



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Lamb
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 December 20, 2022 Planning Commission Meeting with any necessary corrections.

E. PUBLIC HEARINGS AND MEETINGS:

F. REGULAR AGENDA:

2. Acquisition of underground transmission line for Corning Union Elementary School District Communications Tower.
3. Lot Line Adjustment 2023-01 Louis & Shirley Davies, Steven Crocker, and Donald E. Jolly Trustees. Property owners are proposing a Lot Line Adjustment to reconfigure the existing 3 Parcels. Parcels are located on the south side of McLane Avenue between McLane and Divisadero Avenues. Address: 115 McLane Avenue; APN#'s: 073-020-029, 051 & 065.

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: FRIDAY, FEBRUARY 17, 2023



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 20, 2022
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

Commissioners: Barron
Poisson
Mesker
Lamb
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 November 15, 2022 Planning Commission Meeting with any necessary corrections.**

It was stated that the Minutes need to reflect the closure of the Public Hearing. With no further corrections, Commissioner Barron moved to approve the Minutes as corrected; Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker, and Lamb. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

E. PUBLIC HEARINGS AND MEETINGS:

2. **Public Hearing: Variance; Maria Leon, a request to vary into the 6' side-yard setback in order to construct a 12' x 12'; covered patio in an R-1-2 Zone. Location: 817 Walnut Street, APN: 073-134-001.**

Presented by Planner II Christina Meeds who provided a brief history of the project. She informed the Commission of the requirements per City Municipal Code and presented the proposed Conditions. The Public Hearing was opened at 6:39p.m. Commissioner Lamb and Chairperson Robertson stated that requesting a Variance after the fact is becoming a habit. City Manager Miller stated that each Variance needs to be considered on a case-by-case basis. Ms. Meeds stated that the City's part-time Building Inspector/Official has stated that they will be required to submit Engineered Plans for the construction. With no further comments, the Public Hearing was closed at 6:48pm.

Commissioner Mesker moved to deny approval of the Variance based upon the Applicant's inability to comply with subsection "A" of Chapter 17.58 020 of the City's Municipal Code as the existing house sits so close to the side yard setback lines that it prohibits a proportionally carport from being built without encroaching into the side yard setback. Commissioner Lamb seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker, and Lamb. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

3. **Public Hearing: Use Permit 2022-310, California Inn, to establish a Commercial Inn within an existing building for overnight stays not to exceed 30-days. Address: 3040 Highway 99W, APN: 087-040-075.**

Presented by City Planner II Christina Meeds who stated that Mr. Singh wished to reopen the California Inn. Ms. Meeds stated that former City Building Official Dan Redding had previously "Red Tagged" the building for violations. Since that time, Mr. Singh has been working towards correcting the violations listed on the Red Tag Notice. Ms. Meeds presented the issues the owner will need to address in order for Staff to approve the project and stated that Mr. Singh has been presented with an email from the City's Public Works Consultant Robin Kampmann outlining what

is needed and he had agreed to hire an Engineer to address these issues. She also provided the proposed Use Permit Conditions.

The Public Hearing was opened. Commissioner Lamb asked who would monitor the Use Permit to ensure compliance; City Manager Miller responded stating City Staff. With no further comments the Public Hearing was closed at 6:55pm.

Commissioner Poisson moved to adopt the four Factual SubFindings and Legal Findings as presented in the Staff Report and approve Use Permit 2022-310 permitting an Inn within the existing Building known as the California Inn, subject to the seven (7) Conditions of Approval to be completed prior to opening, as recommended by Staff. Commissioner Barron seconded the motion.

Ayes: Robertson, Barron, Poisson, Mesker, and Lamb.
Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.

4. Public Hearing: Adopt Use Permit 2022-304 and Resolution 12-20-2022-01, a Resolution adopting the Mitigated Negative Declaration for the Laurel AG and Water Storage Facility. Applicant Jessie Lopez representing Laurel AG and Water, request to establish a Storage Yard north of the existing Business to store irrigation materials, equipment, and construction crew vehicles. Location: Directly to the north of 2920 Highway 99W; APN: 87-040-73.

Presented by Planner II Christina Meeds who briefed the Commission on the proposed use and history of the project. Ms. Meeds stated she is also presenting the Negative Declaration. She announced that the City received two responses, one from California Department of Fish and Game, and one from the Tehama County Air Pollution Control District. Ms. Meeds then presented the responding mitigation measures in response to those comments. She outlined the 4 Findings and SubFindings, the proposed Resolution, and the proposed Conditions of Approval. She clarified the requirements of Condition 17 regarding route of access to the subject parcel, and also clarified Condition 23 relating to the Deferred Improvement Agreement.

City Manager Miller outlined the Conditions that are specifically required by City Code and listed them by number. She stated that the Use Permit must be adopted before consideration of the next item, the proposed Variance.

The Public Hearing was opened at 7:10pm.

- Chairperson Robertson asked about a site plan and how will they be accessing the storage yard; Mr. Lopez responded, he also clarified that the adjacent property would be used for storage of equipment only, no buildings would be constructed.
- Mr. Lopez asked about the Development Impact Fees and was informed that he would need to consult with the City's Public Works Consultant.
- Mr. Lopez also asked about the Deferred Improvement Agreement in relation to an email he received stating the Deferred Improvement Agreement would not be triggered until the property to the north was developed. He stated that he takes exception to the change requiring the agreement now. City Manager Miller provided an explanation as to why it is required now. Mr. Lopez stated he appreciates Staff and the work that they have done, however he takes exception to the implications stated. He stated he would like the Commission to consider changing the language to that condition relating to the Specific Plan. Chairperson Robinson asked if the Commission could and whether the current Code allowed this. City Manager Miller responded.

With no further comment, the Public Hearing was closed at 7:28pm. Commissioner Mesker asked if this specific Condition of Approval could be revisited towards the end of their lease in a couple of years. Commissioner Lamb asked what benefit to the City and public does imposing this Deferred Improvement Agreement provide. This was explained by the City Manager and Planner II Ms. Meeds.

Commissioner Mesker asked Mr. Lopez the date his Lease should expire; Mr. Lopez responded stating that the Lease should expire December 2024,

Commissioner Mesker moved to:

- Adopt the 4 Findings as presented and adopt Resolution 12-20-2022-014 adopting the Mitigated Negative Declaration for the Laurel AG & Water Storage Facility Project;
- Adopt the 4 Findings and SubFindings as presented for Use Permit 2022-304, and
- Approve Use Permit 2022-304 subject to the 23 Conditions as amended to remove the requirement of a Deferred Improvement Agreement which is to be revisited July 1, 2024.

Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker, and Lamb. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

5. Public Hearing: Variance; Applicant Jessie Lopez representing Laurel AG and Water, request to vary from the Highway Specific Guidelines on the fencing type. Location: Directly to the north of 2920 Highway 99W; APN: 87-040-073.

Presented by Planner II Christina Meeds who provided information from the Municipal Code relating to required fencing, the example of requirement from Heritage Square, and presented the proposed Conditions and associated Findings. City Manager Miller stated the Highway 99W Corridor Specific Plan and Design Guidelines could be looked at and possibly revised in the future. She stated that there is value in the Specific Plan as compared to other areas that don't have such a plan.

The Public Hearing was opened at 7:40pm. Chairperson Robertson clarified that the proposed areas in not near a walkway. Mr. Lopez stated he plans to install chain link fencing with privacy slats and has no problem with installing and maintaining plants in the frontage to obscure the view, however if you are coming from the north, you will see the chain link fencing. Should they develop up to the right of way he would have no problem with installing the wrought iron fencing upon lease renewal. With no further comments, the Public Hearing was closed at 7:47pm.

Mesker moved to approve the variance and amend the third condition of approval to act upon the Deferred Improvement Agreement upon development or expansion of the additional 1.97 acres fronting hwy. 99W. Withdrawn by Mesker.

Commissioner Lamb moved to adopt the 4 Findings and first 2 Conditions of Approval and grant the requested Variance. Commissioner Mesker seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker, and Lamb. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

F. REGULAR AGENDA: None

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None

H. ADJOURNMENT: 7:53pm

Lisa M. Linnet, City Clerk

ITEM NO.: F-2
ACQUISITION OF UNDERGROUND
TRANSMISSION LINE FOR CORNING
UNION ELEMENTARY SCHOOL
DISTRICT TOWER

February 21, 2023

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

INTRODUCTION:

The Corning Union Elementary School District is proposing to install a Communication Tower on land owned the District located at 864 Hoag Street in Corning. The Communication Tower will provide educational filtered internet to students in the surrounding area.

BACKGROUND:

Chapter 17.10-R-1 Single-Family Residence District of the Corning Municipal Code, section 17.10.020c (Permitted Uses) states "Underground utility installations, and aboveground utility installations for local service, except that substation, generating plants, and gas holders must be approved by the planning commission prior to construction, and the route of any proposed transmission line shall be discussed with the planning commission prior to acquisition;

Please see attached map showing the proposed transmission line to extend south from the school's property on Hoag Street and be placed underground across Marin Street to the West Street School Campus. The City of Corning Public Works Department is requiring the School to register the line with USA/811, so the City is not liable for marking a private utility line.

SUMMARY:

The Corning Union Elementary School District is preparing a Plat Map and Legal Description to be approved by the City Council for the Easement.

RECOMMENDATION:

DISCUSSION ITEM ONLY, NO ACTION IS REQUIRED AT THIS TIME.

8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAID ORDINANCES OF ANY PUBLIC AUTHORITY REGARDING THE PROJECT.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION THAT CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SCHEDULES FOR THE WORK. CONTRACTOR SHALL MAINTAIN CLOSE CONTACT AND COORDINATION WITH THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDOWNER'S PROJECTED REPRESENTATIVE. THE CONTRACTOR SHALL HAVE NECESSARY PERSONNEL TO PROTECT EXISTING ADJACENTS' PAVING, CARS, CURBWAYS, SURFACES, ETC., AND UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH MAY BE LOCATED UNDER OR NEAR THE PROJECT.

13. ALL EXISTING ACTIVE POWER, WATER, GAS, ELECTRIC, AND ALL OTHER UTILITIES DETAILS ARE INTERFERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTERFERED TO SHOW END RESULT OF DESIGN, WORK ADAPTATIONS WILL BE REQUIRED TO SHOW JOB CONDITIONS, AND SUCH
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT DOCUMENTATION WAS NOT RETURNED TO ESTABLISH THE POSITION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES BASED ON COMPLETED RECORD DRAWINGS AND BEST PRACTICE CONSTRUCTION METHODS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON IN ADDITIONAL FIELD WORK AND RESEARCH.
17. ANY INTERFERING OR SPATIAL INTERFERENCE MADE BY SHOWN BETWEEN THE RELATIONSHIP OF EXISTING UTILITIES OR SPATIAL INTERFERENCE IS TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
18. THE CONTRACTOR TO VERIFY THE LATEST CURRENT "AS BUILT" DESIGN.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SEPARATE PLANS.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SEPARATE SPREADSHEETS, SPECIFICATIONS, AND/OR ALTERNATIVE INFORMATION TO BE UTILIZED TO COMPLETE THE WORK. DEPENDING HEREON, OBTAIN A LICENSED SURVEYOR FOR ALL SUCH WORK.

OVERALL SITE PLAN



WEST
STREET
TOWER

164 INOAG STREET
CORNING, CA 96021

At all services & greeting functions, provide "WARNING" tape at 12" below grade.

CALL
"CALL BEFORE YOU DIG"
811



NOTICE

NEW MONOPOLE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW TOWER, BASE PLATE, ANCHOR BOLTS OR FOUNDATION.

Streamline Engineering and Design Inc.
8445 Sierra College Blvd., Suite E, Granite Bay, CA 95748
Contract Sales Department Phone 916-880-1930
E-Mail: wead@streamline-engineering.com Fax: 916-880-1941
Streamline Engineering and Design Inc. is a full service engineering and design firm serving the construction industry. We are a 100% employee owned company. Our services include: design, design-build, construction management, and construction administration. We have a proven track record of successful projects in the areas of: industrial, commercial, institutional, and residential. We are currently seeking qualified individuals for the following positions: Project Engineer, Design Engineer, and Construction Manager. If you are interested in these positions, please send your resume and cover letter to: wead@streamline-engineering.com. We are an Equal Opportunity Employer.



ISSUE STATUS		REV.
Δ	DATE	DESCRIPTION
	09/08/72	CD SIZE C.C.
	11/03/72	CLIENT REV C.C.
	11/23/72	CLIENT REV C.C.
	12/05/72	CD 100% S.D.
DRAWN BY: C. COOY		
CHECKED BY: S. SAWG		
APPROVED BY: J. SPORE		
DATE: 12/06/72		

SHEET TITLE:
OVERALL
SITE PLAN
SHEET NUMBER:
A-1.1

A-1.1.1

ITEM NO: F-3
LOT LINE ADJUSTMENT 2023-01, APN'S
073-020-029, 073-020-061 & 073-020-065
ADDRESS: 115 McLane Avenue
February 21, 2023

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING
FROM: CHRISSY MEEDS PLANNER II *CM*

PROJECT DESCRIPTION:

The property owner of APN 073-020-029, 061 & 065, 115 McLane Avenue is proposing to perform a Lot Line Adjustment to reconfigure the existing 3 parcels, one of which does not have access to a City frontage. This will allow each new parcel to have frontage on McLane Avenue. There will be no addition or subtraction from their land, or creation of new parcels with the proposed Lot Line Adjustment.

The parcels all lie in an R-1-10 Single Family Zoning District. The proposed Lot Line Adjustments will continue to meet the minimum 10,000.00 square foot lot size.

An existing residence is located on proposed Lot 2. The existing sewer lateral that serves this residence crosses the proposed Lot 1 property south of Lot 2. The proposed legal descriptions for both Lot 1 and Lot 2 accommodate for an easement that encompasses the existing sewer lateral.

ENVIRONMENTAL:

18.36.070 Class 5—Minor alterations in land use limitations (CEQA Guidelines, Section 15305).

- A. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than twenty (20) percent, which do not result in any changes in land use or density, including but not limited to:
1. Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.
 2. Issuance of minor encroachment permits.
 3. Reversion to acreage in accordance with the Subdivision Map Act.
 4. Design review where no other approvals require environmental review, and the project does not fit the definition of a major project.
 5. Variances to lot size and lot width where no new building sites are created.
 6. Variances to height limitations for single-family dwellings. (Ord. 5119-B, 2001)

SUBDIVISION MAP ACT:

State Law and the City Code permits Lot Line Adjustments where all services are available to the lots and no additional lots are created. No additional parcels will be created as a result of the LLA.

STAFF RECOMMENDATION:

**THAT THE PLANNING COMMISSION ADOPT THE FOLLOWING, OR SIMILAR
SUBFINDINGS & FINDINGS:**

Factual Subfinding #1

Lot Line Adjustment 2023-01 proposes to adjust property lines on parcels and will not change the existing land use or density of the existing parcels.

Legal Finding #1

Lot Line Adjustment 2023-01 is categorically exempt from the California Environmental Quality Act pursuant to Section 15305 (a), Minor Alterations in Land Use Limitations.

Factual Subfinding #2

Lot Line Adjustment 2023-01 proposes to adjust property lines consistent with Subdivision Map Act.

Legal Finding #2

The proposed Lot Line Adjustment conforms to the Corning General Plan, Chapter 17.10, of the Corning Zoning Code, and the City's Subdivision Ordinance.

Factual Subfinding #3

Municipal water and sewer services will continue serving the resultant parcels pursuant to LLA 2023-01.

Legal Finding #3

There will be no conflicts with City Water and Sewer Services for the resultant parcels of Lot Line Adjustment 2023-01.

Factual Subfinding #4

A licensed land surveyor prepared exhibit maps and legal descriptions of the resultant parcels of LLA 2023-01. All documents have been reviewed by the contract City Surveyor, NorthStar.

Legal Finding #4

The City accepts these maps depicting the existing and proposed property boundaries but makes no attempt to certify neither title nor accuracy of the attached drawing or resultant parcel descriptions.

ACTION:

MOVE TO ADOPT THE FOUR FACTUAL SUBFINDINGS & LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE LOT LINE ADJUSTMENT 2023-01, AS PROVIDED FOR IN THE CITY OF CORNING SUBDIVISION CODE AND THE STATE SUBDIVISION MAP ACT AND DIRECT STAFF TO RECORD THE MAP AND DESCRIPTIONS WITH THE TEHAMA COUNTY CLERK'S OFFICE.

OR;

MAKE A MOTION TO DENY LOT LINE ADJUSTMENT 2023-01.

ATTACHMENTS:

Exhibit "A": Application

Exhibit "B": Legal Description

Exhibit "C": Map

Exhibit "A"

CITY OF CORNING
PLANNING APPLICATION
 TYPE OR PRINT CLEARLY

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

PROJECT INFORMATION	PROJECT ADDRESS 115 McLane Ave.		ASSESSOR'S PARCEL NUMBER 073-020-029, 051, 065	G.P. LAND USE DESIGNATION Residential
	ZONING DISTRICT R-1-10	FLOOD HAZARD ZONE X	SITE ACREAGE 11± Ac.	AIRPORT SAFETY ZONE? No
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Lot Line Adjustment			
	APPLICATION TYPE (Check All Applicable) <input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other _____			
APPLICANT INFORMATION	APPLICANT See attached		ADDRESS 721 Solano Ave. Corning, CA 96021	DAY PHONE 530-624-5756
	REPRESENTATIVE (IF ANY) Thomas E. Harris		ADDRESS 908 Sixth St. Orland, CA 95963	DAY PHONE 530-865-5567
	PROPERTY OWNER See attached		ADDRESS 721 Solano Ave. Corning, CA 96021	DAY PHONE 530-624-5756
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <u>Thomas E. Harris</u>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <u>Shirley D. Davis</u> <u>SEE ATTACHED</u>	
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.				

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. 2023-01	RECEIVED BY: Chrissy	DATE RECEIVED 1-30-23	DATE APPL. DEEMED COMPLETE 1-30-23
	FEES RECEIVED/RECEIPT NO. \$350.00 ✓ #19417		CEQA DETERMINATION <u>Exempt</u> ND MND EIR	DATE FILED



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: Lot Line Adjustment

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

N/A

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: N/A sq. ft. in _____ floor(s).

4. Amount of off-street parking to be provided. N/A parking stalls. (Attach plans)

5. Proposed scheduling/development.
None

6. Associated project(s).
None

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

N/A

**CITY OF CORNING
PLANNING APPLICATION**

8. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

N/A

9. If industrial, indicate type, estimated employment per shift, and loading facilities.

N/A

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

11. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.

N/A

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

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

**CITY OF CORNING
PLANNING APPLICATION**

Environmental setting

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

N/A

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

N/A

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 01-20-2023

Signature Thomas E. Harris

For: _____

revised
September 21, 2022
JANUARY 19, 2023

OWNER AND APPLICANT CONSENT

Listed below are the owners of the real property as described in deeds and shown on the application and Tentative Lot Line Adjustment Map and with our signatures on this form, do hereby consent to the preparation of this proposed Lot Line Adjustment as shown:

Louis J. Davies and Shirley D. Davies, Trustees of the Davies Family Living Trust dated January 26, 2004.

Louis J. Davies, trustee


Shirley D. Davies, trustee

Stephen Crocker and Donald E. Jolly, Trustees, or their successors in trust under the Crocker Jolly Family Living Trust, dated November 3, 2016.

x 
Stephen Crocker, trustee

x 
Donald E. Jolly, trustee

~~Don E. Jolly and Shirley D. Davies, Successor Trustees of the Irene Jolly Revocable Living Trust dated February 28, 1991 and Orville K. Jolly.~~

x 
~~Don E. Jolly, trustee~~

~~Shirley D. Davies, trustee~~

Deceased _____

~~Orville K. Jolly~~

x 
~~Donald E. Jolly~~

revised
September 21, 2022
JANUARY 19, 2023

OWNER AND APPLICANT CONSENT

Listed below are the owners of the real property as described in deeds and shown on the application and Tentative Lot Line Adjustment Map and with our signatures on this form, do hereby consent to the preparation of this proposed Lot Line Adjustment as shown:

Louis J. Davies and Shirley D. Davies, Trustees of the Davies Family Living Trust dated January 26, 2004.


Louis J. Davies, trustee


Shirley D. Davies, trustee

Stephen Crocker and Donald E. Jolly, Trustees, or their successors in trust under the Crocker Jolly Family Living Trust, dated November 3, 2016.

Stephen Crocker, trustee

Donald E. Jolly, trustee

~~Don E. Jolly and Shirley D. Davies, Successor Trustees of the Irene Jolly Revocable Living Trust dated February 28, 1991 and Orville K. Jolly.~~

~~_____
Don E. Jolly, trustee~~

~~_____
Shirley D. Davies, trustee~~

~~_____
Orville K. Jolly~~

~~_____
Donald E. Jolly~~

HARRIS LAND SURVEY IG INC908 6TH STREET
ORLAND, CA 95963

1967

90-4426/1211

DATE Jan 20, 2023

CHECK AMOUNT

PAY
TO THE
ORDER OFCITY OF CORNING\$ 350.00THREE HUNDRED FIFTY AND 00/100

DOLLARS

Photo
Safe
Deposit
Collection
Northern California
National Bank1717 Mangrove Ave., Ste. 100
Chico, CA 95926
530-879-5900FOR LLA FEE - DAVIEST. Thomas E. HarrisCITY OF CORNING
794 Third Street
Corning, California 96021✓
19167

NAME

Harris Land Surveying

ADDRESS

DATE	DESC.	ACCT. NO.	AMOUNT	BALANCE
			350.00	

CUSTOMER NO.

LLA - DAVIES

COR-002

EXHIBIT "B"
LOT ONE

All that certain real property situate in the City of Corning, County of Tehama, State of California, described as follows:

A portion of Parcel "A" and Parcel "B" as said parcels are shown on that certain map entitled "Parcel Map No. 524", filed November 27, 1974 at the office of the recorder for said County of Tehama in Book 2 of Parcel Maps at Page 52 and being a portion of the West half of Lot 3 and a portion of Lot 4 in Block 16 as shown on that certain map entitled "Maywood Colony" on file at the office of the recorder for said County of Tehama in Book A of Maps at Page 33, more particularly described as follows:

Beginning at the Northeast corner of the West half of said Lot 3; thence South 00°03'02" East, 10.00 feet to the **True Point of Beginning**; thence continuing South 00°03'02" East, 653.23 feet to the Southwest corner of the said West half of Lot 3; thence along the South line of said West half of Lot 3, North 89°11'36" West, 320.22 feet to a point 10.00 feet East of the Southwest corner of said Lot 3; thence leaving said South line North 00°02'58" West, 30.00 feet to the Southeast corner of said Parcel "B"; thence along the South line of said Parcel "B", North 89°11'36" West, 199.58 feet to a 5/8" rebar and plastic cap marked LS 8532; thence leaving said South line North 00°03'09" West, 272.90 feet to a 5/8" rebar and plastic cap marked LS 8532; thence South 89°13'40" East, 206.00 feet to a point hereinafter referred to as "Point A"; thence continuing South 89°13'40" East, 28.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence North 00°03'09" West, 330.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence continuing North 00°03'09" West, 20.00 feet more or less to a point 10.00 feet South of the North line of said Lot 3; thence South 89°13'40" East, 285.43 feet to the **True Point of Beginning**.

EXCEPTING THEREFROM:

A non exclusive easement for the operation and maintenance of a sewer lateral over a strip of land 10 feet wide, lying 5.0 feet on each side of the following described line.

Beginning at the above described "Point A"; thence South 15°11'00" West, 281.82 feet to a point on the South line of said Parcel "B" and the end of said line.

The side lines of said strip shall lengthen or shorten so as to begin on the Northerly line of the above described Lot One and terminate on the South line of said Parcel "B".

Subject to easements of record.

Containing 5.77 acres, more or less.

End of description.

EXHIBIT "B"
LOT ONE (Continued)



Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Basis of Bearings for this description was taken along the North line of Lot 3 and Lot 4, in Block 16, of the Maywood Colony, filed in Book A of Maps at Page 33 and shown as N 89°13'40" W, on Book R of Maps at Page 162, records of the County of Tehama.

EXHIBIT "B"
LOT TWO

All that certain real property situate in the City of Corning, County of Tehama, State of California, described as follows:

A portion of Parcel "A" and Parcel "B" as said parcels are shown on that certain map entitled "Parcel Map No. 524", filed November 27, 1974 at the office of the recorder for said County of Tehama in Book 2 of Parcel Maps at Page 52 and being a portion of the West half of Lot 3 and a portion of Lot 4 in Block 16 as shown on that certain map entitled "Maywood Colony" on file at the office of the recorder for said County of Tehama in Book A of Maps at Page 33, more particularly described as follows:

Beginning at a point on the North line of said Lot 4 in Block 16, from which point the Northwest corner of said Lot 4 bears North 89°13'40" West, 469.74 feet; thence leaving said North line, South 00°03'09" East, 30.00 feet to a point on the North line of said Parcel "A" and said point marked by a 5/8" rebar and plastic cap stamped LS 8532 and the **True Point of Beginning**; thence continuing South 00°03'09" East, 330.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence South 89°13'40" East, 206.00 feet to a point hereinafter referred to as "Point A"; thence continuing South 89°13'40" East, 28.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence North 00°03'09" West, 330.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence continuing North 00°03'09" West, 20.00 feet to a point 10.00 feet South of the North line of said Lot 3; thence parallel to said North line North 89°13'40" West, 34.39 feet to a point 10.00 feet East of the West line of said Lot 3; thence South 00°02'58" East, 20.00 feet to the Northeast corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°13'40" West, 199.61 feet to the **True Point of Beginning**.

TOGETHER WITH

A non exclusive easement for the operation and maintenance a sewer lateral over a strip of land 10 feet wide, lying 5.0 feet on each side of the following described line.

Beginning at the above described "Point A"; thence South 15°11'00" West, 281.82 feet to a point on the South line of said Parcel "B" and the end of said line.

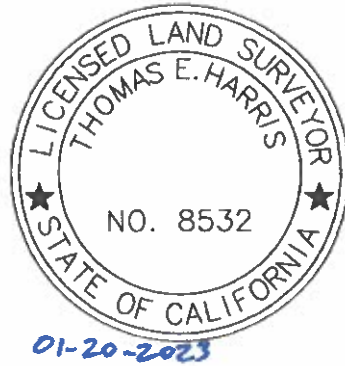
The side lines of said strip shall lengthen or shorten so as to begin on the South line of the above described Lot Two and terminate on the South line of said Parcel "B".

Subject to easements of record.

Containing 1.79 acres, more or less.

End of description.

EXHIBIT "B"
LOT TWO (Continued)



Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Basis of Bearings for this description was taken along the North line of Lot 3 and Lot 4, in Block 16, of the Maywood Colony, filed in Book A of Maps at Page 33 and shown as N 89°13'40" W, on Book R of Maps at Page 162, records of the County of Tehama.

EXHIBIT "B"
LOT THREE

All that certain real property situate in the City of Corning, County of Tehama, State of California, described as follows:

A portion of Parcel "A" and Parcel "B" as said parcels are shown on that certain map entitled "Parcel Map No. 524", filed November 27, 1974, at the office of the recorder for said County of Tehama in Book 2 of Parcel Maps at Page 52 and being a portion of Lot 4 in Block 16 as shown on that certain map entitled "Maywood Colony" on file at the office of the recorder for said County of Tehama in Book A of Maps at Page 33, more particularly described as follows:

Beginning at a point on the North line of said Lot 4 in Block 16, from which point the Northwest corner of said Lot 4 bears North 89°13'40" West, 469.74 feet; thence leaving said North line, South 00°03'09" East, 30.00 feet to a point on the North line of said Parcel "A" and said point marked by a 5/8" rebar and plastic cap stamped LS 8532 and the **True Point of Beginning**; thence continuing South 00°03'09" East, 330.00 feet to a 5/8" rebar and plastic cap marked LS 8532; thence continuing South 00°03'09" East, 272.90 feet to a point on the South line of said Parcel "B" and said point marked by a 5/8" rebar stamped LS 8532; thence North 89°11'36" West, 339.75 feet to the Southwest corner of said Parcel "B"; thence leaving said South line and along the Westerly line of said Parcel "A" and Parcel "B", North 00°03'09" West, 332.70 feet; thence South 89°13'40" East, 200.00 feet; thence North 00°03'09" West, 270.00 feet to the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", South 89°13'40" East, 139.74 feet to the **True Point of Beginning**.

Subject to easements of record.

Containing 3.46 acres, more or less.

End of description.



Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Basis of Bearings for this description was taken along the North line of Lot 3 and Lot 4, in Block 16, of the Maywood Colony, filed in Book A of Maps at Page 33 and shown as N 89°13'40" W, on Book R of Maps at Page 162, records of the County of Tehama.

