooding. The Federal Emergency Management Agency (FEMA) identifies approximately 0.2 acres of the Project site along on the eastern portion of the site as within the Special Flood Hazard Area for the 100-year flood hazard zone (See Figure 2). No grading, structures, or alterations of topography or elevation are proposed within the FEMA defined flood hazard zone other than the spreading of gravel to stabilize the exposed soils present on site and reduce the potential for erosion (See Figure 2). Therefore, impacts related to impeding or redirecting flood flows would be less than significant.
- d. The project is not located within a tsunami hazard inundation zone and is not in an area subject to current or projected future coastal flooding. A seiche is caused by oscillation of the surface of a large enclosed or semi-enclosed body of water due to an earthquake or large wind event. The project is not located near a large enclosed or semi-enclosed body of water. As described under c (iv), above, the portion of the project located within the 100-year flood hazard zone would be kept clear, with no proposed grading, structures, or vehicle storage, and no access to the site is proposed in the vicinity of or crossing the FEMA defined Special Flood Hazard Zone. The project would not result in an increase in

flood risk at the project site. Therefore, impacts related to the release of pollutants due to inundation would be less than significant.

e. As discussed above under topics a), b) and c), no water quality degradation or groundwater impacts would occur as a result of the project. As described under topic a), the project would have a less-than-significant impact on surface water and groundwater quality on-site and off-site. This includes Jewett Creek and associated tributaries, which are subject to the RWQCB Water Quality Control Plan for the Sacramento River Basin and the San Joaquin River Basin (Basin Plan) water quality objectives (RWQCB, 2018). Basin Plan water quality objectives include parameters such as turbidity/sediment, nutrients, and fecal coliform. The Basin Plan water quality objectives are designed to preserve and enhance water quality and protect the beneficial uses² of all regional terrestrial surface water bodies (e.g., creeks, rivers, streams, and lakes) and groundwaters within the RWQCB's jurisdictional area. Jewett Creek is not currently classified as impaired for any of the water quality objectives of the Basin Plan (SWRCB, 2020).

The project would comply with the requirements of the CGP under the NPDES Permit program, including implementation of BMPs and other requirements of a SWPPP, as well as the requirements of a City approved drainage plan which will ensure stormwater discharges associated with construction and use of the Project site comply with regulatory requirements such as Basin Plan water quality standards. The project would not require ongoing groundwater withdrawals or substantially reduce groundwater recharge, as discussed under topic b), and therefore would not conflict with or obstruct implementation of a sustainable groundwater management plan. As discussed under (c), above, the drainage plan would ensure that there would be no increase in peak stormwater runoff from the project. Therefore, impacts relating to conflict or obstruction of implementing a water quality control plan or sustainable groundwater management plan would be less than significant.

Discussion

California Regional Water Quality Control Board Central Valley Region (RWQCB). Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins, Fifth Edition, May 2018.

State Water Resources Control Board (SWRCB), 2020. Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report) Map of Impaired Waters near Corning, CA. Accessed online on 8/4/2020 at:

Tehama County Department of Public Works. Land Development and Engineering Standards, 2007.

USEPA, Natural wetlands and urban stormwater: Potential impacts and management. United States Environmental Protection Agency, Office of Wetlands, Oceans and Watersheds, 1993.

Vestra, Tehama West Watershed Assessment. Prepared for Tehama County Resource Conservation District. April, 2006.

² Aquatic resources provide many different benefits. Beneficial uses are those resources, services, and/or qualities of aquatic systems that are to be maintained and are the ultimate goals for protecting and achieving high water quality.

XI. Land Use and Planning What the projects	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?				×
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			Ø	

- a. The project is currently zoned as an R-1 land use. The project would require a General Plan Amendment to rezone the project to C-3. Prior to being zoned R-1, the project was previously zoned as C-3. Once rezoned back to C-3, the project would not physically divide an established community, instead would serve as an expansion of the current commercial land uses by the existing Heritage RV Park. Therefore, there would be **no impact**.
- b. As stated above, in order to proceed, the project would be required to be consistent with zoning policies and existing permitted land uses within each zone. The project would require a General Plan Amendment to rezone the project to it previous designation of C-3. Approval of this amendment would allow the existing Heritage RV Park to expand their commercial operations to the east to provide additional RV parking and self-storage pods. Once established as a C-3 land use category, the project would not conflict with any applicable land use plan, policy, or regulation. Therefore, the project would result in a less-than-significant impact.

XII. Mineral Resources	Potentially	Less than Significant	Less than	
Would the project:	Significant Impact	with Mitigation Incorporated	Significant Impact	No linpact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				\boxtimes
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

a-b. The project would not result in the availability of a known mineral resources that would be of value to the region/residents of the state nor would it result in the loss of availability of a locally important mineral resource recovery site. Therefore, there would be **no impact** on Mineral Resources.

XIII. Noise Would the pagest result to:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b. Generation of excessive groundborne vibration or groundborne noise levels?			×	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Existing Environmental Setting

Noise Descriptors

Sound is mechanical energy transmitted by pressure waves through a medium such as air. Noise is defined as unwanted sound. Sound pressure level has become the most common descriptor used to characterize the "loudness" of an ambient sound level. Sound pressure level is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 to 140 dB corresponding to the threshold of pain. Decibels are measured using different scales, and it has been found that A- weighting of sound levels best reflects the human ear's reduced sensitivity to low frequencies, and correlates well with human perceptions of the annoying aspects of noise. The A-weighted decibel scale (dBA) is cited in most noise criteria. All references to decibels (dB) in this section will be A-weighted unless noted otherwise. Several time-averaged scales represent noise environments and consequences of human level over a given time period (Leq)³; average day-night 24-hour average sound level (Ldn)⁴ with a nighttime increase of 10 dB to account for sensitivity to noise during the nighttime; and community noise equivalent (CNEL)⁵, also a 24-hour average that includes both an evening and a nighttime sensitivity weighting. Table 1 identifies decibel levels for common sounds heard in the environment.

⁴ Ldn is the day-night average sound level that is equal to the 24-hour A weighted equivalent sound level with a 10-decibel penalty applied to night between 10:00 p.m. and 7:00 a.m.

³ The Equivalent Sound Level (Leq) is a single value of constant sound level for the same measurement period duration, which has sound energy equal to the time-varying sound energy in the measurement period.

^{*}CNEL is the average A-weighted noise level during a 24-hour day, obtained by addition of 5 decibels in the evening from 7:00 p.m., and an addition of a 10-decibel penalty in the night between 10:00 p.m. and 7:00 a.m.

Table 1: Existing Noise Levels

Typical Noise Levels					
Noise Level (dB)	Outdoor Activity	Indoor Activity			
90+	Gas lawn mower at 3 feet, jet flyover at 1,000 feet	Rock Band			
80–90	Diesel truck at 50 feet	Loud television at 3 feet			
70–80	Gas lawn mower at 100 feet, noisy urban area	Garbage disposal at 3 feet, vacuum cleaner at 10 feet			
60–70	Commercial area	Normal speech at 3 feet			
40–60	Quiet urban daytime, traffic at 300 feet	Large business office, dishwasher next			
20–40	Quiet rural, suburban nighttime	Concert hall (background), library, bedroom at night			
10–20		Broadcast / recording studio			
0	Lowest threshold of human hearing	Lowest threshold of human hearing			
urce: (modified from Call	rans Technical Noise Supplement, 1998)				

Noise Standards

The City of Corning General Plan Noise Element Update establishes noise standards for various land uses in the City. The Noise Element aims to minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses. The City of Corning has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the project is the Commercial Building land use. Under this classification, a maximum outdoor noise level up to 65 Ldn is considered compatible. The Interior Activity Ldn/Peak Hour Leq for a Commercial Building Land Use is 50 Ldn. Only the exterior spaces of a new commercial land use designated for employee or customer relaxation have any degree of sensitivity to noise.

Existing Noise Sensitive Receptors

Noise sensitive receptors typically include residential dwellings, hotels, motels, hospitals, nursing homes, educational facilities, and libraries. Residences to the immediate east and northeast of the project are within approximately 25 feet of the project property line. There is an apartment complex approximately 50 feet south of the property line.

Existing Noise

To quantify existing ambient noise levels, RCH Group conducted several short-term measurements at the project site. Table 2 summarizes the locations and results of the noise measurements.

Table 2: Existing Noise Levels

Location	Time Period	Noise Levels (dB)	Noise Sources
Site 1: Middle of the project site	Monday July 27, 2020 11:57 a.m. to 12:07 p.m.	5-minute Leq's: 50, 49	Birds on the tree line on southern property line, 48 dB; Garbage truck at Heritage RV Park, 52 dB.
Site 2: Northeast of the project, 50 feet east of adjacent residence	Monday July 27, 2020 12:09 p.m. to 12:19p.m.	5-minute Leq's: 45, 46	Dogs barking, 49 dB; neighbors to the northeast throwing wood in piles 52 dB.
Site: 3 Southeast of the project, 50 west of centerline of Toomes Avenue	Monday July 27, 2020 12:21 p.m. to 12:31 p.m.	5-minute Leq's: 55, 52	Motorcycle, 70 dB; Garbage Truck 60 dB.
Site: 3 South of the project boundary, 50 north of apartment complex	Monday July 27, 2020 12:33 p.m. to 12:43 p.m.	5-minute Leq's: 50, 50	Apartment A/C units starting, 50 dB; Dogs barking 49 dB
Source: RCH Group, 2020			RCHGR"SUP

a. Construction would be temporary and is expected to take 6-8 months. Construction activities would require the use noise-generating equipment. The noise levels generated by typical construction equipment would greatly vary depending upon factors such as the type and specific model of the equipment, the operation being performed, the condition of the equipment and the prevailing wind direction. The nearest receptors to the construction are the adjacent residences to the east, northeast (25 feet) and the apartment complex to the south (50 feet). These are the distances from the project boundary and the adjacent sensitive receptor property lines. The majority of construction would occur at a distance greater than 25 feet and 50 feet. **Table 3** provides the maximum noise level at 25 and 50 feet for various types of construction equipment that could be used during construction.

Table 3: Existing Noise Levels

	·	evels from Construction Equipmen (L_{max})
Construction Equipment	Noise Level (dB, Lmax at 25 feet)	Noise Level (dB, Lmax at 50 feet)
Dump Truck	84	76
Air Compressor	86	78
Flat Bed Truck	82	74
Generator	89	81
Jackhammer	89	81

Due to their location, the adjacent sensitive receptors to the east, southeast and south could be periodically exposed to noise levels during construction activities up to the levels shown in **Table 3**. The project should implement Best Management Practices (BMPs) in **Mitigation Measure NOI-1** to reduce construction levels at sensitive receptor locations by implementing daytime construction hours and providing a contact for any complaints regarding daytime construction noise levels. With implementation of **Mitigation Measure NOI-1**, potential impacts from construction noise would be less than significant.

Mitigation Measure NOI-1

- Construction activities from May 15th through September 15th shall take place during weekdays between the hours of 6:00 A.M. and 7:00 P.M. and during weekends and holidays between 9:00 A.M. and 6:00 P.M. From September 16th through May 14th, construction shall take place during weekdays between the hours of 7:00 A.M. and 7:00 P.M. and weekends and holidays between 9:00 A.M. and 5:00 P.M.
- Post contact information on the construction fence boundary with phone number of the Construction Coordinator for construction complaints, including noise.
- Construction Coordinator shall modify operations as feasible to address noise complaints.

Noise from operations would be minimal and compatible with the surrounding land uses. Therefore, project operations would have a less-than-significant noise impact.

- b. The project would not involve the use of construction equipment that could result in potentially significant levels of ground vibration (i.e. pile drivers or blasting). Therefore, the project would result in a less-than-significant impact.
- c. Coming Airport is approximately 1.6 miles northeast of the project. According to the City of Corning General Plan, although occasional aircraft overflights of the City occur, the City of Corning is located well beyond the noise impact zones of the airport. As a result, the existing ambient noise environment of the City of Corning is not significantly influenced by aircraft noise. Therefore, the project would result in a less-than-significant impact.

References

California Department of Transportation (Caltrans), Technical Noise Supplement, 1998.

Federal Highway Administration (FHWA), Roadway Construction Noise Model User's Guide, 2006.

			202F J.	
XIV. Population and Housing Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				Ø
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				\boxtimes

a-b. Due to the size and development nature of the project, there would be no substantial direct or indirect population growth in the City. Therefore, there would be no impact on population and housing.

XV. Public Services	7. 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
a Would the project result in substantial advance planted impacts accounted with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause oppositions construction of which could cause opposite the construction acceptable service retires, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No impact
1.Fire protection?			⊠	
2.Police protection?			⊠	
3.Schools?				×
4.Parks?				×
5. Other public facilities?				×

Existing Environmental Setting

Fire Protection

The City of Corning Fire Department provides fire protection services and emergency medical services within a five-square mile area of the City, including the business district, two shopping centers, and several large truck stops. The Department is centrally headquartered in the City at 814 Fifth Street, resulting in an average response time of three to five minutes. The Department is located approximately 0.5 miles east of the project.

Police Protection

The City of Corning Police Department (CPD) provides continuous law enforcement and emergency assistance services to areas located within the City limits. The CPD is centrally headquartered in the City at 774 Third Street. The CPD focuses their efforts on several specific local problems, including narcotics and gang activity. The CPD is located approximately 0.6 miles east of the project.

Discussion

a. The project would not provide storage for flammable materials and would not be constructed of flammable materials. Construction would have a low fire hazard due to the materials that would be used for project design. The project would be required to meet the California Building Standards Code for the RV canopy cover. The fire station is approximately 0.5 miles east of the project and response times would be expected to be quick, when needed due to the close proximity to the fire station. The project would not affect response times or other performance objectives at the fire department. Therefore, the project would result in a less-than-significant impact.

The project would require normal police services required by the rest of the City, when necessary. The police station is approximately 0.6 miles east of the project and response times would be expected to be quick, when needed due to the close proximity to the police department. The project would not affect response times or other performance objectives at the police department. Therefore, the project would result in a less-than-significant impact.

Due to the nature of the project, there would be **no impact** to schools, parks, or other public facilities in the City.

XVI. Recreation Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				×
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				Ø

a-b. The project would not increase the use of recreational facilities nor would it include or require the construction or expansion of recreational facilities. Therefore, the proposed project would have no impact on recreation.

XVII. Transportation Would the paget:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			×	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? NOTE: While public agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. In addition, uniform statewide guidance for Caltrans projects is still under development. The PDT may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b). Projects for which an NOP will be issued any time after December 28th, 2018 should consider including an analysis of VMT/induced demand if the project has the potential to increase VMT (see page 20 of OPR's updated SB 743 Technical Advisory), particularly if the project will be approved after July 2020.				
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			Ø	
d. Result in inadequate emergency access?			×	

Existing Environmental Setting

The Governor's office of Planning and Research (OPR) released an updated SB 743 Technical Advisory in December 2018 (OPR, 2018). The Technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing. The project would be categorized as a small land use project. According to the Technical Advisory, small land use projects that generate or attract fewer than 110 trips per day would be assumed to cause a less-than-significant transportation impact and would not require further VMT analysis.

- a. The project would result in vehicle trips during construction. Vehicles associated with construction of the project would likely use regional and local roadways to access the site, primarily Highway 99W and Interstate 5. Vehicle trips would consist of required construction material or equipment deliveries and construction worker trips. During operations, vehicles would access the site through Heritage RV Park's existing entrance on Highway 99W to enter the project's main entrance on the southwest side of the project. Project construction and operation would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, the project would result in a less-than-significant impact.
- b. Project operations would generate approximately 15 trips per day (based on the self-storage trip rate of .25 weekday daily trips) (Institute of Transportation Engineers, 2012). Based on screening thresholds for small land use projects established in OPR's updated SB 743 Technical Advisory, project trips would be well below the threshold of 110 trips per day. Thus, a detailed VMT analysis using a travel demand model or tool to quantify the VMT associated with the project is not required. Therefore, the project would result in a less-than-significant impact.
- c. The project would not involve any new hazardous design or features nor introduce any new uses that would be incompatible with existing transportation. The project would not include sharp curves or dangerous intersections. RV's are compatible with the existing transportation system. The project would not alter site access since customers vehicles would access the main entrance using existing highways (Highway 99W) and the existing Heritage RV Park Parking lot directly west of the project. Therefore, the project would result in a less-than-significant impact.
- d. The project would have two emergency access exits, they would be located on the northwest and north area of the project. The project would not result in inadequate emergency access. Therefore, the project would result in a less-than-significant impact.

References

Institute of Transportation Engineers, Trip Generation 9th Edition, 2012.

Office of Planning and Research (OPR) 2018, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018.

XVIII. Tribal Cultural Resources Would the projects	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 			×	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			×	

Existing Environmental Setting

Refer to the discussion for Environmental Issue V. Cultural Resources regarding historical resources. The project is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

Discussion

a(i-ii). As previously noted, due to the nature of the project a pedestrian archaeological resources site evaluation was not undertaken. The project is not listed in state or local registers as a historical resource. Mitigation measures are proposed to address historical and archaeological resources (possibly human remains) potentially discovered during construction. Implementation of *Mitigation Measure CR-1* under environmental issue V. Cultural Resources reduces any potential impacts on Tribal Cultural Resources to less than significant.

XIX. Utihties and Service Systems Would the project:	Potentially Significant Impact	Less than Sign-ficant with Mitigation Incorporate d	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			×	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				×
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				Ø
d Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			×	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			×	

- a. The project would not require construction or relocation of any expanded water, wastewater treatment, natural gas or telecommunication facilities. The project would implement a City approved drainage plan to ensure post-development storm water discharge rates would not exceed predevelopment conditions (See X. Hydrology and Water Quality). The project would pull electric power from the existing Heritage RV park through underground conduit. The power would be used for LED lights and security cameras that would be installed on the RV canopy cover. Therefore, the project would result in a less-than-significant impact.
- b. The project would not require any water use for operations. Therefore, there would be no impact.
- c. The project would not be served by a wastewater treatment provider and no services would be needed for operations. Therefore, there would be no impact.

d-e. Construction and operations would generate a very minimal amount of solid waste and would not be in excess of capacity of local infrastructure. Solid waste generation from construction and operations would comply with all federal, state and local statutes and regulations related to solid waste. Therefore, the project would result in a less-than-significant impact.

XX. Wildfire If located in on near state responsibility areas or kinds chrosified as very high fire hazard oversity govern would the project.	Potentraliy Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?			×	
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	۵		×	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			⊠	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			Ø	

Existing Environmental Setting

Due to the location of the project and the surrounding land uses, wildland fire hazard would be minimal. Review of the CAL FIRE *Fire Hazard Severity Zone* Viewer identifies that the City of Corning is located in a Local Responsibility Area (LRA). The project is not located in a Very High Fire Hazard Severity Zone (CALFIRE, 2020).

Discussion

- a. The project would not impair or interfere with any future emergency response or evacuation plans. The project would include two gated emergency entrance/exits on the northwest and north area of the project for use during a potential emergency. Therefore, the project would result in a less-than-significant impact.
- b. Due to the location and topography of the project, which is relatively flat land, the project would not expose customers to pollutant concentrations from a wildfire. The project would not be composed of flammable building materials that could contribute to an uncontrolled spread of wildfire. Due to the location of the project, wind is not expected to be a factor that could exacerbate wildfire risks. Therefore, the project would result in a less-than-significant impact.
- c. The project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk or that would result in temporary ongoing impacts to the environment. The project would include two gated emergency gated entrances/exits that would be properly maintained and not

cause any ongoing environmental impacts. Therefore, the project would result in a less-than-significant impact.

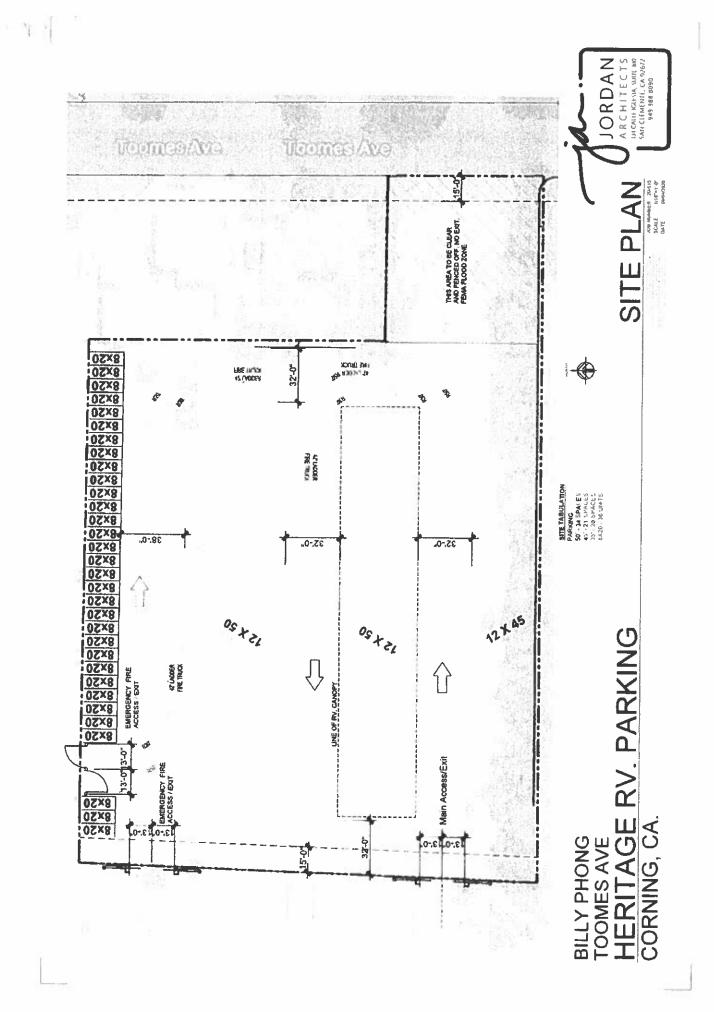
d. The project area would be covered in crushed granite, which is considered a permeable material and would not cause runoff, downslope or downstream flooding, or drainage changes. Due to the project location and topography, potential impacts from landslides and post-fire slope instability would not be an environmental concern. Therefore, the project would result in a less-than-significant impact.

References

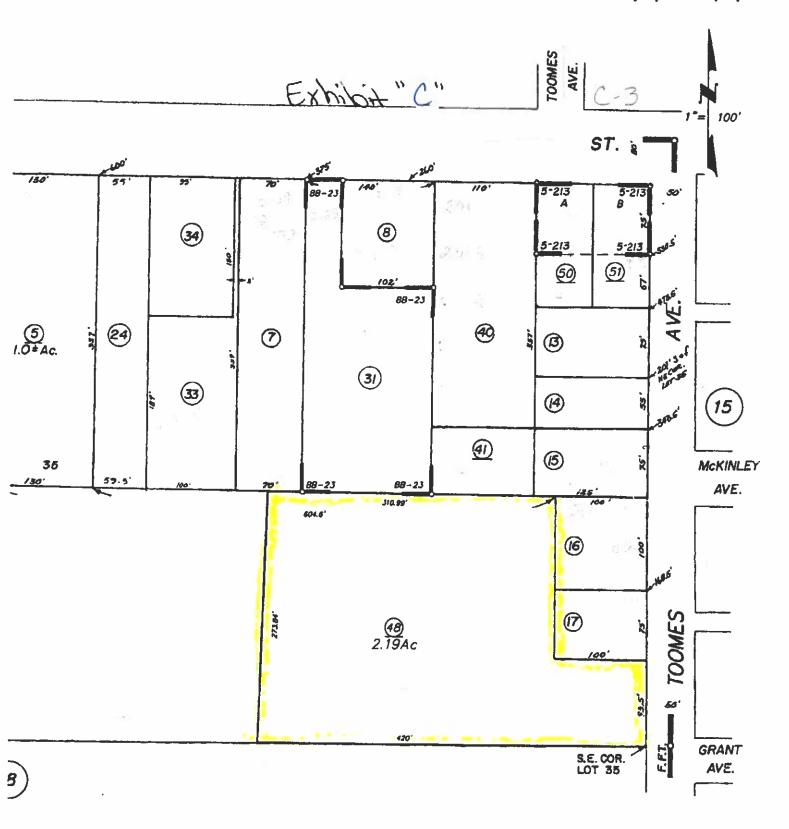
CALFIRE, Fire Hazard Severity Zone Viewer, Accessed July 15, 2020 at:

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

- a. Less-than-Significant Impact with Mitigation. The project would not decrease the quality of the environment, reduce fish or wildlife population, or eliminate important examples of major periods of California history or prehistory. With implementation of *Mitigation Measure CR-1* impacts to cultural resources would be less-than-significant. Therefore, the project would result in a less-than-significant impact with mitigation incorporated.
- b. Less-than-significant impact. The project would not have a cumulatively considerable impact on any of the environmental factors evaluated. Therefore, the project would have a less-than-significant impacts.
- c. Less-than-significant impact. The project would not result in impacts to human beings that would result in substantial adverse effects on human beings, directly or indirectly. Therefore, the project would result in a less-than-significant impact.



Source: Google Earth 2020



Assessor's Map Bk. 71 —Pg. 14 County of Tehama, Calif.

12, 15-

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

Christina Meeds

Exhibit "D"

From:

scott craig <scscottcraig@gmail.com>

Sent:

Tuesday, November 3, 2020 1:09 PM

To:

Christina Meeds

Subject:

heritage rv park expansion

Planning commission of Corning

This property has been an effective buffer zone / greenbelt between the commercial business and the residential street of Toomes Ave.

I would like to request that this property remain zoned R1 separating the established residential area from the commercial zoned property.

I believe that re-zoning this property would seriously impact the privacy and security of the people currently living in the residential area. I would also request that any development allowed should be of the type that would improve the appeal of the community at this end of town.

Thank you for your consideration Scott A Craig

ENIBY "E"

Easement Agreement

This Agreement made and entered into on September 15 of 2020, by and between Heritage RV Park and Heritage Square Shopping Center.

Driveway Easement:

Heritage Square Shopping Center extends the use of the current driveway easement from APN- 71-140-27 and 71-140-47 to APN 71-140-49. The new easement includes APN 71-140-48 at Toomes Avenue.

In exchange for use of the easement and per California Civil Code 840-848, owners of Heritage RV Park agree to pay 6.85% of the share of repairs and maintenance costs at Heritage Square Shopping Center, including, but not limited to liability insurance, driveway repair, maintenance, parking lot lighting, repaving, resealing, restriping, and land value property taxes. Payment will be made on a monthly basis and Heritage RV Park agrees to ACH direct deposit monthly. Heritage Square Shopping Center will provide an annual accounting of costs incurred when requested by the owners of Heritage Square RV Park.

Heritage RV Park	Heritage Square Shopping Center		
Billy Phong /Owner	Victor Szanto, Owner		
9/24/2020	9/25/2020		
Date	Date		