



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA
TUESDAY, AUGUST 17, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Pendergraft
Chairman: Robertson**

C. 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.

D. MINUTES:

1. Waive the reading and approve the Minutes of the April 20, 2021 Planning Commission Meeting with any necessary corrections:

E. PUBLIC HEARINGS AND MEETINGS:

2. Approve Tentative Parcel Map 2021-0001 and Use Permit 2021-297 – Corning SC, LLC, Grocery Outlet. Applicant: Corning SC, LLC seeks Use Permit to construct an approximately 16,000 sq. ft. commercial building for sale of grocery store items and construct a 950 sq. ft. Drive Thru Coffee Shop on the same lot. The businesses are to be located along the east side of Edith Avenue approximately 424 feet north of the Solano St./Edith Ave. – Highway 99W Intersection. Address: 663 Edith Avenue, APN: 071-080-021.

F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

G. ADJOURNMENT!:

POSTED: FRIDAY, AUGUST 13, 2021



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 20, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Pendergraft
Chairman: Robertson**

All members of the Commission were present.

C. BUSINESS FROM THE FLOOR: None.

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the March 16, 2021 Planning Commission Meeting with any necessary corrections:**

Commissioner Barron moved to approve the minutes with the correction to the closing time, it should be 6:57 p.m. Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Pendergraft. Abstain/Opposed: None. Motion approved by a 5-0.**

E. PUBLIC HEARINGS AND MEETINGS:

- 2. Use Permit 2021-295 – HOMETOWN HUB. Applicant: Joi D. Gonzalez: seeks Use Permit to sell beer and wine within a new Restaurant (HOMETOWN HUB) located within Heritage Square at 955 Highway 99W, Suite 119. APN: 071-140-027.**

Chairperson Robertson recused herself due to a possible conflict of interest. Commissioner Barron opened the Public Hearing at 6:34 p.m. City Planner 1 Christina Meeds presented briefed the Commission on Use Permit 2021-295. The Petitioner informed the Commission of the proposed restaurant hours, expected occupancy levels, menu items, etc. With no further comments the motion to closed the Public Hearing was made by Commissioner Mesker at 6:37 p.m. and was seconded by Commissioner Pendergraft. **Ayes: Barron, Poisson, Mesker and Pendergraft. Abstain: Robertson. Opposed: None. Motion was approved by a 4-0 vote with Robertson abstaining.**

Commissioner Mesker then moved to adopt the five Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2021-295 permitting the sale and serving of beer and wine in the Hometown Hub Restaurant subject to the three (3) Conditions as recommended by Staff.

Condition #1: The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a license prior to the sale or serving of beer and wine at the business known as Hometown Hub.

Condition #2: The Applicant must comply with all local, State, and Federal regulations especially those imposed by the City of Corning's Building and Fire Departments as well as the Tehama County Environmental Health Department.

Condition #3: Comply with the City of Corning Outdoor Advertising Sign Regulations.

Commissioner Poisson seconded the motion. **Ayes: Barron, Poisson, Mesker and Pendergraft. Abstain: Robertson. Opposed: None. Motion was approved by a 4-0 vote with Robertson abstaining.**

- 3. Use Permit 2021-296 – Bartels Chuckwagon. Applicant: Eric & Victoria Bartels, to allow an on-site trailer to sell coffee breakfast items in front of Bartels Giant Burger,**

an established business. Location: 22355 Corning Rd., APN: 069-210-042-000.
Item removed from Agenda – No Action Required.

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

G. ADJOURNMENT!: 6:38 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO: E-2
APPROVE TENTATIVE PARCEL MAP 2021-0001
AND USE PERMIT APPLICATION 2021- 297,
CORNING SC, LLC: TO CONSTRUCT AN
APPROXIMATELY 16,000 SQ. FT. BUILDING TO
BE USED FOR THE SALE OF GROCERY ITEMS,
AND A 950 SQ FT. DRIVE-THRU COFFEE SHOP
WITH OUTDOOR SEATING ALONG THE EAST
SIDE OF EDITH AVE., APPROXIMATELY 424 FT
NORTH OF THE SOLANO ST. / EDITH AVE. –
HWY 99W INTERSECTION. APN:71-080-021
ADDRESS: 663 EDITH AVE.**

August 17, 2021

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING
FROM: CHRISSE MEEDS; PLANNER 1 
KRISTINA MILLER, CITY MANAGER 

SUMMARY:

Sobel Development is requesting approval of Tentative Parcel Map 2021-0001 to split parcel 071-080-021 into two parcels. Parcel one is proposed to be 3.50 acres and will be the site for the Grocery Outlet; Parcel two is proposed to be 41,200 square feet and will be the site for the 950 square foot drive thru coffee with outdoor seating. The grocery Outlet is proposed to be 16,000 square feet. Conditional Use Permit 2021-297 consists of the proposed 29 Conditions.

At the initial Technical Advisory (TAC) meeting, staff's only concern was traffic. Staff requested that a traffic report be done by a certified traffic engineer. GHD analyzed and prepared the traffic report which shows no improvements needed to accommodate trips generated by the project. The City Engineer has reviewed the traffic report and concurs with the Traffic Engineer. The traffic report is available at City Hall for review.

PROJECT DESCRIPTION:

Construct an approximately 16,000 sq. ft. building (Grocery Outlet) to be used for the commercial sale of grocery items and construct a 950 sq. ft. drive-thru coffee with outdoor seating. The businesses will be located along the east side of Edith Avenue approximately 424 feet north of the Solano St. / Edith Ave. – Hwy 99W intersection. The parcel is zoned CH-CBDZ, Highway Service Zone. Pursuant to Section 17.48.020 of the Corning Municipal Code prior to the establishment of any commercial use in this district a Use Permit must be approved by the Planning Commission.

Address: 663 Edith Avenue, APN: 071-080-021.

The Applicant is also requesting approval of Tentative Parcel Map 2021-001.

GENERAL PLAN LAND USE DESIGNATION:

Hwy99-W - Highway 99W Corridor Specific Plan. The Highway 99W Corridor Specific Plan is intended to provide a more detailed examination of the planning issues in the corridor than could be achieved in the City's General Plan. The purpose of the Specific Plan is to provide a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W corridor.

ZONING:

CH –CBDZ, Highway Service – Corning Business Development Zone. The CH Zone is intended to be applied along main road and highway frontages at proper intervals and locations to provide necessary services for the traveling public in developments designed for safety,

convenience, and fitting appearance. The CBDZ Zone has been established to achieve the following purposes:

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

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

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

This project proposes to construct a 16,000 sq. ft. building for the retail sales of grocery items and a 950 sq. ft. drive – thru coffee with outdoor seating. Operation of the buildings will not involve the use of significant amounts of hazardous substances. The project area is zoned for commercial development where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive, therefore the project is exempt from CEQA pursuant to Section 15332.

CONSISTENCY WITH GENERAL PLAN

LAND USE ELEMENT:

The site is designated Commercial as shown on the Current Land Use Map for the Highway 99W Specific Plan area. Development of a commercial use for the retail sale of grocery items at this location is consistent with the following Land Use Policies of the Corning General Plan and the Hwy. 99W Corridor Specific Plan.

Policy #6 – Encourage the location and development of businesses which generate high property and sales taxes, local employment and are environmentally compatible.

Policy #7 – Commercial development should be clustered on arterial streets and at major intersections in the downtown or near Interstate 5 interchanges.

CIRCULATION:

Highway 99 W Corridor is classified as an arterial road in the Circulation Element, therefore the establishment of commercial retail sales along an arterial road is consistent with the General Plan and the Highway 99W Corridor Specific Plan.

SAFETY:

The Safety and Public Facilities Element is intended to identify risks from hazards or safety problems within the specific plan area, and to provide an assessment of existing protection services and the impact future development may have on these services. The most significant hazard, identified at the time the specific plan was prepared, was the Flying J Truckstop located on 13.2 acres approximately 1 1/2 miles south of the site. This site was contaminated with petroleum from underground leaking tanks. Action was taken to remove and remediate the contaminated soils and the site is now the location of the Love's Truck Stop.

NOISE:

The General Plan Noise Element identifies that normally acceptable range for office and commercial land uses is an Ldn value below 65 db (Ldn values of 67.5 to 77.5 are conditionally acceptable). Ldn is described as a statistical weighting of daytime and nighttime noises and is used as the basis of noise impact evaluation for land use planning. The decibel (db) scale is a logarithmic scale used to measure sound intensities. The retail sale of grocery items will not significantly increase the noise levels above existing levels at the site.

FINDINGS:

Factual Sub finding #1

The project proposes to construct a 16,000 sq. ft. building for the retail sales of grocery items, and a 950 sq. ft. drive – thru coffee, operation of the buildings will not involve the use of significant amounts of hazardous substances. The building is in an area zoned for commercial development. The project site has frontage along Edith Avenue where city water and sewer lines are available for use.

Legal Finding #1

The granting of Use Permit 2021-297 will permit the construction and development of a retail business in an area established with, and zoned for, commercial development where all necessary public services and facilities are available, and therefore exempt from CEQA pursuant to Section 15332.

Factual Sub finding #2

The site proposed for the development of a Grocery Outlet Store is located on a parcel that is zoned CH - CBDZ, Highway Service Commercial - Corning Business Development Zone.

Legal Finding #2

The establishment of a Grocery Outlet Store for the retail sale of grocery items is an allowed use in a CH -CBDZ Zoning District pursuant to the granting of a Conditional Use Permit by the Planning Commission.

Factual Sub finding #3

The parcel proposed for a Grocery Outlet Store is approximately 3.5 acres in size, has less than a 1% slope in topography from west to the east, and an appropriate shape for the retail sale of grocery items.

Legal Finding #3

The parcel proposed for a Grocery Outlet Store is adequate in size, shape, and topography.

Factual Sub finding #4

The parcel has approximately 190 feet of frontage and direct access to Edith Avenue.

Legal Finding #4

The site has sufficient access to Edith Avenue and existing frontage improvements are present including curb, gutter, and sidewalk. Driveway modifications will be required for access to the commercial building.

Factual Finding #5

Corning SC, LLC propose to construct a building (Grocery Outlet) for the retail sale of grocery items and a drive-thru coffee in an area established with existing retail businesses serving the City of Corning and surrounding area.

Legal Finding #5

The establishment of a Grocery Outlet Store and Drive-Thru Coffee will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare.

RECOMMENDATION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT 2021-297 AND TENTATIVE PARCEL MAP 2021-0001; AND

- 1. MOVE TO ADOPT THE 5 FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT FOR USE PERMIT 2021-297.
(PLEASE NOTE: PRIOR TO ADOPTING THE RECOMMENDED SUBFINDINGS & FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE SUBFINDINGS AND FINDINGS IF DEEMED APPROPRIATE BY A MAJORITY OF THE COMMISSION)**
- 2. MOVE TO APPROVE USE PERMIT 2021-297 SUBJECT TO THE 29 CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.
(PLEASE NOTE: THE COMMISSION HAS THE ABILITY TO MODIFY, DELETE OR ADD CONDITIONS PRIOR TO APPROVAL OF THE PROJECT.)**

OR:

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

Adopt findings in denial of the project and deny Use Permit 2021-297.

**STAFF RECOMMENDS THE FOLLOWING
CONDITIONS OF APPROVAL
FOR CONDITIONAL USE PERMIT 2021-297:**

CONDITION #1 – AGENCY COMPLIANCE:

The development and continued operation of Grocery Outlet Store and Drive-Thru Coffee, permitted pursuant to Use Permit 2021-297, must comply with all applicable local, State, and Federal laws and regulations. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

CONDITION #2 – HANDICAPPED PARKING:

Prior to public opening for the Grocery Outlet Store and Drive-Thru Coffee the applicant must designate and appropriately mark handicapped parking spaces as approved by the Building Official.

CONDITION #3 SIGN REGULATIONS:

All proposed signs must comply with the City of Corning sign regulations established by Ordinance 681.

CONDITION #4 – LANDSCAPING:

Developer shall install permanent landscaping pursuant to the requirements set forth in the Hwy 99W Corridor Specific Plan in all areas outside building footprint or parking lot and including landscaping within the adjacent public right of way along Edith Avenue. Landscaping shall be in accordance with approved Landscaping Plan, except as modified by these Conditions of Approval.

CONDITION #5:

Landscaping to be provided with permanent and automatic means of irrigation. 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.

CONDITION #6- REMOVE CONSTRUCTION DEBRIS:

Prior to public opening for the Grocery Outlet Store and Drive-Thru Coffee all construction debris must be removed from the site.

CONDITION #7 - 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 #8 - OPEN BURNING:

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

CONDITION #9 - 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 #10 - GRADING PLANS:

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

CONDITION #11 - CULTURAL RESOURCES:

If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt, 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 decide 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 #12 - HUMAN REMAINS:

If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop. 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.

CONDITION #13 - STORMWATER POLLUTION PREVENTION PLAN:

Prior to any site disturbance or earthmoving activities on or adjacent to the project site, applicant shall obtain a Construction Stormwater Permit from the Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the Central Valley Regional Water Quality Control Board. A WDID # must be assigned and provided to the City of Corning.

CONDITION #14 - 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 #15 – 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 #16 – 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.

CONDITION #17- SOILS INFORMATION:

Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

CONDITION #18 - 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. No lot-to-lot runoff is permitted.

CONDITION #19 - CONSTRUCTION HOURS:

Excavation and construction work shall occur only between the hours of 7:00 AM to 7:00 PM, Monday through Friday, and between the hours of 8:00 AM to 6:00 PM on weekends and federally observed holidays.

CONDITION #20 - 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 #21 - DEVELOPMENT IMPACT FEES:

Development of the Grocery Outlet Store and Drive-Thru Coffee at this location are subject to imposed Development Impact Fees to lessen the new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of a Building Permit.

CONDITION #22 – 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 #23 - CURB, GUTTER, & SIDEWALK IMPROVEMENTS:

Any damaged curb, gutter, or sidewalk along the frontage of the proposed project shall be replaced as part of this project. Existing residential driveways shall be removed, and new commercial driveways shall be constructed per City of Corning Standards

CONDITION #24 - THERMOPLASTIC STRIPING:

Install proposed striping and signage improvements on Edith Avenue per the Technical Memorandum: Traffic Impact Analysis Memorandum (TIAM) for Grocery Outlet Development in Corning, CA prepared by GHD dated July 21, 2021. Existing on street parking along the frontage of the project shall be removed and a dedicated right turn lane shall be striped accordingly terminating at the north most driveway.

CONDITION #25 – BUS STOP:

Developer shall coordinate with Tehama Rural Area Express (TRAX) regarding the relocation of the existing bus stop located on Edith Avenue adjacent to the proposed project. The outcome of the coordination shall be that the bus stop is relocated adjacent to the site or in the same general vicinity.

CONDITION #26 - WATER & SEWER CONNECTIONS:

Water and sewer connections shall be completed in accordance with Public Works Specifications. All water meters to be Sensus compound meters to register in gallons.

CONDITION #27 – CONSTRUCTION OF FENCE: The Applicant will be required to construct a durable land use barrier (6'-0" high masonry wall or equivalent) along the residential boundary to the north that will mitigate noise and land use impacts caused by and/or affecting the proposed development.

CONDITIONS #28 –

Paint curbs red on Edith Avenue along the full width of the parcel to allow for emergency response.

CONDITION #29 –

Final Map to show all easements.

ATTACHMENTS:

- Exhibit A Site Map**
- Exhibit B Site Plans**
- Exhibit C Zoning and General Plan Map**
- Exhibit D Tentative Parcel Map**
- Exhibit E Notice of Exemption**

Untitled Map

Write a description for your map.

Legend

Proposed Grocery Outlet

Proposed Site

Wardens

Colony



Exhibit B



VICINITY MAP
Map showing project location relative to surrounding streets and landmarks.

PROJECT NAME
Proposed New Development: Grocery Outlet

SITE DATA
Site Area: 1.41 Acres
Zoning: SRS-1
Parcel No: 100-11-11-010

EXISTING/PROPOSED DATA
Existing: 1.41 Acres
Proposed: 1.41 Acres

PROPOSED DEVELOPMENT
Grocery Outlet

PROPOSED DEVELOPMENT
Grocery Outlet

PROPOSED DEVELOPMENT
Grocery Outlet

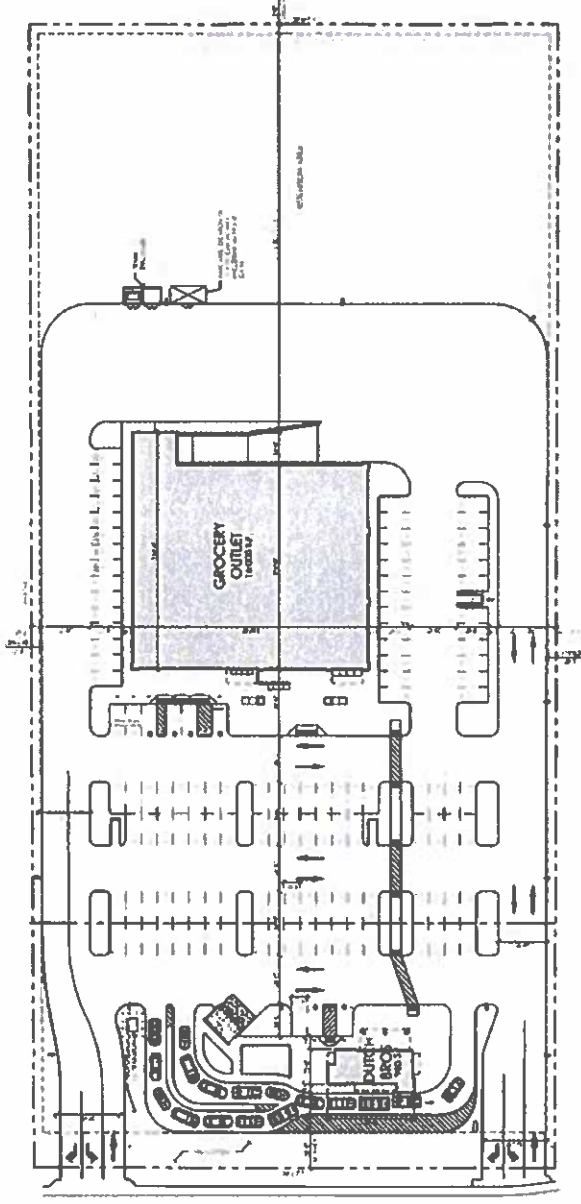
PROPOSED NEW DEVELOPMENT: GROCERY OUTLET CORNING, CA.



PLANNING ARCHITECTURE
api
4358 NORTH WAREWAY
HOUSTON, CA 95056
PH: 302.277.4887
WWW.APIINC.COM

PROJECT DEVELOPER:
THE SOBEL COMPANY, INC.
1000 W. 14TH STREET
SANTA ANA, CA 92705
PH: 714.271.4887
WWW.SOBELCOMPANY.COM

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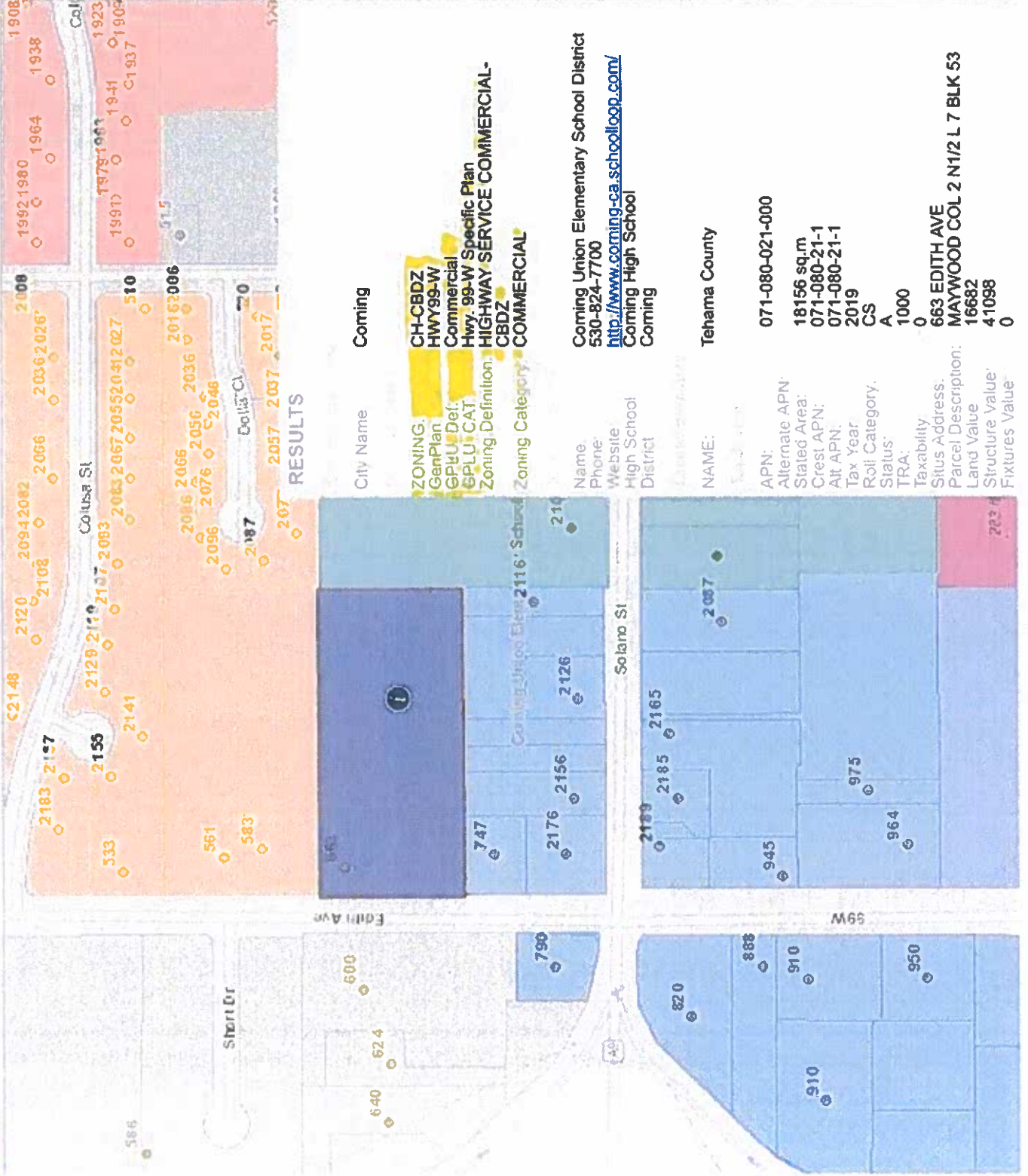


EDM AVE

NOT TO SCALE
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROPOSED SITE PLAN 8



City Name Coming
ZONING CH-CBDZ
GenPlan HWY99-W
GPU Def: Commercial
SPLU CAT: Hwy. 99-W Specific Plan
Zoning Definition: HIGHWAY SERVICE COMMERCIAL-CBDZ
Zoning Category: COMMERCIAL

Name: Coming Union Elementary School District
Phone: 530-824-7700
Website: <http://www.coming-ca.schoolloop.com/>
District: Coming High School

NAME: Tehama County

APN: 071-080-021-000
Alternate APN:
Stated Area: 18156 sq.m
Crest APN: 071-080-21-1
Alt APN: 071-080-21-1
Tax Year: 2019
Roll Category: CS
Status: A
TRA: 1000
Taxability: 0
Status Address: 663 EDITH AVE
Parcel Description: MAYWOOD COL 2 N1/2 L 7 BLK 53
Land Value: 16682
Structure Value: 41098
Fixtures Value: 0

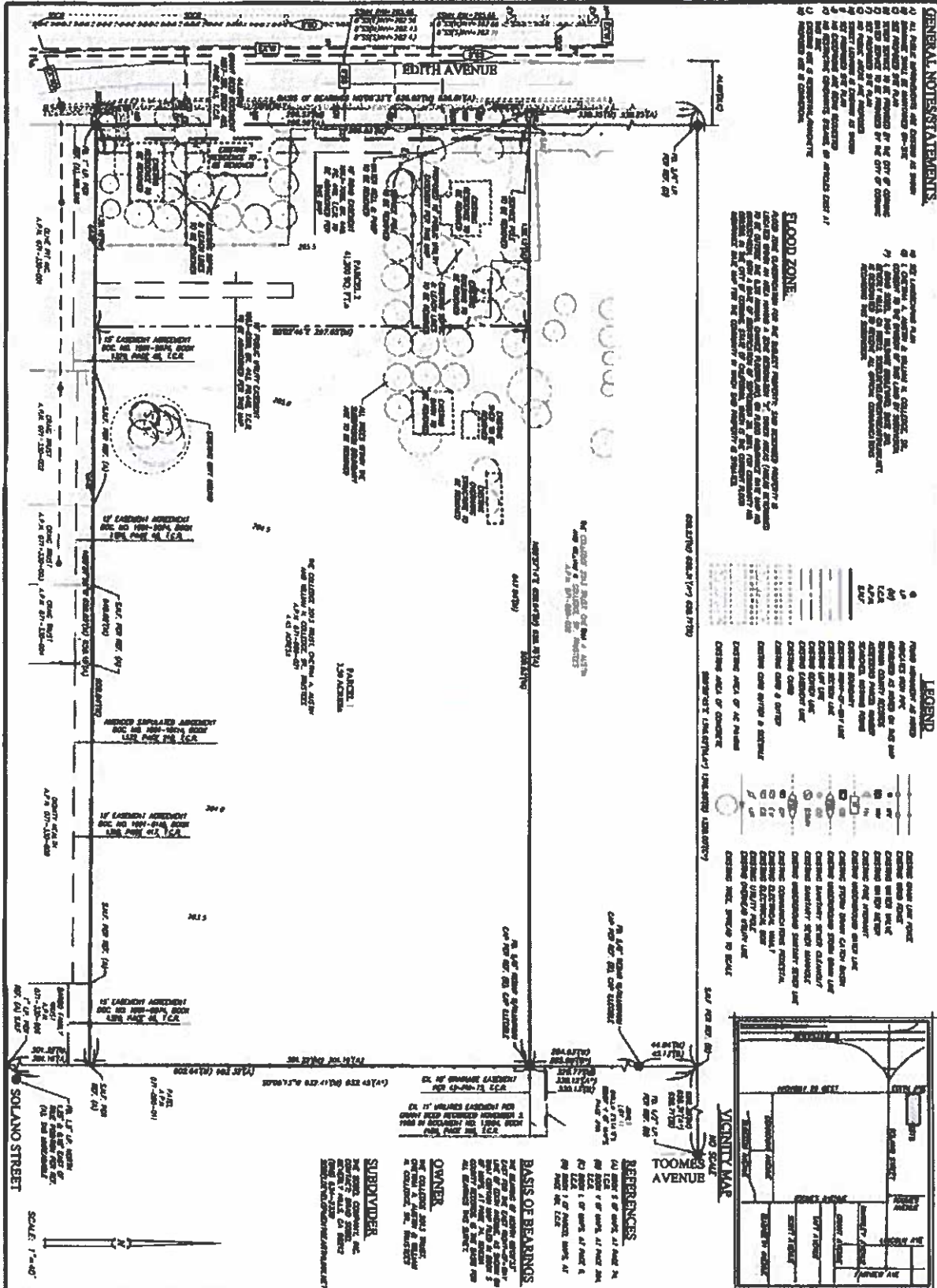
Exhibit C

- City of Tehama Zoning**
- AGRICULTURAL
 - AUTOMOTIVE USES
 - CHURCH
 - COMMERCIAL
 - GOVERNMENT
 - INDUSTRIAL
 - MISCELLANEOUS
 - OPEN SPACE
 - RESID. MOBILE/MANUFACTURED HOMES
 - RESID. MULTIPLE FAMILY
 - RESID. SINGLE FAMILY
 - RESIDENTIAL
 - RESTAURANT
 - RETAIL SALES
 - RR ROW
 - UTILITY
 - VACANT
- City of Tehama City Limits**
- Coming City Limits
 - Coming Zoning
 - AV - Airport
 - C-1 - Neighborhood Commercial
 - C-2 - Central Business District
 - C-3 - General Business District
 - C-3 - General Business District CBDZ
 - C-3-P - Gen. Comm. Off St Pking
 - CH-CBDZ - Highway Service CBDZ
 - HLR - Large Lot Residential
 - M-1 - Light Industrial
 - M-1 - Light Industrial CBDZ
 - M-2 - General Industrial
 - P - Public
 - PD - Planned Development
 - PQ - Public/Quasi-public
 - R-1 - Single Family
 - R-1-10 - Single Family 10,000 Sq.Ft.
 - R-1-2 - Single Family Duplex
 - R-1-8 - Single Family 8,000 Sq. Ft.
 - R-1-A - Single Family Agriculture
 - R-2 - Multiple Family Duplex/Triplex
 - R-3 - Multiple Family Duplex/Triplex



2021-0001

Exhibit D



GENERAL NOTES/STATEMENTS

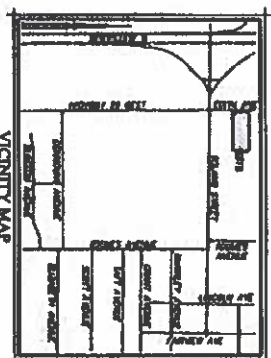
All public improvements are shown as shown. The owner shall be responsible for the cost of any improvements not shown on this map. The City of Corning shall not be responsible for the cost of any improvements not shown on this map. The City of Corning shall not be responsible for the cost of any improvements not shown on this map.

FLOOD ZONE

Also refer to the Flood Hazard Map, San Francisco Agency's Flood Hazard Map for the City of Corning, California, which shows the flood hazard areas for the City of Corning, California. The City of Corning shall not be responsible for the cost of any improvements not shown on this map.

LEGEND

- 1. Easement
- 2. Encroachment
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- 99. Easement
- 100. Encroachment



<p>SHEET</p> <p>1.</p> <p>OF</p> <p>1.</p>	 <p>HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODESTO, CA. 95334 PH: (209) 575 - 4295 FX: (209) 578 - 4295</p>	<p>VESTING TENTATIVE PARCEL MAP</p> <p>THE SOBEL COMPANY, INC. 663 EDITH AVENUE, CORNING, CA 96021</p>	<p>BY: <u>RCS</u></p> <p>CHK: <u>RSH</u></p> <p>DATE: <u>JUNE 2021</u></p> <p>SCALE: <u>1" = 40'</u></p> <p>JOB #: <u>3570.00</u></p>	<p>RODRICK H. HAWKINS R.C.E. 50180, L.S. 0480</p> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SYMBOL	DATE	DESCRIPTION	APP'D												
			SYMBOL	DATE	DESCRIPTION	APP'D														
<p>OWNER</p> <p>THE SOBEL COMPANY, INC.</p> <p>663 EDITH AVENUE, CORNING, CA 96021</p>	<p>SUBDIVIDER</p> <p>HAWKINS & ASSOCIATES, INC.</p> <p>436 MITCHELL RD., MODESTO, CA 95334</p> <p>PH: (209) 575-4295</p>	<p>REFERENCES</p> <p>1. 17' WIDE EASEMENT FROM THE EAST SIDE OF EDITH AVENUE TO THE WEST SIDE OF EDITH AVENUE.</p> <p>2. 17' WIDE EASEMENT FROM THE WEST SIDE OF EDITH AVENUE TO THE EAST SIDE OF EDITH AVENUE.</p> <p>3. 17' WIDE EASEMENT FROM THE SOUTH SIDE OF EDITH AVENUE TO THE NORTH SIDE OF EDITH AVENUE.</p> <p>4. 17' WIDE EASEMENT FROM THE NORTH SIDE OF EDITH AVENUE TO THE SOUTH SIDE OF EDITH AVENUE.</p>																		

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Tehama
633 Washington St.
Red Bluff, CA 96080

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

Project Title: Corning SC, LLC.

Project Applicant: The Sobel Company, Inc.

Project Location - Specific:
APN: 071-080-021 - 663 Edith Ave.

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

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project is a 16,000 square foot grocery store with a 950 square foot drive-thru coffee with outdoor seating. The proposed location is zoned commercial and will serve the general, visiting and traveling public.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: The Sobel Company, Inc. Bradley Sobel

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Categorical Exemption 15332.
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
Categorical Exemption 15332. In-Fill Development Projects.
The project is proposed to be within the city limits of Corning in a commercial urbanized location, the project is consistent with the city general plan and the site is not a known site endangered or rare species.

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

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

Signature: Chrissy Meeds Date: Title:

Signed by Lead Agency Signed by Applicant

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