

CITY OF CORNING

COMMUNITY RECREATION CENTER AND PLAZA PROJECT

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

State Clearinghouse No.



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PROJECT OVERVIEW

1. **PROJECT TITLE:** City of Corning Community Recreation Center and Plaza Project (Project)
2. **LEAD AGENCY, PROJECT PROPONENT/APPLICANT & CONTACT PERSON:** City of Corning (City). 794 Third Street, Corning CA 960213. Ms. Kristina Miller, City Manager (530) 824-7033, Fax (530) 824-2489, E-Mail – Kmillier@corning.org.
3. **INTRODUCTION:** This environmental document is an Initial Study/Mitigated Negative Declaration (IS/MND) State Clearinghouse No. _____, proposed for adoption on July 30, 2019 by the City of Corning City Council.
4. **PROJECT LOCATION:** The City of Corning, California is a rural agricultural community of 7,396 people situated 25 miles northwest of Chico and 17 miles south of Red Bluff in south central Tehama County (**Figure 1, Location Map**). The physical layout of the City was established in 1878, when the town named Scatterville, later Riceville, was built. In 1882, the town of Corning was established and merged with Riceville. Since that time, the City and adjacent agricultural areas have seen a slow to moderate increase in population growth. In the past, the population has been distributed as a small nucleus in the incorporated urbanized areas, surrounded by a larger non-urbanized halo in the unincorporated areas.

Primary access to the proposed Project from Interstate 5 (I-5) to the west, is via the Solano Avenue/I-5 interchange proceeding east, a distance of approximately 0.9 miles. **Figure 2, USGS Map with Project Location** identifies the location of the Project site in the City. The proposed Project encompasses approximately 2.298-acres comprised of 11 privately owned parcels and an alleyway which is City right-of-way. These parcels will be developed for the recreation and plaza uses. Currently, the parcels contain a series of buildings varying in degrees of substandard condition. All of the buildings are proposed to be demolished. Also included as part of the proposed Project is a 0.373-acre parcel located across the street to the west of the core area at the intersection of 4th Street and Marin Street. This parcel is currently envisioned to provide parking for Project users. **Figure 3, Assessor Parcels** identifies the various assessor parcels that correlate to **Figure 4, Aerial with Parcel Numbers** which with **Table 1, Proposed Project Parcels/Area**, identifies the various parcels to be developed for the proposed Project. The parcels are located in Section 22, T. 24 N., R. 3 W., Mount Diablo Base and Meridian, of the USGS 7.5' Corning, California Topographic Quadrangle.

TABLE 1		
PROPOSED PROJECT PARCELS/AREAS		
Parcel	Assessor Parcel No. (APN)	Acres
1	071-136-001	0.149
2	071-136-002	0.149
3	071-136-003	0.298
4	071-136-004	0.298
5	071-136-005	0.089
6	071-136-006	0.209
7	071-136-007	0.149
8	071-136-008	0.069
9	071-136-009	0.103
10	071-136-010	0.034
11	071-136-011	0.240
12	071-340-080	0.373
	Alleyway	0.138
Total		2.298

Parcels 1 through 11, which comprise the proposed Project core, are located along Solano Street to the north, Marin Street to the south and between 3rd and 4th Streets within the central business district downtown corridor. Parcel 12 is located west and north of 4th Street. All twelve parcels are located in the heart of the downtown district in immediate proximity to City Hall and the Police Department, the Chamber of Commerce, the Corning Museum, and the Transportation Center.

5. **GENERAL PLAN DESIGNATION & ZONING:** The land use classifications for the Project site are *Commercial* and *Multi-Family Residential*. The zoning district designations are *Central Business (C-2)*, *General Commercial (C-3)*, and *General Apartment (R-4)*.
6. **ENVIRONMENTAL SETTING & SURROUNDING LAND USES:** Project site elevations trend in an easterly direction from 4th Street to 3rd Street. Topographic elevations range from approximately 275 to 270 feet MSL, a slope of approximately 0.29 percent.

Land uses adjacent to the proposed Project site are the following: to the west of Parcel 12 is a single-family residence immediately abutting the 0.373-acre parcel. To the north of this parcel is Banner Bank. To the north of core area across Solano Street are retail and professional offices, the Chamber of Commerce, Corning Museum and City Hall, Council Chambers and Police Department; to the east is the City Transportation Center and a restaurant with associated parking area; to the south of Parcel 12 across Marin Avenue is a residential tri-plex; and, to the south of the Project core area across Marin Avenue are five single-family residences.

7. PROJECT PURPOSE, NEED & DESCRIPTION:

PROJECT PURPOSE

The City of Corning proposes land acquisition and development of the *City of Corning Community Recreation Center and Plaza Project* (Project). If successful in securing park grant funds, demolition and construction is scheduled to begin in the spring of 2020 and completed in 2022 as discussed in the “Project Description.”

In June of 2018, voters approved Proposition 68 (“Prop 68”), the *California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018*. The purpose of Prop 68 includes creating parks, enhancing river parkways, and protecting coastal forests and wetlands. Prop 68 grant funding of \$650.2 million will be distributed through multiple funding rounds.

Per the *Final Application Guide Foreword*, “Parks are unique places where children can play, families and friends bond, people exercise, seniors socialize, youth are mentored, cultures are celebrated, and everyone connects with nature. For these reasons and more, vibrant parks funded by this program will create humane and healthier communities. Building successful parks in underserved communities is ‘a work of art.’ SPP (*Statewide Park Development and Community Revitalization Program*) embraces meaningful engagement with local residents where park designs represent each community’s unique recreation needs and creativity.”¹

The *Final Application Guide Intent* identifies that “Statewide Park Program (SPP) competitive grants will create NEW PARKS AND NEW RECREATION OPPORTUNITIES in CRITICALLY UNDERSERVED COMMUNITIES across California.”² Funding available for the 2019 round is

¹ California Department of Parks and Recreation Office of Grants and Loan Services. January 22, 2019. *Statewide Park Development and Community Revitalization Program, Final Application Guide*. Pg. 1. http://www.parks.ca.gov/pages/1008/files/Final_Prop_68_SPP_Application_Guide_1.22.2019.pdf (accessed June 4, 2019).

² *Ibid.* Page 4.

\$254,942,000. The minimum grant request is \$200,000 and the maximum request is \$8,500,000 with no matching funding requirements. The 2019 round application deadline is August 5, 2019. The *Type of Projects* are identified in the *Final Application Guide*, whereby “eligible projects must involve either development or a combination of acquisition and development to:

1. Create a New Park, or
2. Expand an Existing Park, or
3. Renovate an Existing Park.

All projects must create or renovate at least one recreation feature.” Examples of eligible recreation features include but are not limited to the features identified in **Table 2, Examples of Eligible Recreation Features & Major Support Amenities.**³ Combined acquisition and development projects do not require the entire acquired property be developed.

TABLE 2 EXAMPLES OF ELIGIBLE RECREATION FEATURES & MAJOR SUPPORT AMENITIES	
Recreation Feature	
<ul style="list-style-type: none"> • Acquisition of land: <ul style="list-style-type: none"> ○ Combined with development of a new recreation feature. or ○ Already has a recreation feature for public use at close of escrow. • Aquatic center, swimming pool, splash pad, fishing pier or paddling launch site • Amphitheater/performing arts dance, music, and theater stage • Athletic fields (soccer regulation or “futbol-rapido”, baseball, softball, football, etc.) • Athletic courts (basketball, “futsal”, tennis, pickleball, etc.) • Community gardens, botanical or demonstration gardens and orchards Community/Recreation center (only if it will be in or adjacent to a park) • Dog park Jogging and walking loop, par course, running track • Non-motorized trail, pedestrian/bicycle bridge, greenbelt/linear park • Outdoor gym exercise equipment (stations fixed into ground) • Open space and natural area for public recreation use • Picnic/Bar-B-Que areas • Playground and tot lot • Plaza, Zocalo, Gazebo • Public art (mosaic tiles, sculptures, murals) • Skate park, skating rink, and BMX or pump track (non-motorized bike tracks) • Lighting to allow for extended nighttime use of a recreation feature • Shade structure/covered park areas over a recreation feature to allow for extended day time use 	
Major Support Amenities	
<ul style="list-style-type: none"> • Restroom building, snack shack • Parking lot, staging area, pathway for access to a recreation feature • Landscaping or lighting that will be constructed throughout the park 	

The Project will benefit the health of families, youth, seniors, and other population groups by meeting their recreational, cultural, social, and educational needs in a safe and environmentally responsive site. The proposed Project will not only meet the aforementioned needs but will also remediate a blighted property in the downtown corridor with known underground storage tanks.

³ Ibid. Page 5

PROJECT NEED

In 2016 the Paskenta Band of Nomlaki Indians was awarded a U.S. Department of Education Office Innovation & Improvement Promise Neighborhoods grant.⁴ The grant funds solutions to improve the educational and developmental outcomes of children and youth in the Corning community, known as the Everett Freeman Promise Neighborhood Initiative (Corning Promise). Corning Promise, rooted in the indigenous concept of interrelatedness, works collaboratively with partners to strengthen the Corning community, its families and schools by building a continuum of cradle-to-college and career solutions that accelerate progress and create opportunities for long-term sustainability. As part of the Corning Promise Neighborhood Funded program, the City of Corning received funding to develop and administer a Youth Recreation and Enrichment Program (Program) in early 2018.⁵ To date the City has received \$200,000 in Promise Neighborhood Grant Funds.

During the first few months, the Program only offered 10 classes with 30 children participating. Over the last year and one-half the Program has grown and currently offers over 41 classes to at-risk youth ages one to 18. Over 400 youth participate in the various programs each session. Prior to this Program, recreational opportunities were very limited due to the low socio-economic status of the community's residents.

As the Program continues to grow so do the challenges, in particular with respect to the lack of park locations and associated facilities to hold various classes. On several occasions' classes had to be relocated or even cancelled at midsession due to the lack of adequate facilities. Several high demand classes had to be cancelled since space was not readily available. Due to the lack of facilities, Program staff in coordination with community organizations, businesses and residents often must resort to creative solutions to schedule programs. As examples, martial arts classes are held in the City Council Chambers, art classes were conducted in the hallway leading to the City Council Chambers, and baking classes are held in the volunteer Fire Department building.

The implementation of the Program and its rapid growth rate proves that recreation is not only something the community desires and supports, but also serves to address the recreation needs of children, at-risk youth, and seniors, many of who live at poverty or low-income levels – a condition that persists within the community. The Program provides an opportunity for many to experience a break from the cycle of poverty the community faces and provides a level of hope for the future.

If Proposition 68 grant funding is obtained, the City with overwhelming support from the community and the Paskenta Band of Nomlaki Indians, will be able to construct and operate a recreation-oriented facility to not only host currently scheduled classes, but to also offer a wider variety of classes in addition to performing arts. The facility will serve all ages of the community.

The proposed Project site was selected by the City Council with input from the community after careful consideration of three other sites. There were four proposed locations, as identified in **Table 3, Potential Park Location Alternatives**, where the City would be competitive. For a project site to be eligible, the site within one-half mile can have no more than three (3) acres of park space per 1,000 residents and the community cannot have a median household income greater than \$51,026.

⁴ Additional information is available at the Department of Education Office of Innovation & Improvement website <https://innovation.ed.gov/what-we-do/parental-options/promise-neighborhoods-pn/> (accessed June 4, 2019)

⁵ Refer to the City of Corning Recreation Department website for additional information. <https://corningrecreation.recdesk.com/Community/Page?pageId=19160>

To be competitive the following criteria needs to be met:

1. The lower the ratio of park acreage per 1,000 residents the more competitive the application will be; up to 15 points;
2. The lower the median household income, the more competitive the application will be; up to 11 points;
3. The highest number of people living in poverty as compared with all applications; up to 5 points; and,
4. New Parks score higher than the renovation of existing Parks by 3 points.

Other criterion will allow the community to be more competitive. These criterions include having a site within the City’s potential control, such as environmental design, drought tolerant landscaping, community-based planning, partnerships and committed funding, need, and public use fees and hours of operation. **Table 3, Potential Park Location Alternatives** identifies the locations considered and associated eligibility criteria. **Appendix A, Park Selection Staff Report & Resolution** discusses the benefits and drawbacks of the potential park location alternatives considered by the community and City Council.

Proposed Location	Park Size (Approximate Acres)	Median Household Income	Number of People in Poverty	Ratio of Park Acreage Per 1,000 residents
Woodson Park	2.4	\$ 42,531.00	537	1.04
6th and Yolo Streets	1.0	\$ 39,962.00	644	2.03
Northside Park	2.91	\$ 37,784.00	523	2.78
3rd and Solano Streets	2.0	\$ 41,966.00	564	2.93

At the City Council Meeting on April 23, 2019, with public comments supporting, not only the application, but also the proposed Project’s locations, the City Council unanimously approved *Resolution 04-23-2019-02 Approving the Application for Statewide Park Development and Community Revitalization Program Grant Funds* (provided in **Appendix A**).

Over the years, the Corning Community has also been challenged with revitalizing and attracting new economic development opportunities to the downtown corridor area, which has evolved over the years from a seriously blighted condition to one experiencing concerted revitalization efforts. The downtown revitalization efforts to date and also the high number of persons living in poverty within a one-half mile radius, were the key reasons why the proposed Project site was selected.

In 2016 the City in partnership with local businesses completed the Solano Streetscape project, a \$1.4 million project funded through State Transportation Improvement Program funds and Congestion Mitigation and Air Quality Improvement Program funds that significantly improved the appearance of the downtown corridor. Improvements included removal and replacement of existing concrete sidewalks, driveways, curbs, gutters, curb returns, trees, construction of traffic calming bulb-outs with decorative landscaping, stamped concrete crosswalks, an overlay of asphalt, and new striping in the downtown corridor.

In 2010, the City, Chamber of Commerce and the Corning Community Foundation began efforts to renovate the historic Rodgers Theater along Solano Street in the downtown corridor, which is located approximately 200-feet west of the proposed Project site. The theater originally completed in 1926 closed in 2006 due to safety concerns. In 2015 the theater reopened with a new façade, bathrooms, roof and various structural, electrical, mechanical and plumbing improvements. Dressing rooms along with an extension of the stage were other improvements. Overall

improvement costs were approximately \$1.26 million whose funding sources included, but were not limited to; state park bonds, energy efficiency improvement grant funds, a McConnell Foundation grant, City funds, as well as business and personal donations. However, funding was insufficient to complete the project and in 2016, the Paskenta Band of Nomlaki Indian Tribe and the Rolling Hills Community Development Foundation pledged \$300,000 for the renovation efforts to be disbursed over three years beginning in 2016. This action reinforced their commitment to the community and downtown revitalization efforts.

Over the last several years there have been other efforts undertaken by the City, Chamber of Commerce, civic and business organizations, local businesses and residents to attract the public to visit and support the central business district and downtown corridor. The Corning Economic Development Action Committee spearheaded a grant program with donations from local businesses to provide a \$5,000 matching grant program for businesses to improve their building façades. The City Recreation Department hosts “Food Truck Tuesdays” which are held on four Tuesdays throughout the summer months where typically 200 to 350 persons attend each event. The City closes Solano Street between 4th and 6th Streets where not only are food vendors present, but live music and entertainment is also provided. The City in the Summer of 2019 is funding \$100,000 in façade improvements to City Hall, the Corning Chamber of Commerce, the Corning Museum, and the Police Department, which are directly across the street from the proposed Project site.

If Project funding is awarded, the proposed Project’s plaza component will allow the hosting of not only “Food Truck Tuesday,” but also other existing community oriented events such as “Farmers’ Market.” The “Farmers’ Market” is currently held weekly at Northside Park during the summer months where approximately 50 to 100 persons attend. There are typically seven vendors at the “Farmers’ Market” where up to 30 persons may be present at any one time. However, relocating this event to the proposed Project site will result in an increase in attendance due to the location being more central and easily accessible from a vehicular, and more importantly, pedestrian perspective.

In addition to the existing events, ideas have been proposed by the community including, but not limited to; “Movies in the Plaza” and “Music in the Plaza.” Again, due to the proposed Project location, in addition to attracting residents throughout the community, local pedestrian traffic will also be attracted. All existing and future efforts serve to foster and support a sense of “community” not only within the City, but throughout the immediate region.

PROJECT DESCRIPTION

The proposed 2.298-acre City of Corning Community Recreation Center and Plaza Project (Project) contains a core area of approximately 1.89-acres that can be readily defined as being “blighted” property. The property is one of the first significant grouping of buildings and associated concrete parking/loading areas one observes when entering the downtown corridor and central business district from the east along Solano Street. Not only would the revitalization of this property into a community recreation center and plaza significantly improve the eastern gateway into the community but would also serve to provide much needed recreational opportunities and a sense of place for residents and businesses.

As identified in **Table 1, Proposed Project Parcels/Area** and in **Figure 4 – Aerial with Parcel Numbers**, Parcels 1 through 11 and the Alleyway comprise the 1.89-acre core area of the proposed Project site. These parcels will be developed for the recreation and plaza uses. Currently, Parcels, 2, 3, 8, 10 and 11 contain a series of buildings varying in degrees of substandard condition. All of the buildings are proposed to be demolished.

The building at 1111 and 1115 Solano Street, encompassing the majority of Parcel 3 and a small portion of Parcel 2, totals approximately 11,300 square feet and is utilized for automobile repair and service. City building and Tehama County assessor records show that the building was built around 1931. This flat roofed single-story building was established as a car dealership in the 1960s and according to City building records went through a major remodel in 1965.

Located at 1158 Marin Street on Parcel 8 is a single-story corrugated metal sided (over a wood sided exterior) and metal gable roofed building of approximately 1,500 square-feet. Originally built as a garage, it was last used as a welding shop, however, it is currently vacant.

The two-story gabled roofed building with approximately 5,800 square feet of ground floor area located at 811 4th Street on Parcel 11 was constructed in 1903 to house the Elephant Livery Stable. The building was constructed to replace a smaller version of the Elephant Livery Stables that had been located at the northwest corner of Solano Street and 4th Street in 1899, which burned down in 1902. The building has been used for various commercial uses; the earliest records show it as a sheet metal shop. Exterior modifications have been made and the building is sided with corrugated sheet metal and likewise roofed. The building was remodeled in 2006 where windows were added to the exterior on the north side of the building. There are various existing building code violations and interior modifications that appear to have been undertaken without permits. The second story floor area is currently unknown, however, in 2016 it was deemed unsafe due to existing conditions.

The approximate 1,500-square foot building located on Parcel 10 at 813 4th street was originally built as a garage and most recently used for Taekwondo Instructional classes. This building has been vacant for approximately ten years. Modifications have been made to the south side of the building, which also has corrugated metal siding and a metal gabled roof.

Table 4. Proposed Project Components identifies the currently envisioned uses for this area of the Project. Parcel 12 is a 0.373-acre parcel located across the street to the west of the core area at the intersection of 4th Street and Marin Street. This parcel is currently envisioned to provide parking for Project users. Whereas, the parcel is undeveloped, it has not been maintained as evidenced by the condition of the existing trees, bushes and vegetative understory.

TABLE 4 PROPOSED PROJECT COMPONENTS		
Uses	Areas (Approximate Sq. Ft.)	
Recreation Center Building	10,000 – 12,000	
Basketball Court/Auditorium		
Movable Grandstand(s)		
Stage		
Commercial Kitchen		
Office		
Classrooms		
Storage Room(s)		
Restrooms		
Community Plaza		
Amphitheater		5,000
Splash Pad		6,500
Walkways		To Be Determined
Fitness Stations (6 to 8)	Each 100 - 150	
Play Area		
Tables & Benches		
Musical Play Station		
Parking Area	16,250	

Note: Restrooms will be accessible from the interior and exterior.

The proposed Project and related facilities will be LEED (Leadership in Energy and Environmental Design) certified and contain native and drought tolerant landscaping. A LEED certification denotes that a project was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. In addition, the proposed Project will comply with Americans with Disability Act (ADA) Standards for Accessible Design. The splash pad and musical play equipment are proposed to be “fully accessible,” to the maximum degree financially feasible since these features are expensive. However, “minimalistic design can help keep costs lower. A few features in a beautiful space can do a lot, especially if your focus is to emphasize human interaction.”⁶

There is a difference between being “ADA compliant” and “fully accessible.”⁷ Compliant play structures are generally less accessible, but also much less expensive. Compliant structures are made with the physically disabled in mind, while fully accessible structures are made specifically for them.

Figure 5, Community Recreation Center & Plaza Conceptual Site Plan identifies the currently proposed active recreation areas, such as the City Plaza and Amphitheater, Recreation Center Building, Splash Pad, Outdoor Walkways and Fitness Stations and the ADA Accessible or Inclusive Play Area.

The proposed Recreation Center Building will include a gymnasium, classrooms, dance studio and a kitchen to be used for, but not limited to; recreation classes for youth and seniors as part of the City of Corning’s recreation program. The Recreation Center Building, exclusive of the gymnasium area, will be two stories with the building height not to exceed 35 feet. The exterior of the Recreation Center Building will retain a historical mission architectural style with appropriate natural earth tone colors found throughout the City. City Hall located directly across to the north and the Transportation Center located immediately to the east across 3rd Street are such examples. The Recreation Center Building will also serve as a “cooling” center and shelter during extreme weather events. The Recreation Center Building will be designed and constructed to meet LEED Certification Standards.

The splash pad will include a variety of water features for all ages. ADA music play equipment will be placed along the northern edge of the splash pad within an approximate 1,500 square foot area. Six outdoor fitness stations, approximately 175 square feet in size, will be placed throughout the plaza interconnected by a walking path. The outdoor amphitheater area will be 5,000 square feet with a stage and an open space for dancing as well as concrete seat walls. Located throughout the site will be a series of shade structures with accompanying picnic tables and landscaping.

The improved surface area throughout the plaza will be mixture of hardscaping and landscaping. Currently envisioned hardscape elements will be stamped concrete and permeable pavers. Proposed landscaping will be a mixture of raised planter beds and surface level landscaping comprised of drought tolerant and native plants. Trees are proposed throughout the interior and exterior of the site as well as the preservation of the palm trees along 3rd Street. All landscaping throughout the proposed Project will be SITES Certified.

Associated infrastructure for the proposed Project includes, but is not limited to; solar energy systems for lighting and possibly the Recreation Center Building, as feasible; curb, gutter and sidewalks (where walking trails may replace portions of the sidewalks), as appropriate; drought

⁶ Barber, Megan. July 20, 2018. *Why cities need accessible playgrounds*. <https://www.curbed.com/2018/7/20/17582148/accessible-playgrounds-design-ada-standards-inclusive> (accessed June 10, 2019)

⁷ “Fully accessible” playgrounds are also referenced at “inclusive” playgrounds.

tolerant landscaping to the degree feasible; efficient and low flow irrigation system; sewer and water service to the restrooms and Recreation Building facility; use of low flow plumbing fixtures; electrical service, as necessary, for the various facilities; undergrounding of electrical and utility power lines to the maximum degree feasible; pretreatment as necessary of storm water before entering the storm drain system along 3rd and 4th Streets; and, the installation of appropriate lighting fixtures to reduce glare and light impacting adjacent land uses. On-street parking along the Solano, 3rd and 4th, and Marin Streets (estimated at 40 spaces) will be designated for Project parking only, in addition to the parking spaces in the proposed parking lot.

Existing healthy trees exceeding 6-inches in diameter at breast height (DBH)⁸ shall be retained to the maximum degree feasible, particularly along the western property line of Parcel 12 where six blue oaks having 9 to 14 inches in DBH are healthy. Two oaks will be removed since they are dead. The approximate 40 to 50-foot high redwood with an approximate 20-inch DBH that appears to be located within Parcel 11, may possibly need to be removed due to its location within the proposed Project core, its condition, and for safety purposes. The Aesthetics Issue discussion provides additional information regarding trees to be removed or retained.

The City proposes using a combination of techniques and programs to offset maintenance costs, including the use of sustainable design. The City Department of Public Works will be responsible for the maintenance of the Park. The Public Works Department utilizes and participates with the Tehama County's Summer Employment Program through the Job Training Center. The City also partners with Centennial High School in Corning thereby providing employment training opportunities and income. City staff will be augmented by partnering with the community for volunteer days, student clean up days, summer youth employment programs and the use of community service volunteers and local inmate labor, when appropriate

The majority of the Conceptual Site Plan was designed based on input received at seven community meetings/workshops (although the grant application only requires five) held with attendees reflecting socioeconomic characteristics of the community. Additional input was provided throughout the process leading to the application submission to the California Department of Parks and Recreation. **Appendix B, Proposition 68 Park Grant Community Meeting Summary**, identifies the dates, day of week, times, location, number of participants, type and topics discussed.

The community meetings/workshops were advertised on social media, door-to-door canvassing, through the Corning Chamber of Commerce, posted in school newsletters, and promoted within the City Recreation Program through announcements to parents. In addition, coordination with the recreation oriented groups including, but not limited to; the Corning Union High School and Elementary School Districts, local businesses, health services agencies, Chico Woman's Club (predominantly seniors), the Corning Senior Center, and other service groups has been ongoing throughout the process.

8. OTHER AGENCIES WHOSE APPROVAL IS, OR MAY BE REQUIRED: (e.g. Permits, financing approval or participation agreement.)

- City of Corning Planning Commission (Use Permit approval)
- City of Corning City Council
- State of California Department of Parks and Recreation Office of Grants and Local Services
- California Department of Public Health, Division of Drinking Water and Environmental Management

⁸ DBH refers to the tree diameter measured at 4.5 feet above the ground.

- Tehama County Air Pollution Control District (Adherence to District Rules including Rule 4:24 for “Large Operations,”))

9. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Biological, cultural, tribal cultural resources and ambient noise levels could be potentially affected by the proposed Project; however, mitigation measures in the Initial Study will be incorporated into the proposed Project so that potentially significant impacts will be reduced to *Less Than Significant* levels with the implementation of mitigation measures as indicated in the ensuing Initial Study checklist.

10. ENVIRONMENTAL DETERMINATION: On the basis of this Initial Study, I find that the proposed Project will not have a significant effect on the environment; therefore, a **MITIGATED NEGATIVE DECLARATION** is proposed to be prepared.

Signature: _____ **Date:** _____
Kristina Miller
City Manager

EVALUATION OF ENVIRONMENTAL IMPACTS

This section discusses potential environmental impacts associated with approval of the proposed CEQA Initial Study/Mitigated Negative Declaration for the *City of Corning Community Recreation Center and Plaza Project*.

The following guidance, adapted from *Appendix G* of the State *CEQA Guidelines*, as amended in 2017 was used to answer the checklist questions:

1. A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources the District as lead agency cites following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the District has determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required. However, for this Project, the District does not identify any “Potentially Significant Impacts.”
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant impact." The District describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses" may be cross-referenced).
5. “Earlier Analyses” is used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) “Earlier Analysis Used.” Identifies and states where they are available for review.
 - b) “Impacts Adequately Addressed.” Identifies which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) “Mitigation Measures.” For effects that are "Less than Significant with Mitigation Measures Incorporated," the mitigation measures which were incorporated or refined from earlier documents and the extent to which they address site-specific conditions for the Project are described.
6. The District, as lead agency, incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or

outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.

7. **Supporting Information Sources:** A source list is provided, and other sources used, or individuals contacted, are cited in the discussion.
8. The explanation of each environmental issue identifies:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. In nonurbanized 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 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?			X	X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Existing Environmental Setting: The issue of aesthetics can be extremely subjective; however, there are accepted standards that most of the public can agree on, particularly when related to building design and construction. Standards address view obstructions, needless removal of trees, “scarring” from grading, landscaping, sign clutter and street lighting. Another important criterion for visual impacts is visual consistency. Project design should be consistent with natural surroundings and adjacent land uses. For example, a residential development might contrast visually with an industrial facility. Such incompatibilities can be partially mitigated through implementing measures such as fences and landscaping; to soften the harshness of the contrasts.

It is important to distinguish between aesthetically pleasing site and buildings with those that have and cultural or historical significance. “Historically significant objects range from those associated with famous people and important events to those illustrating daily life, used by ordinary people. An object may be aesthetically significant for its craftsmanship, style, technical excellence, beauty, demonstration of skill, or quality of design and execution.”⁹

As previously discussed in the Project Description, Parcels 1 through 11 and the Alleyway comprise the 1.89-acre core area of the proposed Project site where Parcels, 2, 3, 8, 10 and 11 contain five buildings varying in degrees of substandard condition which are proposed to be demolished. The buildings were constructed between 1903 and the 1960s all of which have undergone permitted and unpermitted modifications. Except for a two-story building with a ground floor of approximately 5,800-square foot building on Parcel 11, all the buildings are single-story. Buildings cover approximately 20,500-square feet (0.47-acres) of the site with the balance concrete or gravel surfaced (approximately 9,500-square feet).

Original building exteriors are either stucco or corrugated metal which appears to have been attached to the original wood exteriors. Except for the approximate 11,300-square foot building on Parcel 3 with a small portion on Parcel 2, whose roof is flat, the other structures have corrugated metal gable roofs. None of the buildings exhibit, what could be deemed to be aesthetically or visually pleasing qualities.

⁹ <https://glosbe.com/en/en/aesthetic%20significance> (accessed June 6, 2019)

The potential does exist that one of the buildings may have historical significance and that is the two-story located at 811 4th Street on Parcel 11 which was constructed in 1903 to house the Elephant Livery Stable. Even in its slightly altered condition, the rarity of a type, style, and age of a building is a consideration in evaluating a property for significance as discussed under Environment Issue **V. Cultural Resources**.

Discussion of Checklist Answers:

- 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?*

The Project site location is located along a primary arterial street in the urbanized downtown core of the City. Due to the location of the proposed Project, there exist no scenic vistas or resources, particularly along Solano Street, which is not a state scenic highway, that would be significantly impacted by the proposed Project. There is **no impact** on scenic vistas or resources.

- c. *In nonurbanized 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 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?*

The proposed Project is clearly located within an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality thereby resulting in **no impact**. Potential aesthetic impacts resulting from demolition activities are considered **less than significant** since replacement uses will be park and recreation related resulting in aesthetic and functional improvements.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.*

Impacts of light and glare are considered potentially significant if the following criteria are met:

- The light and/or glare is continuous, rather than temporary in nature (example: a continuous stream of cars or regular pattern of lighting vs. occasional passing headlights).
- The level of light and/or glare is noticeably higher than the surrounding ambient 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 the affected parcels (larger parcels offer greater siting flexibility).

The proposed Project site will not impact or be impacted by associated lighting along Solano, 3rd and 4th Streets since the existing land use are commercial. However, lighting and glare has the potential to impact the existing residences along Marin Street across from the core Project area between 3rd and 4th Streets and the residence adjacent to the proposed parking lot at the corner of 4th and Marin Street and the residences across the street to the south. However, due to the existing automobile service related land uses occurring on the site, outdoor lighting and associated glare currently exist that currently impact the area. The new light sources emanating from the proposed Project uses could be considered as being essentially replacement lighting. Furthermore, the Recreation Center Building due to its location along Marin Street will serve to shield the lighting associated with the amphitheater and splash pad from the residences. In general, the greater overall

level of light at night will not result in significant increases in outdoor lighting and a reduction in night sky visibility.

Since stationary light sources have the potential to adversely affect adjacent properties through a “spillover” effect; the final design of the park and associated recreation facilities will require the preparation of a lighting plan specifying the number, type, height, and location of proposed exterior lighting fixtures. The lighting plan shall comply with the latest California Energy Commission’s Building Energy Standards. The proposed design shall comply with the following requirements.

- Fixtures should be specified with horizontal lamps and flat lenses to avoid visible lamp/light source.
- Lighting shall include directional fixtures to avoid glare and low overall lighting levels.
- The lighting plan shall be designed to reduce light pollution impacting adjacent residences. Proper light shields, lighting design, and landscaping are commonly used to reduce light pollution generated from lighting by blocking the conveyance of light upwards. The result is that the lights are not visible from above, and do not add ambient light to the nighttime sky.
- All fixtures will be “Dark Sky” compliant.

Overall, there could be an increase in the amount of light and glare from the proposed Project, street, and vehicular lighting, albeit minor due to the location of the Project site and resultant replacement lighting. Furthermore, all outdoor nighttime events are required to end by 10:00 PM thereby minimizing light and glare from recreation events. However, preparation of the lighting plan and associated requirements will ensure that lighting and glare impacts are reduced to a level that is *less than significant*.

Temporary lighting may be used during the construction phase if necessary, but the level of lighting will be insignificant compared to the existing area lighting levels at night and due to the short-term construction period of the Project’s components. This potential impact is *less than significant*.

Conclusion: Community Park development impacts will be less than significant provided that final Park design incorporates specific features to eliminate, avoid, and/or to reduce potential aesthetic and visual resource impacts.

Conclusion: To the maximum degree feasible, retention of existing mature and healthy trees in excess of 6-inches DBH in addition to landscaping proposed and through the implementation of a lighting plan to be incorporated into the final facilities design will serve to reduce potential aesthetic impacts to a *less than significant* level.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURAL AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
<p>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?</p> <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p> <p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>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?</p>				<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>

Existing Environmental Setting: The proposed Project is located within the City of Corning central business district downtown corridor. Due to the size and development nature of the Project site agricultural and forest related issues are not applicable and therefore not subject to environmental review and clearance.

Conclusion: There are *no impacts* on agricultural and forest resources and/or operations resulting from implementation of the Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Existing Environmental Setting: The Project area 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 site 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 (PM_{2.5}), 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 effects (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. **Table AQ-1, U.S. EPA Criteria Pollutants**, identifies the major criteria pollutants, characteristics, health effects and typical sources. The federal and State ambient air quality standards are summarized in **Table AQ-2, Federal and State Air Quality Standards**, which also identifies Toxic Air Contaminant (TAC) standards.

Discussion of Checklist Answers:

- 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?*

Tehama County is located in a non-attainment area for the state ambient air quality standard for ozone and particulate matter. In February 2018, CARB adopted modifications to attainment/non-attainment designations for several areas in the State. The State Office of Administrative Law granted final approval of the revised designations, and the revised designations went into effect on September 24, 2018.

As discussed, air districts within the State that have not attained air quality standards are required to develop and implement attainment plans. To this end, the air districts of the NSVAB 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 Tehama County Air Pollution Control District (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. All projects in Tehama County are subject to applicable TCAPCD rules and regulations in effect at the time of construction.

TABLE AQ-1 US EPA CRITERIA POLLUTANTS			
Pollutant	Characteristics	Health Effects	Major Sources
Ozone	A colorless or bluish gas known as smog formed by a chemical reaction between volatile organic compounds (VOC) and NOx in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles, and dyes.	Combustion sources such as factories and automobiles, and evaporation of solvents and fuels.
Carbon Monoxide	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.	Automobile exhaust, combustion of fuels, combustion of wood in woodstoves and fireplaces.
Nitrogen Dioxide	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include motor vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.	Automobile and diesel truck exhaust, industrial processes, and fossil-fueled power plants.
Sulfur Dioxide	A colorless, nonflammable gas formed when fuel containing sulfur is burned; when gasoline is extracted from oil; or when metal is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and large ships, and fuel combustion in diesel engines.	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.	Automobile and diesel truck exhaust, industrial processes, and fossil-fueled power plants.
Particulate Matter (PM _{2.5} and PM ₁₀)	Solid and liquid particles of dust, soot, aerosols, and other matter that are small enough to remain suspended in the air for a long period of time. Particulate matter with a diameter of 10 microns or less (PM ₁₀) are inhalable into the lungs and can induce adverse health effects. Fine particulate matter is defined as particles that are 2.5 microns or less in diameter (PM _{2.5}). Therefore, PM _{2.5} comprises a portion of PM ₁₀ .	Respiratory disorders, aggravation of chronic disease, and heart/lung disease symptoms.	Combustion, automobiles, field burning, factories, and unpaved roads. Also a result of photochemical processes.
Lead	A metal that occurs both naturally in the environment and in manufactured products.	Organ damage, reproductive disorders, osteoporosis, brain and nerve impairment, and heart and blood disease/impairment.	Lead-based industrial production (e.g., battery production and smelters), and crustal weathering of soils followed by fugitive dust emissions.

Source: California Air Pollution Control Officers Association. Health Effects. 2013 and October 19, 2018. California Air Resources Board; US Environmental Protection Agency

TABLE AQ-2 FEDERAL AND STATE AIR QUALITY STANDARDS			
Pollutant	Average Time	California Standards ^a Concentration ^c	Federal Standards ^b Primary ^{c, d}
Ozone (O ₃)	1 hour	0.09 ppm (180 µg/m ³)	—
	8 hours	0.07 ppm (137 mg/m ³)	0.070 ppm (137 µg/m ³)
Particulate Matter (PM ₁₀)	24 hours	50 µg/m ³	150 µg/m ³
	Annual arithmetic mean	20 µg/m ³	N/A
Fine Particulate Matter (PM _{2.5})	24 hours	N/A	35 µg/m ³
	Annual arithmetic mean	12 µg/m ³	12 µg/m ³
Carbon Monoxide (CO)	8 hours	9 ppm (10 µg/m ³)	9 ppm (10 mg/m ³)
	1 hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)
Nitrogen Dioxide (NO ₂)	Annual arithmetic mean	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)
	1 hour	0.18 ppm (339 µg/m ³)	100 ppb (188 µg/m ³)
Sulfur Dioxide (SO ₂)	Annual arithmetic mean	N/A	0.030 ppm (80 µg/m ³)
	24 hours	0.04 ppm (105 µg/m ³)	N/A
	1 hour	0.25 ppm (655 µg/m ³)	75 ppb (196 µg/m ³)
Lead (Pb) ^e	30 Day Average	1.5 µg/m ³	N/A
	Calendar quarter	N/A	1.5 µg/m ³
Visibility Reducing Particles	8 hours (10:00 to 18: PST)	—	N/A
Sulfates	24 hours	25 µg/m ³	N/A
Hydrogen Sulfide	1 hour	0.03 ppm (42 µg/m ³)	N/A
Vinyl Chloride ^e	24 hours	0.01 ppm (26 µg/m ³)	N/A

Notes: ppm = Parts Per Million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter

^a California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM₁₀, PM_{2.5}, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

^b National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest either hour concentration or a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration of 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24-hour standard is attained when 98% of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact US EPA for further clarification and current federal policies.

^c Concentrations expressed first in units in which it was promulgated. Equivalent units given in parentheses are based on a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

^d National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

^e The ARB has identified lead and vinyl chloride as ‘toxic air contaminants’ with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Source: California Air Resources Board, Ambient Air Quality Standards. 2016.

TCAPCD adopted air quality emission thresholds shown in **Table AQ-3, Thresholds of Significance for Criteria Pollutants of Concern** for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO_x), and Particulate Matter, 10 microns in size (PM₁₀), to determine the level of significance for projects subject to CEQA review.

TABLE AQ-3 THRESHOLDS OF SIGNIFICANCE FOR CRITERIA POLLUTANTS OF CONCERN			
Pollutant	Level A	Level B	Level C
NO _x	≤ 25 lbs/day	> 25 lbs/day	> 137 lbs/day
ROG	≤ 25 lbs/day	> 25 lbs/day	> 137 lbs/day
PM ₁₀	≤ 80 lbs/day	> 80 lbs/day	> 137 lbs/day
Level of Significance	Potentially Significant Impacts	Potentially Significant Impacts	Significant Impacts
Environmental Document	Mitigated Negative Declaration (MND) or ND	Mitigated ND or EIR	EIR

If a project has unmitigated emissions less than the Level "A" threshold, then it is viewed as a minor project (from an air quality perspective) and only application of Standard Mitigation Measures (SMM) is required to try to achieve at least a 20 percent reduction in emissions, or the best reduction feasible otherwise. Land uses that generate unmitigated emissions above Level "A" require application of appropriate Best Available Mitigation Measures (BAMM) in addition to the SMMs in order to achieve a net emission reduction of 20 percent or more. If after applying SMMs and BAMMs a use still exceeds the Level "B" threshold, then a minimum of 25 percent of the unmitigated emissions exceeding 137 pounds per day (Level "C") must be offset by reducing emissions from existing sources of pollution; otherwise, an EIR is required.

Project emissions were estimated using Version 2016.3.2 of the California Emissions Estimator Model (CalEEMod). CalEEMod provides default values when site-specific inputs are not available. CalEEMod does not directly calculate ozone emissions. Instead, the emissions associated with ozone precursors (ROG and NO_x) are calculated. For the proposed Project, site-specific inputs and assumptions include, but are not limited to, the following:¹⁰

- Because demolition and construction will occur in both winter and summer, reported emissions from the CalEEMod analysis are based on annual averages
- Emissions from construction are based on all construction-related activities, including but not limited to site preparation, grading, demolition, use of construction equipment, material hauling, trenching, and architectural coatings.
- Emissions from operation of the proposed Project are based on all newly proposed operational activities, including vehicle traffic, electricity usage in the buildings and for lighting in parking lots, water use, wastewater treatment, solid waste disposal, use of architectural coatings, etc. Because some existing buildings will be demolished, only the net increase in building square footage is evaluated for operational emissions.
- The Project would implement TCAPCD standard mitigation measures and would comply with applicable TCAPCD rules.

Construction Emissions

The proposed Project would result in the temporary generation of ROG, NO_x, PM₁₀, and other regulated pollutants over the estimated 300-day demolition and construction period. ROG and NO_x emissions are associated with employee vehicle trips, delivery of materials, and construction equipment exhaust. PM₁₀ is generated during site preparation, excavation, road paving, and from exhaust associated with construction equipment. **Table AQ-4, Projected Construction Emissions** shows the highest daily levels regardless of construction phase.

TABLE AQ-4 PROJECTED CONSTRUCTION EMISSIONS						
Thresholds	ROG	NO _x	PM ₁₀	PM _{2.5}	CO	SO ₂
Pounds per Day	3.1	5.9	2.7	23.3	24.1	55.2
Level A Threshold	≤ 25	≤ 25	≤ 80	-	-	-
Level B Threshold	> 25	> 25	> 80	-	-	-
Level C Thresholds	> 137	> 137	> 137	-	-	-

The construction emissions generated do not exceed Level A thresholds even without the implementation of standard mitigation measures (SMMS) in accordance with existing TCAPCD requirements, therefore, potential construction related impacts would be *less than significant*.

¹⁰ California Emissions Estimator Model (CalEEMod) output files, including all site-specific inputs and assumptions, are available for review at the Planning Department or are available in electronic format upon request.

Operational Emissions

The Project would result in the generation of ROG, NO_x, PM₁₀, and other regulated pollutants during operations currently estimated to be about 350 days per year. The majority of operational emissions are attributed to mobile sources (e.g., vehicle trips for recreation program participants, employees, vendors, deliveries, etc.) and area sources (e.g., consumer products such as cleaning supplies and aerosols, and reapplication of architectural coatings).

Table AQ-5, Projected Operational Emissions shows projected operational emissions associated with the newly proposed operational activities which shows that the net increase in operational emissions would not exceed TCAPCDs Level A thresholds. As discussed in Environmental Issue **VI. Energy**, building and site plan design will be required to comply with the California Green Building Standards Code (commonly known as “CALGreen”) which is one of the most stringent statewide building codes in the nation in terms of energy use reduction requirements which will also serve to reduce emissions. In addition, the proposed Project will be built to meet SITES (The Sustainable Sites Initiative) as well as Leadership in Energy and Environmental Design (LEED) Certification standards. This will significantly reduce operational emissions (e.g., solar; climate control systems consisting of heating, ventilation, and cooling/air conditioning; and implementation of alternative and passive technologies to conserve energy, such as energy-efficient windows, window coverings and shade control, shade canopies, reduce water consumption, filter and reduce stormwater etc.). Due to the implementation of SMMs, compliance with CALGreen, meeting SITES and LEED standards, operational impacts would be *less than significant*.

TABLE AQ-5 PROJECTED OPERATIONAL EMISSIONS						
Thresholds	ROG	NO _x	PM ₁₀	PM _{2.5}	CO	SO ₂
Pounds per Day	2.0	15.3	2.8	0.8	13.3	53.4
Level A Threshold	≤ 25	≤ 25	≤ 80	-	-	-
Level B Threshold	> 25	> 25	> 80	-	-	-
Level C Thresholds	> 137	> 137	> 137	-	-	-

The proposed Project would not result in significant construction or operational emission impacts associated with ozone (O₃), lead (Pb), hydrogen sulfide (H₂S), vinyl chloride, or visibility reducing particles as discussed below. Impacts would all be *less than significant*.

Ozone. CalEEMod does not directly calculate ozone emissions. Instead, the emissions associated with ozone precursors (ROG and NO_x) are calculated. Because SMMs and BAMMs would be implemented to achieve compliance with established thresholds for ozone precursors, the potential for ozone production/emissions is less than significant.

Lead. Elevated levels of airborne lead at the local level are usually found near industrial operations that process materials containing lead, such as smelters and battery manufacturing/recycling facilities. These conditions are not applicable to the proposed Project, the potential for lead emissions is less than significant.

Hydrogen sulfide. Hydrogen sulfide is formed during the decomposition of organic material in anaerobic environments, including sewage treatment processes. However, the proposed Project would not result in a significant increase in wastewater treated.

Vinyl chloride. Vinyl chloride is used to manufacture PVC plastic and other vinyl products. Approximately 98 percent of vinyl chloride produced in the United States is used during the manufacture of PVC. Additionally, vinyl chloride is produced during the microbial breakdown of chlorinated solvents (e.g., engine cleaner, degreasing agent, adhesive solvents, paint removers, etc.). The potential for vinyl chloride exposure is

primarily limited to areas in close proximity to PVC production facilities. Because PVC manufacturing facilities are absent from the Project area, and Project implementation would not result in an increase of chlorinated solvents, potential vinyl chloride emissions associated with the proposed Project would be less than significant.

Visibility-reducing pollutants. Visibility-reducing pollutants generally consist of sulfates, nitrates, organics, soot, fine soil dust, and coarse particulates. These pollutants contribute to the regional haze that impairs visibility, in addition to affecting public health. According to the *California Regional Haze Management Plan*, natural wildfires and biogenic emissions are the primary contributors to visibility-reducing pollutants. For the proposed Project, visibility-reducing pollutants (e.g., PM_{2.5} and PM₁₀), would be generated only during construction activities. Because only relatively low amounts of particulates would be generated, potential impacts are less than significant.

Cumulative Emissions

Implementation of the proposed Project combined with future development within the project area could lead to cumulative impacts to air quality. As noted above, the County is located in a non-attainment area for state ambient air quality standards for ozone. Due to the County's non-attainment status for ozone, the TCAPCD has adopted significance thresholds for ROG, NO_x (ozone precursors), and PM₁₀. Even though the proposed Project does not exceed Level A thresholds, all discretionary projects are required to implement SMMs in order to reduce cumulative impacts, even if project emissions do not exceed the adopted thresholds. The use permit required to utilize Parcel 12 as a parking lot is a discretionary measure and therefore subject to the imposition of SMMS. Therefore, similar to operational emissions, compliance with CALGreen, meeting SITES and LEED standards, and with the added implementation of SMMs, the proposed Projects cumulative impacts would be *less than significant*.

c. *Expose sensitive receptors to substantial pollutant concentrations?*

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 in proximity to the proposed Project include single family residences, West Street Elementary School and the Corning Senior Center. The Project site is approximately 80 feet north of single-family residences, 1,500 feet east of West Street Elementary School and approximately 500 feet north of the Corning Senior Center. Due to construction, operational and cumulative emissions not exceeding TCAPCDs Level A thresholds as well as regulatory oversight by the TCAPCD and compliance with the various emission reducing standards, exposure to pollutant concentrations will be *less than significant*.

d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

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. Due to the temporary and intermittent nature of construction, related odors would be *less than significant*.

Odors associated with operation of the proposed Project are those associated with vehicle emissions, maintenance activities (painting, pavement maintenance, future re-roofing, etc.), and use of gas-powered landscape equipment. Operational emissions would be intermittent and are not

expected to be significantly greater than existing conditions. Therefore, potential odor-related operational impacts are considered *less than significant*.

Conclusion: Due to the nature and location of the proposed Project, TCAPCD permit requirements, and adherence to applicable rules, air quality and odor-related impacts will be *less than significant*.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>				
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 or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Existing Environmental Setting: As previously discussed, the proposed Project is located in an urban central business district downtown corridor. The core Project site is void of any natural wildlife, vegetative or wetland habitat areas. Only Parcel 12 has not been developed, however, it has been graded. Eight blue oaks ranging between 9 and 14-inches diameter at breast height (DBH) are located along the western boundary of which two need to be removed due to their condition.

- 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 or U.S. Fish and Wildlife Service?

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Due to location of the proposed Project and its developed state, there is **no impact** associated with the above biological environmental issues.

- 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?*

Due to the urbanized nature and size of the proposed Project, none of the site contain habitat for candidate, sensitive, or special status species and is suitable for wildlife migration and breeding. There are no wetlands located on the site or in near proximity whereby drainage flows would contribute to wetland conditions. The low number of existing trees and shrubs on the site provide minimal suitable nesting habitat for birds. Under the Migratory Bird Treaty Act (MBTA) of 1918, migratory bird species, their nests, and their eggs are protected from injury or death, and any project-related disturbances during the nesting period. In addition, California Fish and Game Code §3503 and §3503.5 provide regulatory protection to resident and migratory birds and all birds of prey within the State.

If nesting birds were to ever be present in or adjacent to Project site, they could be directly or indirectly affected by construction activities. Direct effects could include mortality resulting from construction equipment operating in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to loud noise levels or human encroachment, or a reduction in the amount of food available to young birds due to changes in feeding behavior by adults.

In the local area, most birds nest between February 1 and August 31; the potential for adversely affecting nesting birds can be avoided by conducting demolition and construction activities either before February 1 or after August 31. If this is not possible, a nesting survey should be conducted within one week prior to commencement of demolition or construction (including site preparation/vegetation removal activities). If active nests are found, avoidance measures would be implemented. As addressed in **Mitigation Measure BR-1**, such measures may include work-exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists. The mitigation measure will reduce potential impacts to a **less than significant** level.

Mitigation Measure BR-1

In order to avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act of 1918 or California Fish and Game Code §3503, including their nests and eggs, the following measures shall be implemented:

- a. *Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or*

- b. *If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area.*

If active nests are found, the City shall consult with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service regarding appropriate action to comply with the Migratory Bird Treaty Act and California Fish and Game Code §3503. Compliance measures may include, but are not limited to, work-exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as on-going monitoring by biologists.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project does not conflict with any local protection policies or ordinances. *There is **no impact**.*

- 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?*

No Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved habitat conservation plan has been adopted for the Project site or local area. *There is **no impact**.*

Conclusion: Due to the mitigation measures proposed, potential impacts on biological resources will be reduced to *less than significant* levels.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c. Disturb any human remains, including those interred outside of formal cemeteries?		X		

Existing Environmental Setting: Due to the location and fully developed nature of the core Project area and vacant graded natural surfaced Parcel 12, an archaeological resources site evaluation and screening was not undertaken. However, for the design and construction of the *Solano Street Transportation Project*, which required the demolition and replacement of the sidewalks that front the Project site along Solano Street, an area was surveyed and a report prepared by a professional archaeologist Ms. Lisa Westwood with Eco-Analysts.¹¹ The report included a literature search and the official records and maps for archaeological sites and surveys in Tehama County were also reviewed for the preparation of the Initial Study and Mitigated Negative Declaration in addition to the following documents: *National Register of Historic Places, Listed properties and Determined Eligible Properties (2012); California Register of Historical*

¹¹ The report, *2005 Cultural Resources Investigation of the Corning Streetscape Project area, City of Corning, Tehama County, California, IC Report 6795* is on file at the City Planning Department for review.

Resources (2012); California Investigation of Historic Resources (1976); California Historical Landmarks (2010); Gold Districts of California – Bulletin 193 (2005); Historic Spots in California (1966 and 2002); Handbook of the Indians of California (1967); and the Directory of Properties in the Historic Property Data File for Tehama County (2012). No prehistoric or historic resources were discovered as a result of this particular archaeological and historic survey.

Historic buildings and other structures are considered part of the environment and subject to review under CEQA (OHP 2018). Buildings that are 50 years of age or older may potentially be considered as historical resources. Although an in-depth evaluation of historical-era buildings was not undertaken, consultation by City Staff with an architectural historian and historic preservation professional, Ms. Pamela Daly did occur.¹² Ms. Daly provided a review of the four buildings located on the core Project area based on photographs and biographies provided by City Staff. In addition to this information, she reviewed historic Sanborn Fire Insurance maps (that date from 1891), historic topographic maps of the area (that date from 1901), and historic aerial photographs that date from 1947. Using Google Map tools, she was also able to review the buildings and track their history.

The area where the proposed Project is located was the commercial and shipping center of the City, and the Southern Pacific Railway line is a historic resource. Additional review was undertaken to ensure the subject buildings are not associated with the early history of the City, or that they are not the last remaining examples of a historic property type.

The building at 1111 and 1115 Solano Street, encompassing the majority of Parcel 3 and a small portion of Parcel 2, totals approximately 11,300 square feet and is utilized for automobile repair and service. City building and Tehama County assessor records show that the building was built around 1931. This flat roofed single-story building was established as a car dealership in the 1960s and according to City building records went through a major remodel in 1965. This building was determined not to be a significant resource.

Located at 1158 Marin Street on Parcel 8 is a single-story corrugated metal sided (over a wood sided exterior) and metal gable roofed building of approximately 1,500 square-feet. Originally constructed as a garage, it was last used as a welding shop and is currently vacant. This building was determined not to be a significant resource.

The approximate 1,500-square foot building located on Parcel 10 at 813 4th street was originally built as a garage and most recently used for Taekwondo Instructional classes. This building has been vacant for approximately ten years. Modifications have been made to the south side of the building, which also has corrugated metal siding and a metal gabled roof. This building was determined not to be a significant resource.

The two-story gabled roofed building with approximately 5,800 square feet of ground floor area located at 811 4th Street on Parcel 11 was constructed in 1903 to house the Elephant Livery Stable. The building was constructed to replace a smaller version of the Elephant Livery Stables that had been located at the northwest corner of Solano Street and 4th Street in 1899, which burned down in 1902. The building has been used for various commercial uses; the earliest records show it as a sheet metal shop. Exterior modifications have been made and the building is sided with corrugated sheet metal and likewise roofed. The building was remodeled in 2006 where windows were added to the exterior on the north side of the building. There are various existing building code violations and interior modifications that appear to have been undertaken without permits. The second story floor area is currently unknown, however, in 2016 it was deemed unsafe due to existing conditions. It was determined that this building may be the oldest, or one of the oldest commercial buildings in the City. Even in its slightly altered condition, the rarity of a

¹² Verbal and e-mail communications between Ms. Molly Marcussen, City of Corning Planner I and Recreation Coordinator and Ms. Pamela Daly M.S.H.P., Daly & Associates on May 16, 17, 20, and 22.

type, style, and age of a building is a consideration for determining its significance even after the numerous renovations and structural deterioration.

As a result of City staff coordination with Ms. Daly regarding the 811 4th street building (Parcel 11), a meeting was held between City Staff and local community historians to obtain a better understanding of the history of the building and its potential significance. On June 19th 2019, City Staff met with Mr. Gary Strack, a 79 year lifelong resident of the City of Corning (also a former City Council Member and Mayor over a span of 45 years and who is the current President of the Corning Museum), Ms. Darlene Dickison, also a lifelong resident of the City of Corning (former City Clerk for 25 years, a two-term City Council member and current City of Corning Museum Secretary and Treasurer), and Mr. Victor (Vick) Dickison an over 100-year lifelong resident (also an active community member). In the meeting, the three historians discussed the history of the various buildings and uses of the various Project parcels. Their knowledge of the history and uses of the various parcels were consistent with Ms. Daly's research and understanding. However, none of them specifically remembered the Elephant Livery Stable nor were they able to find any pictures, descriptions, or documentation of the stables in museum records. They stated in their opinion, none of the buildings located on the proposed Project site are historically significant or worth preserving.

The City, as Lead Agency, determined the 811 4th street building does not meet the criteria of historical resources as outlined in the California Code of Regulations §15064.5, given that any potential historical significance of the building has not been maintained as a result of the many alterations undergone over the years and in particular, the building being deemed a safety hazard due to structural deterioration over the years. However, mitigation measures are proposed to recognize the potential historical significance this building may have had when initially constructed and used.

In the June 19th meeting, City Staff was also able to learn more about the history of this core proposed Project block and its various uses over the last century. Interestingly, the location in the northwestern portion of Parcel 2, where the proposed amphitheater is to be built, was an area used as an open-air theater where community concerts and outdoor silent movies were shown. The local historians were pleased with the similarity between the proposed Project and historic uses and supportive of the effect the Project would have in revitalization of the central business district and downtown corridor.

Discussion of Checklist Answers:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

Although some of the buildings on the proposed Project site may qualify as a historical resource as defined in Section 15064.5, none of them are listed in the National Register of Historic Places. The only building in the register in the City is the Maywood's Women Club located at 902 Marin Street.

The core area of the proposed Project has been a significant part in Corning's history and while the buildings, in particular the one on Parcel 11, may not be historically significant to preserve, it was deemed sufficiently important enough to recognize the history of this area, and in particular the building, by creating a display at the City of Corning Museum of this core area of the proposed Project. Implementation of **Mitigation Measure CR-1** would memorialize this area and serve to reduce to a **less than significant** level, potential impacts on historic resources.

Mitigation Measure CR-1

Regarding the building located at 811 4th Street on Parcel 11, City Staff will partner and work with the City of Corning Museum to create a memorial display of the history of 811 4th Street, specifically recognizing the Elephant Livery Stable. A display containing information and photos of the history of the building will also be placed at the Recreation Center.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*
- c. *Disturb any human remains, including those interred outside of formal cemeteries?*

Whereas, the proposed Project site and surrounding area has been substantially disturbed through the construction of buildings and associated infrastructure, there always exists a potential to encounter previously unreported subsurface historical and archaeological resources (possibly including human remains) during construction of the proposed Project. **Mitigation Measure CR-2** will reduce to a **less than significant** level potential impacts on archaeological and historical resources, and human remains.

Mitigation Measure CR-2

To reduce potential impacts to cultural resources to a less than significant level, the following measures shall be implemented.

1. *Monitoring by a qualified archaeologist is recommended for all initial ground-breaking activities associated with project implementation in natural undisturbed areas due to the possibility that previously unidentified historical or archaeological features or artifacts may be present.*
2. *The City of Corning shall notify the appropriate tribal resources should they wish to provide for the presence of a Native American Monitor at all initial ground-breaking activities associated with project implementation in natural undisturbed areas due to the possibility that previously unidentified archaeological features or artifacts may be present.*
3. *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 earth-disturbing 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 not to qualify as Historical Resources/Historic Properties.*
4. *If any human remains are encountered during any phase of construction, all earth-disturbing work shall stop within 50 feet of the find. The county coroner shall be contacted to determine whether investigation 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 Native American Heritage Commission (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.*

Conclusion: The probability of historical or archaeological resources being encountered during construction in natural undisturbed areas is very low and limited. However, adherence to state law and incorporation of the mitigation measure limits potential cultural resource impacts to a **less than significant** level.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY <i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Existing Environmental Setting: Approximately 20,500-square feet of building floor area exists on the site with attendant electrical interior and exterior building, site and street lighting and mechanical equipment all of which do not meet current State law with respect to energy resources.

Discussion of Checklist Answers:

- a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Due to the nature of the proposed Project and that the proposed Recreation Center Building and other structures, associated infrastructure, and lighting are all components of a new project, the building and site plan design will be required to meet State law to comply with the *California Green Building Standards Code* (commonly known as *CALGreen*). *CALGreen* is one of the most stringent statewide building codes in the nation in terms of energy use reduction requirements. It requires non-residential developments to include bicycle parking, parking for clean air vehicles, charging stations for electric passenger cars, energy-efficient lighting, water conservation features, and waste reduction features, and imposes standards for building maintenance. Therefore, the proposed Project’s potential impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation will be ***less than significant***.

- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

As previously identified, construction and operation of the proposed Project is required to comply with *CALGreen*. The proposed Project will not conflict with applicable State or local plans for renewable energy or energy efficiency.

Conclusion: Potential energy related impacts are ***less than significant*** due to specific design, construction, and operational measures require compliance with *CALGreen* code standards.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS <i>Would the project:</i>				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> 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. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Existing Environmental Setting: 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. Primarily, rocks and deposits in this province are 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 proposed Project area is not located within an Alquist-Priolo Special Study Zone. The closest surface fault to the City is the Elder Creek Fault, approximately 11 miles to the west. The Cleveland Hills Fault, most recently active in 1975, lies approximately 50 miles away from the City. The threat of a potentially damaging seismic event in this area is slight.

In terms of seismic shaking, the different geologic materials that underlie the region have different shaking characteristics. The areas which are comprised of alluvium from the Sacramento River have more potential for ground shaking than those comprised of consolidated bedrock. Due to the minimal possibility of a strong intensity earthquake event, the location and developed nature of the Project site, and the depth of the groundwater in the City, it is not likely that liquefaction will occur in the area. Due to the basically level

topographic nature of the site, landslides will not occur. Again, due to location and the developed nature of the Project area, 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. Likewise, the risk of seiche is remote as the nearest water bodies (Black Butte Lake and Lake Shasta) are too far away to affect the site and the City. Mount Lassen, the nearest center of potential volcanic activity, is located approximately 55 miles northeast of Corning, minimizing the potential for volcanic hazards to impact the City and its residents.

Discussion of Checklist Answers:

- a. *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? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The Project site is located in an area that is considered to be relatively free of seismic hazards in the immediate vicinity. The most significant seismic activity that can be anticipated is ground shaking generated by seismic events on distant faults. Future structures are required by State law to be constructed in accordance with the *California Building Code* (CBC) and to adhere to all modern earthquake construction standards, including those relating to soil characteristics. Impacts are considered *less than significant*.

As previously noted, the Project area is not affected by *Alquist-Priolo Earthquake Fault Zones* as determined by the California Geologic Survey. The Project site is located in a low severity earthquake area, as designated by the California Geologic Survey, and is considered to be at low risk for impacts associated with earthquakes. Consequently, the Project site is also at low risk for geologic events commonly associated with earthquakes, including liquefaction, subsidence, lurch cracking, and ground shaking. Furthermore, the Project will be designed and constructed in accordance with the requirements of the most recent *Uniform Building Code* (UBC) and *California Building Code* (CBC) including the latest supplements for Seismic Zone 3 and all other applicable State and Federal laws, regulations and guidelines, or other ground shaking standards as determined by the Project structural engineer and geotechnical professional. Incorporating such design standards will prevent catastrophic failure of the proposed Project facilities in the event of an earthquake or other disaster, based on a reasonable standard of professional design care. There is a *less than significant impact* with respect to potential seismic related impacts.

There are *less than significant impacts* associated with seismic related ground failure including liquefaction and potential landslides, lateral spreading, subsidence, or collapse.

- b. *Result in substantial soil erosion or the loss of topsoil?*

Excessive erosion requires time and expense to make repairs and could cause violations of discharge requirements. Prevention of erosion usually is less costly than repairs. Erosion control methods are those methods that prevent soil from moving. Soil particles are set in motion either by raindrop impact or flowing water. The faster and deeper the water flows, the more erosion will occur. To reduce erosion, soil is compacted to bond soil particles together and/or covered to reduce raindrop impact and slow runoff. Steeper slopes are more susceptible to erosion because the runoff

flows faster. Concentrated flow also increases erosion because greater flow can carry greater sediment, especially on steeper slopes. Erosion control practices include straw mulching for temporary (one season) control and seeding and mulching and hydroseeding for long-term control. For very steep slopes there are more intensive and costly methods including straw mats and adhesive-type hydroseeding.

The core Project area within which the plaza and recreation facilities are proposed is level and the extent of site grading will include the removal of the existing concrete parking and driveway areas, building slabs and foundations, the relatively few trees and landscaping. The proposed Project facilities entail the construction of the Recreation Center Buildings, amphitheater, splash pool, parking lots, hardscape recreation areas, walkways and the installation of utilities. The grading and construction activities will disturb soils and potentially expose these soils to wind and water erosion. However, because more than one acre of ground will be disturbed, the City is required to prepare a *Stormwater Pollution Prevention Plan (SWPPP)* to comply with the Regional Water Quality Control Board's *General Construction Storm Water Permit requirements*. The *SWPPP* will identify best management practices (BMPs) to be implemented to minimize soil erosion and protect the existing drainage systems and ultimate receiving waterways, which in this case is eventually the Sacramento River. For informational purposes the following are examples of BMPs.

- *Ground disturbing work for site development shall be limited to the dry season to the greatest feasible extent, and all erodible surfaces shall be protected by paving, mulching or landscaping, as provided in the erosion control plan (required) prior to the advent of the rainy season (September to March). Berms shall be provided around construction sites to contain sediment. If construction operations occur during rainy periods, use of erosion control measures, such as straw-bale dikes, gravel filters, stabilized construction entrances and sediment traps shall be required. No areas shall be left exposed during winter.*
- *Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion and sediment control measures shall be implemented during and after construction to conform to acceptable erosion control and City grading standards. The erosion control plan shall include revegetation of denuded areas.*
- *A geotechnical investigation shall be prepared to determine specific site grading and associated drainage characteristics prior to construction of the proposed Project. A civil engineer shall be involved during the construction phase(s) to assure that recommendations are implemented or modified as necessary.*
- *To minimize dust/grading impacts during construction; no grading activity shall be conducted when sustained wind speeds exceed 25 miles per hour. Construction activities may occur during sustained wind speeds between 10 and 25 miles per hour provided dust control measures are increased and dust and erosion impacts are controlled to the satisfaction of City inspection staff.*

Compliance with the State's *General Construction Storm Water Permit* will minimize soil erosion from grading and construction which reduces this potential impact to a ***less than significant*** level.

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The geotechnical investigation to be prepared for the proposed Project will address potential expansive soils which generally contain clays that expand when moisture is absorbed into the crystal structure. This results in a rise in the ground surface. Though expansive soils are not

considered to pose a significant hazard within the area, the effects of potentially expansive soils on structures can be reduced through proper engineering design and standard corrective measures. Construction in conformance with the *California Building Standards Code* and *Uniform Building Code* will ensure that potential impacts related to soil expansivity are reduced to a **less than significant** level.

- 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?*

This issue is not applicable since the proposed Project will be served by City’s wastewater conveyance lines and treatment facilities. There is **no impact** associated with septic systems or alternative wastewater disposal systems.

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The proposed Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There is **no impact**.

Conclusion: Potential geologic and soils related impacts are **less than significant** due to specific design, construction, and operational measures to be incorporated into the Project. Furthermore, regulations and oversight provided by State and Federal regulators and adherence to their requirements will provide additional safeguards with respect to seismic, structural, and soil related issues.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

Existing Environmental Setting: California is a substantial contributor of global greenhouse gases (GHGs), emitting over 400 million tons of CO₂ each year. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. Because primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well mixed, their impact on the atmosphere is mostly independent of the point of emission. **Table GHG-1, Greenhouse Gases** provides descriptions of the GHGs that the California Air Resources Board (CARB) is responsible for monitoring and regulating.

California Executive Order (EO) S-03-05 was signed by the Governor on June 1, 2005 and established the goal of reducing statewide GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050.

The *California Global Warming Solutions Act of 2006 (AB 32)* established a statewide GHG emissions cap for 2020 based on 1990 emissions levels as set forth in *EO S-03-05*. As required by *AB 32*, CARB adopted the initial *Climate Change Scoping Plan* in 2008 that identified the State’s strategy to achieve the 2020 GHG emissions limit via regulations, market-based mechanisms, and other actions. CARB’s first update to the *Climate Change Scoping Plan (2014)* addressed post-2020 goals and identified the need for a 2030

mid-term target, rather than focusing only on targets for 2020 or 2050. In December 2017, CARB’s second update to the *Scoping Plan* included strategies to achieve the 2030 mid-term target.

TABLE GHG-1 GREENHOUSE GASES	
Greenhouse Gas	Description
Carbon Dioxide (CO ₂)	Carbon dioxide (CO ₂) is the primary greenhouse gas emitted through human activities. In 2014, CO ₂ accounted for about 80.9 percent of all U.S. greenhouse gas emissions from human activities. The main human activity that emits CO ₂ is the combustion of fossil fuels (coal, natural gas, and oil) for energy and transportation, although certain industrial processes and land uses also emit CO ₂ .
Methane (CH ₄)	Methane (CH ₄) is the second most prevalent greenhouse gas emitted in the United States from human activities. Methane is emitted by natural sources such as wetlands, as well as human activities such as the raising of livestock; the production, refinement, transportation, and storage of natural gas; the decomposition of waste in landfills; and in the treatment of wastewater.
Nitrous Oxide (N ₂ O)	In 2014, nitrous oxide (N ₂ O) accounted for about 6 percent of all U.S. greenhouse gas emissions from human activities. Nitrous oxide is naturally present in the atmosphere as part of the Earth's nitrogen cycle. Human activities such as agricultural soil management (adding nitrogen to soil through use of synthetic fertilizers), fossil fuel combustion, wastewater management, and industrial processes are increasing the amount of N ₂ O in the atmosphere.
Hydrofluorocarbons (HFCs)	Hydrofluorocarbons (HFCs) are man-made chemicals, many of which have been developed as alternatives to ozone-depleting substances for industrial, commercial, and consumer products such as refrigerants, aerosol propellants, solvents, and fire retardants. They are released into the atmosphere through leaks, servicing, and disposal of equipment in which they are used.
Perfluorocarbons (PFCs)	Perfluorocarbons (PFCs) are colorless, highly dense, chemically inert, and nontoxic. There are seven PFC gases: perfluoromethane (CF ₄), perfluoroethane (C ₂ F ₆), perfluoropropane (C ₃ F ₈), perfluorobutane (C ₄ F ₁₀), perfluorocyclobutane (C ₄ F ₈), perfluoropentane (C ₅ F ₁₂), and perfluorohexane (C ₆ F ₁₄). Perfluorocarbons are produced as a byproduct of various industrial processes associated with aluminum production and the manufacturing of semiconductors.
Sulfur Hexafluoride (SF ₆)	Sulfur hexafluoride (SF ₆) is an inorganic compound that is colorless, odorless, nontoxic, and generally nonflammable. SF ₆ is primarily used in magnesium processing and as an electrical insulator in high voltage equipment. The electric power industry uses roughly 80 percent of all SF ₆ produced worldwide.
Nitrogen Trifluoride (NF ₃)	Nitrogen trifluoride is a colorless, odorless, nonflammable gas that is highly toxic by inhalation. It is one of several gases used in the manufacture of liquid crystal flat-panel displays, thin-film photovoltaic cells and microcircuits.

Source: California Air Resources Board, 2018; California Health and Safety Code §38505(g).

The generation of electricity through combustion of fossil fuels (e.g., coal, natural gas, and petroleum) produces GHG emissions. To address this issue, *SB 1078* was passed in 2002 to establish the State’s *Renewables Portfolio Standard (RPS) Program*, with the goal of increasing the amount of electricity generated and sold to retail customers from eligible renewable energy resources. The initial goal was to increase the percentage of renewable energy in the state's electricity mix to 20 percent of retail sales by 2017. The *Renewables Portfolio Standard* has been subsequently amended, most recently in September 2018 by *SB 100*, which codified a target of 60 percent renewable energy in the state’s electric mix by 2030. *SB 100* also sets a goal of completely phasing out electricity produced by fossil fuels by 2045. As the use of renewable energy sources for electricity generation increases, GHG emissions will continue to decrease.

The *Sustainable Communities and Climate Protection Act of 2008 (SB 375)* aims to reduce GHG emissions from passenger vehicles and light duty trucks through the coordination of land use, housing, and transportation strategies. Under *SB 375*, the CARB sets regional targets for the reduction of GHGs for each

Metropolitan Planning Organization (MPO) in the State, or Regional Transportation Planning Agency (RTPA) for regions without an MPO. The MPO/RTPA must include a *Sustainable Communities Strategy (SCS)* in the applicable *2019 Tehama County Regional Transportation Plan (RTP)* that demonstrates how the region will meet the GHG emissions reduction targets. The Tehama County Transportation Commission (TCTC) is the state-designated RTPA for Tehama County. The RTPA included in the *RTP* goals, policies, and strategies aimed at reducing greenhouse gas emissions in Tehama County.

There are currently no State or local thresholds for GHG emissions; however, §15064.4 of the *CEQA Guidelines* states that a lead agency has the discretion to determine whether to use a model or methodology to quantify GHG emissions, or to rely on a qualitative or performance-based standard. The GHG analysis should consider 1) the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting; 2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and 3) the extent to which the project complies with any regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. If there is substantial evidence that the potential effects of a particular project are still cumulatively considerable even with compliance with adopted regulations or requirements, an Environmental Impact Report must be prepared for the project.

Discussion of Checklist Answers:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Because there are no State or local quantitative GHG thresholds, predicted proposed Project-related GHG emissions were compared to thresholds established by the Bay Area Air Quality Management District and Sacramento Metropolitan Air Quality Management District, which are widely adopted GHG emissions thresholds, as shown in **Table GHG-2**. These thresholds are tied directly to *AB 32* and state-wide emissions reduction goals.

TABLE GHG-2 GREENHOUSE GAS EMISSIONS THRESHOLDS		
Category	Bay Area AQMD	Sacramento Metropolitan AQMD
Construction	None Recommended	1,100 tons/year CO ₂ e ¹³
Stationary Sources ¹⁴	10,000 metric tons/year CO ₂ e	10,000 metric tons/year CO ₂ e
Land Development Projects (Operational)	1,100 metric tons/year CO ₂ e or 4.6 tons CO ₂ e/service population/year	1,100 metric tons/year CO ₂ e

The City of Corning has determined the commonly adopted numeric thresholds for land development projects of 1,100 metric tons of CO₂e per year for construction emissions, and 1,100 metric tons of CO₂e per year for operational emissions are appropriate for projects. If construction or operational emissions exceed 1,100 metric tons of CO₂e, then the impact is considered significant.

GHG emissions for the proposed Project were estimated using the *CalEEMod.2016.3.1* software. *CalEEMod* is a statewide model designed to quantify GHG emissions from land use projects. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal,

¹³ Because different GHGs have different effects on the atmosphere, each GHG is assigned a global warming potential (GWP) which is a measure of the heat-trapping potential of each gas over a specified period of time. The GWP metric is used to convert all GHGs into CO₂ equivalent (CO₂e) units, which allows policy makers to compare impacts of GHG emissions on an equal basis.

¹⁴ Stationary sources are typically associated with industrial processes (e.g., boilers, heaters, flares, cement plants, and other types of combustion equipment).

vegetation planting and/or removal, and water use. *CalEEMod* also includes the intensity factors for CO₂, CH₄, and N₂O for the utility company that will serve the proposed project. Therefore, *CalEEMod* uses PG&E’s mix of renewable and non-renewable energy sources to estimate indirect GHG emissions associated with the Project’s electricity use.

Construction Emissions

Construction of the proposed Project would emit GHG emissions as shown in **Table GHG-3**, primarily from the combustion of diesel fuel in heavy equipment. As discussed in Section III (Air Quality), although the Project is proposed to be constructed in three phases (Phase 1 - 2019; Phase 2 - 2019-2021; and Phase 3 - post 2021), in order to represent a worst-case scenario, reported GHG emissions from the *CalEEMod* analysis are based on all three phases of the Project being constructed concurrently.

Because CO₂e associated with construction of the proposed Project would not exceed the numerical threshold of 1,100 metric tons/year of CO₂e, construction impacts would be *less than significant*.

TABLE GHG-3 CONSTRUCTION-RELATED GREENHOUSE GAS EMISSIONS (METRIC TONS)				
Year	Carbon Dioxide (CO₂)	Methane (CH₄)	Nitrous Oxide (N₂O)	Carbon Dioxide Equivalent (CO₂e)
2019	342.06	0.06	0	343.54
2020	28.60	Trace	0	28.74
Total	370.66	0.06	0	372.28

Operational Emissions

The proposed Project would result in the generation of operational GHG emissions as shown in Table GHG-4. The majority of operational emissions are attributed to vehicle traffic. As discussed in Environmental Issue **III. Air Quality**, *CalEEMod* does not take into consideration existing traffic associated with the existing training program; thus, the net increase in traffic would be less than reported in the *CalEEMod* analysis.

As indicated in Table GHG-4, the proposed Project would not exceed the referenced operational threshold of 1,100 metric tons/year of CO₂e; therefore, operational impacts would be *less than significant*.

TABLE GHG-4 OPERATIONAL GREENHOUSE GAS EMISSIONS (METRIC TONS)				
Source¹⁵	Carbon Dioxide (CO₂)	Methane (CH₄)	Nitrous Oxide (N₂O)	Carbon Dioxide Equivalent (CO₂e)
Area	Trace	Trace	0	Trace
Energy	104.88	Trace	Trace	105.34
Mobile	687.18	0.05	0	688.46
Stationary	0.30	Trace	0	0.31
Waste	5.99	0.35	0	14.85
Water	2.11	0.02	Trace	2.79
Total	800.46	0.43	Trace	811.75

¹⁵ Area emissions sources include consumer products (e.g., cleaning supplies, aerosols, etc.) and reapplication of architectural coatings (e.g., building paint, parking lot striping, etc.). Energy emission sources include electricity and natural gas used for building heating and cooling, water heaters, appliances, electronics, interior and exterior lighting, etc. Mobile emissions sources include vehicle trips for employees, students, vendors, deliveries, etc. Stationary Sources include the emergency generator. Water includes the energy used to provide water to the proposed Project. Waste includes GHG emissions associated with disposal of solid waste from the proposed use into landfills and the contribution of CO₂ and CH₄.

Cumulative Emissions

GHG emissions and global climate change are, by nature, cumulative impacts. Unlike criteria pollutants, which are pollutants of regional and local concern, GHGs are global pollutants and are not limited to the area in which they are generated. As documented above, construction-related and operational GHG emissions would not exceed the numerical threshold of 1,100 metric tons/year CO₂e. Because the proposed Project would not significantly contribute to adverse impacts associated with cumulative GHG emissions, cumulative impacts are *less than significant*.

- b. *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

As discussed under the **Environmental Setting** for this Environmental Issue, State legislature has adopted numerous programs and regulations to reduce statewide GHG emissions. As previously documented, the proposed Project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHGs and therefore, there is *no impact*.

Conclusion: Project construction would not exceed the referenced GHG thresholds. With implementation of alternative transportation improvements, energy conservation measures, and State regulations for the reduction of GHG emissions, operational GHG emissions can be further reduced. Therefore, the Project's impact to global warming and climate change is considered *less than significant*.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.			X	
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 for people residing or working in the project area?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>				
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Existing Environmental Setting: To date no Phase I or II Environmental Assessments have been prepared addressing the areas or buildings where the proposed demolitions, new building, parking lot and park construction are conceptually located. None of the existing buildings slated for demolition have been known to contain hazardous materials. However, due to the age of the buildings they may contain hazardous materials such as asbestos containing materials or lead based paint. The amount of hazardous material contained in the various materials, such as paint, determines if hazard thresholds are exceeded.

It is known that due to the previous operation of a gas station as well as automobile sales and service business on Parcels 1, 2, 3, and 4 that there existed underground fuel and oil tanks. Six of the tanks were filled with concrete in approximately 1987, however, there may be a remaining oil tank on the site on either Parcel 1 or 2 whose unknown contents if present, would be considered a hazardous material.

According to Section 25117 of the *California Health and Safety Code*, a hazardous material 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.

Recognized Environmental Conditions (RECs), as defined by the American Society for Testing and Materials (ASTM) E1527-05 standard practice (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), “means the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.”

Discussion of Checklist Answers:

- 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?*

It is the City’s operational policy that after consultation with a Registered Environmental Property Assessor, a determination is made whether to proceed with a Phase I ESA to address potential hazards and hazardous materials. A Phase 1 ESA includes database research and a pedestrian survey of the site to determine the likely presence of hazardous materials. Even though the database records may not have records of hazardous materials specifically located on a Project building or site, the Phase 1 ESA may identify areas and associated activities some of which generate wastes that need to be properly disposed. Once the Phase I ESA is prepared, if there are

any recommendations regarding hazardous materials, asbestos-containing materials or lead based paint, a determination is made whether to proceed with a Phase II ESA, if a site is considered contaminated, and/or to just address specific issues such as asbestos-containing materials or lead based paint. A Phase II ESA may be conducted based on ASTM E1903, a more detailed investigation involving sampling of soils, air, groundwater, and/or building materials involving chemical analysis to determine hazardous substances and/or petroleum hydrocarbons.

Although highly unlikely, a potential release of hazardous materials could occur during construction work on any given project. Any such releases would most likely be minor spillages of motor vehicle fuels and oils. Given the requirement for a General Construction Stormwater permit from the State Regional Water Quality Control Board (RWQCB), the Project will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would stipulate how and where vehicles can be refueled and will include Best Management Practices (BMPs) 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 will occur in accordance with applicable Federal, State, and Local laws including California Occupational Health and Safety Administration (Cal OSHA) Requirements.

Due to the operational, permitting, and reporting requirements imposed by the City, State and Federal governments, 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. Potential impacts are considered *less than significant*.

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The proposed Project site is located approximately one-quarter mile to the northeast of West Street Elementary School. However, the proposed Project and the removal of the existing underground oil storage tank will not emit hazardous emissions. Furthermore, the handling of the of the oil waste will comply with all applicable removal and remediation requirements imposed by State laws. Impacts are considered *less than significant*.

- d. *Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.*

The Project site while containing an underground oil tank is not a known significant hazardous materials site; therefore, there is the impact is considered *less than significant*.

- 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 for people residing or working in the project area?*

Even though the proposed Project site is located approximately one mile southwest of the Corning Municipal Airport, the project would not result in a safety hazard for people working in the Project area; therefore, there is *no impact*.

- f. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed Project will not impair or interfere with any future emergency response or excavation plans. Potential impacts are considered *less than significant*.

- g. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Wildland fire hazards do not exist due to the location of the Project site within an essentially developed urban core area of the City. Therefore, potential wildfire impacts are considered *less than significant*, and no mitigation is required.

Conclusion: Adherence to regulatory codes, standards and will reduce the potential impacts from hazardous materials to a *less than significant* level.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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: <ul style="list-style-type: none"> i. Result in a 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? 			X	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Existing Environmental Setting: The proposed Project site has already been altered as a result of the development of the core area of the proposed Project and the grading of Parcel 12. The developed proposed Project core area would be subject to rain runoff that would not be directly absorbed into the ground. Parcel 12, while natural surfaced would also not absorb a significant amount of rainfall much of would be flow

onto the adjacent streets and into the drainage catch basin near the existing alleyway. The Project site is not subject to flood hazards.

Discussion of Checklist Answers:

- a. *Violate any water quality standards or waste discharge standards or otherwise substantially degrade surface or ground water quality?*

Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharges to Waters of the US. Waters of the US include rivers, lakes, tributary streams, and wetlands. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of one or more acres requires a NPDES permit. A Storm Water Pollution Prevention Plan (SWPPP) will be required to be prepared prior to construction since the area of disturbance is greater than one acre.

Adherence to the Best Management Practices (BMPs) advanced as required in the SWPPP and the permitting, operational, and reporting requirements imposed by the State and City ensure that the Project will not violate water quality or discharge standards, or otherwise substantially degrade water quality. Any potential impacts associated with water quality will be reduced to a *less than significant* level.

- b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

This Project will receive water service from the City of Corning and does not propose any direct withdrawal of groundwater. There is adequate capacity to supply the long-term operational needs of the proposed Project including its development. Therefore, this impact is considered to be *less than significant*.

- 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 a 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;*

Overall, the proposed Project will not substantially alter any existing drainage pattern of the Project site or the area since the construction of improvements on relatively level land minimizes the amount of grading, therefore, the potential erosion impacts are *less than significant*.

For any type of development project, even on a site that has been significantly altered, standard practice calls for the preparation of a hydrology/drainage analysis by a registered civil engineer or certified hydrologist. The analysis would determine upstream and project cumulative impacts and increased runoffs resulting from the proposed Project which are potentially negligible since the majority of the site is covered with impervious surfaces (concrete, asphalt and buildings). In coordination with the Project's civil engineer, the City would review any recommended improvements to the storm drainage facilities, such as underground detention, detention/retention ponds and storm-pipe upsizing, in accordance with applicable civil engineering standards. Adherence to City regulatory standards reduces potential stormwater related drainage impacts to a *less than significant level*.

- d. *In flood hazard, tsunami, or seiche zones, e) conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Review of the September 29, 2011 *Flood Insurance Rate Maps (FIRM)* for City of Corning, California and Incorporated Areas encompassing the City shows that Panel 1470 of 1775 Map Number 06103C1470H is located outside a 100-year flood hazard area and is identified as an “Area of Minimal Flood Hazard.” Therefore, there is **no impact**.

Tsunamis are defined as sea waves created by undersea fault movement. A seiche is an oscillation of the surface of a lake or landlocked sea. Mudflows typically occur in mountainous or hilly terrain. Water bodies, such as lakes, are too far away to impact the site by seiche. None of these features exist at the proposed Project site. There are **no impacts** due to these hazardous conditions.

- e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

This threshold is not applicable. There is **no impact**.

Conclusion: Due to the existing site conditions, the nature and scope of the Project, adherence to federal and state regulations and civil engineering standards, potential impacts to water quality are **less than significant**. There are **less than significant impacts** associated with drainage pattern alterations and increases in the rate of run-off. There are **no impacts** associated with issues associated with groundwater, placement of structures within flood hazard areas, floodplain, seiche, tsunami or mudflows.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING <i>Would the project:</i>				
a. Physically divide an established community?				X
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?			X	

Existing Environmental Setting: The *Land Use Element* of the *City of Corning General Plan* sets forth the City's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of permitted land uses within each zone, and sets forth development standards with which the permitted land uses must comply.

Parcels 1 through 11 are classified in the *General Plan* as *Commercial (C)*, whereas Parcel 12 is classified as *Multi-Family Residential (MRF)*. Parcels 1 through 4 located north of the alley are zoned *Central Business District (C-2)* and Parcels 5 through 11 are zoned *General Commercial District (C-3)*. Parcel 12 is zoned *General Apartment District (R-4)*.

Discussion of Checklist Answers:

- a. *Physically divide an established community?*

The proposed Project, due to its nature and location in the City will not divide an established community. Therefore, **no impacts** will result.

- b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed Project will contain a public building which is the Recreation Center Building and the amphitheater which could be classified as a “type of building.” These uses are permitted in the *C-1 Neighborhood Business District* whereby, the *C-2 District* outright permits uses permitted in *C-1 District*, except for automobile related services that would require use permit approval. The *C-2 District* permits athletic fields and an interpretation could be made that the splash pad is a form of an athletic field. The *C-3 District* permits all uses allowed in the *C-1* and *C-2 Districts*.

In order to proceed with the eventual development of the parking lot on Parcel 12 which is zoned *R-4 General Apartment District*, a use permit approval by the Planning Commission will be required since the *R-4 District* permits parks, playgrounds, and public buildings upon attainment of a use permit. The parking lot proposed for this parcel is a component of the overall proposed Project which is a recreational park facility. Use permit approval will resolve the conflict with the current zoning resulting in the potential impact being reduced to a *less than significant* level.

Conclusion: Potential impacts land use and planning associated with the proposed Project will be *less than significant* since a use permit application and approval is a component of the Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. <i>Would the project:</i>				
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?				X
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?				X

Existing Environmental Setting: Currently, there are no extraction activities taking place within the Project parcels or within the City and mineral resource related issues are not applicable and therefore not subject to environmental review and clearance.

Conclusion: There are *no impacts* on mineral resources resulting from implementation of the Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE <i>Would the project result in:</i>				
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	X	X

Existing Environmental Setting: Community noise is commonly described in terms of ambient noise levels, which is the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day/night average noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The Day-night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.¹⁶

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second) they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, called Hertz (Hz).

Measuring sound directly in terms of pressure requires a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure), as a point of reference, defined as 0 dBA. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dBA. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness. **Table N-1, Sound Pressure Levels of Common Sounds and Noises** illustrates common noise levels associated with various sources.

In 1987, the California Department of Health Services published guidelines for the noise element of local general plans. These guidelines include a noise level/land use compatibility chart that categorizes various outdoor L_{dn} ranges into four compatibility categories (normally acceptable, conditionally acceptable,

¹⁶ L_{dn} is the measurement of noise level based on the decibel measurement that considers the additional sensitivity of communities to noise generated during the evening and nighttime relative to the daytime.

normally unacceptable, and clearly unacceptable), an acceptable range for playgrounds and neighborhood parks is 55-70 dB. For acceptable noise levels are up to 70 dB.

TABLE N-1 SOUND PRESSURE LEVELS OF COMMON SOUNDS AND NOISES		
Sound Quality	Decibels	Sound Source
Threshold of Feelings		
Pain	120	Rocket engine, Ram Jet Turbojet: 7,000 pounds thrust
Deafening	110	Propeller aircraft, Boiler factory, Nearby riveter, Drop Hammer, Thunder
	100	Subway
Very Loud	90	Loud Street Noises, drill
Loud	80	Police Whistle, Portable sander
Noisy	70	Normal Radio, Noisy Office, Average Traffic
	60	Noisy home
Moderate	50	Average office, Ordinary Conversation, Quiet radio
Quiet	40	Quiet home, private office
Faint	30	Average auditorium
	20	Quiet conversation
Very Faint	10	Rustle of leaves, Whisper
Threshold of Audibility	0	Soundproof room

- 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?*

The California Department of Housing and Community Development adopted noise insulation performance standards which require that “interior CNEL with windows closed, attributable to exterior sources, shall not exceed an annual CNEL of 45 dB in any habitable room” depending on land use.

The *City of Corning General Plan Noise Element* identifies that the normally acceptable range for single family residential uses as less than 60 dB, while the conditionally acceptable range is 55 to 70 dB. The normal acceptable range for playgrounds and neighborhood parks is 50 to 70 dB.

Due to the existing automobile service related land uses occurring on the site noise generating sources currently exist that impact the area in particular the residences along the south side of Marin Street across from the proposed Project facilities. The degree of impact is not as great as when the Corning Ford-Mercury automobile sales and service facility was in operation between the 1960s and late 1980s. The new noise sources emanating from the proposed Project uses could be considered as replacement noise sources.

A conceptual site plan has been prepared which locates the major noise generating facilities such as the splash pad and amphitheater at distances no closer than approximately 250-feet from the five existing residences along the south side of Marin Street. However, as illustrated on the **Figure 5, Community Recreation Center & Plaza Conceptual Site Plan**, the southern wall of the Recreation Center Building serves as a sound buffer between the residences and the splash pad and amphitheater and also the various outdoor facilities such as the play areas, tables and a parking lot. Primary access to the Recreation Center Building will be from the outdoor areas and parking lot and not from Marin Street.

The other parking lot to be located on Parcel 12 at the northwest corner of the intersection of 4th and Marin Streets abuts an existing single family residence to the west. A sound wall of at least six-feet high will provide a noise buffer. The wall can be constructed of concrete panels, masonry

bloc, or absorptive material sound panels, which absorb the noise instead of reflecting it. It should be noted that the existing residence is located south and east of existing commercial uses. To the north is Banner Bank, the Rodgers Theater and what appears to be an unoccupied commercial building. Between the western side the residence is a gravel surfaced parking area for Corning Carpet. The entire residence is directly exposed to the Corning Fire Department facility whose sirens and bells are another noise source in the area.

Noise levels associated with the proposed Project will be similar during the day to acceptable levels associated with playgrounds and athletic fields which is 50 to 70 dB. However, outdoor evening events, particularly at the amphitheater may increase existing ambient noise levels and there may be instances when special events may exceed the operational hours identified in *Mitigation Measure N-1*. Events held in the Recreation Center Building will also be subject to the same hours of operation and whose hours could be exceeded with an exception.

It can therefore be concluded that the proposed Projects' potential operational impacts associated with exposing people to or generation of noise levels in excess of noise threshold standards established in the *City of Corning General Plan* that through implementation of *Mitigation Measure N-1*, impacts will be *less than significant*.

Mitigation Measure N-1

Outdoor activities associated with the proposed Project shall cease by 10:00 PM, unless an exception is obtained from the City for a special event that may extend beyond 10:00 PM. In approving the exception, the residences along Marin Street between 3rd and 5th Avenue shall be notified in writing. If a majority objects for health and safety reasons, then the City can deny the exemption.

The major source of noise impacts on the surrounding area will result from short-term construction. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise-sensitive areas. **Table N-2, Preliminary List of Construction Equipment** identifies noise levels associated with construction equipment.

TABLE N-2 PRELIMINARY LIST OF CONSTRUCTION EQUIPMENT	
Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Bulldozers	82
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: j.c. Brennan & associates

Proposed Project construction includes street improvements, water, sewer and underground utility lines, and related infrastructure, and building construction. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Noise levels typically attenuate (or drop off) at a rate of 6 dB per doubling of distance from point sources, such as industrial machinery.

Demolition (estimated at 20 days), grading and excavation (estimated at 10 days) phases of the proposed Project construction will tend to be the shortest in duration and create the highest construction noise levels due to the operation of heavy equipment required to complete these activities. It should be noted that only a limited amount of equipment can operate near a given location at a particular time. Equipment typically used during this stage includes heavy-duty trucks, backhoes, bulldozers, excavators, and front-end loaders. Operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. Other primary sources of noise would be shorter-duration incidents, such as dropping large pieces of equipment or the hydraulic movement of machinery lifts, which would last less than one minute.

Table N-2, shows project construction would typically generate maximum noise levels between 76 to 90 dBA at a distance of 50-feet. Residential sensitive receptors are located approximately 80-feet south of the project site construction area. Assuming worst-case scenario, if construction were to occur at this distance, maximum construction noise levels would range from 73 to 87 dBA.

While construction noise impacts are anticipated to be less than significant due to the short-term nature of demolition, grading and excavation activities estimated to be 30 days, **Mitigation Measure N-2** will reduce potential noise construction impacts to a **less than significant** level by ensuring proper operating procedures are followed during construction so that nearby sensitive residential receptors are not adversely affected by noise.

Mitigation Measure N-2

Site improvement and building plans shall note the following noise control measures to be implemented by the project contractor throughout the duration of onsite and offsite construction activities. The plans shall be subject to the review and concurrence of the Planning Department.

- *Demolition, grading, excavation and construction activities from May 15th through September 15th shall take place during weekdays between the hours of 6:00 AM and 7:00 PM and during weekends and holidays between 9:00 AM and 6:00 PM. From September 16th through May 14th, construction shall take place during weekdays between the hours of 7:00 AM and 7:00 PM and weekends and holidays between 9:00 AM and 5:00 PM.*
- *Fixed construction equipment such as compressors and generators shall be placed the greatest possible distance from sensitive receptors, but no closer than 200 feet from existing residences.*

b. *Generation of excessive groundborne vibration or groundborne noise levels?*

The only source of groundborne vibration is from truck traffic utilizing Solano Street and the CNFR Railroad; however, the proposed Project will not be impacted by these existing sources due to its location in relationship to these sources and the nature of the Project. The proposed Project will not create vibration or groundborne noise level since it is a recreational facility. Potential impacts due to excessive groundborne vibrations or noise will be **less than significant** due to location and adherence to building code standards.

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?*

Even though the proposed Project site is located approximately one mile southwest of the Corning Municipal Airport, the Project would not expose people residing, or working in the project area to excessive noise levels; therefore, there is *no impact*.

Conclusion: The proposed Project could result in *potentially significant* long-term operational noise impacts and short-term construction noise impacting adjacent residences. However, mitigation is provided to reduce these impacts to *less than significant* levels.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING <i>Would the project:</i>				
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)?				X
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Existing Environmental Setting: The City is a land use authority with primary responsibility for implementing growth strategies. The City plans future facilities, such as parks and recreation facilities by undertaking long range facilities planning and accompanying financing justification studies. Essentially the City serves to meet the demands of existing development and accommodate future growth. The State of California Community Fact Finder Report¹⁷ finds that for a total population of 2,507 there are zero 2.85 acres per 1000 population within the one-half mile proximity of the proposed Park. Of the 2,507 persons, 680 are youths and 288 are seniors. The median household income is \$42,103 and per capita income is \$22,350, however, there are 585 persons, 20 percent of the total living in poverty. There are 57 households without access to a car.

Discussion of Checklist Answers:

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)?*

The proposed Project will not induce population growth in the area due to the nature of the proposed Project which involves demolition, construction, and operation of a new Recreation Center Building and associated recreational facilities that address existing and future recreational needs of not only the community, but the region. There is *no impact* associated with growth inducement.

b. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed Project will not displace any housing or persons since the proposed is to be developed on existing developed commercial parcels and a vacant residential parcel. There is *no impact*.

¹⁷ The Community State Parks Community FactFinder Report dated May 23, 2019 is available for review at the City of Corning Planning Department.

Conclusion: There are *no impacts* associated with population and housing issues.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Law enforcement protection? Schools? Parks? Other public facilities?			X X	X X X

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 located at 814 5th one less than one block from the proposed 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 focuses their efforts on several specific local problems, including narcotics and gang activity. The CPD is located less than a block to the north of the proposed Project.

Schools – The Corning Union Elementary School District and the Corning Union High School District provide educational services to City residents. The following schools exist in the City:

- Olive View Elementary K-5
- Woodson Elementary K-5
- Rancho Tehama Elementary K-4
- West Street Elementary K-2
- Maywood Middle School 6-8
- Corning High School 9-12

Corning High School receives students from the surrounding areas including the City, Richfield, Kirkwood, Paskenta, Flournoy, and Capay.

Parks – The City currently owns and maintains eight parks and a small plaza totaling approximately 35.65 acres: Estil C. Clark Park, Woodson Park, Yost Park, Flournoy Memorial Park, Children’s Memorial Park, North Side Park, Corning Community Park, Lennox Park, and Martini Plaza. Additional discussion is provided in Environmental Issue **XVI. Recreation**.

Discussion of Checklist Answers:

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protections, police protection, schools, parks, other public facilities?*

Fire Protection: The proposed Project will not provide for the storage of flammable materials and would not be constructed of particularly flammable materials. Standard cleaning materials will be stored in the Recreation Center Building.

The proposed projects and associated equipment are required to meet or exceed the minimum standards for the applicable building codes. The design, construction and operation of the proposed Project facilities have a very low fire hazard associated with their construction and operation due to location of the Fire Station at the northwest corner of the Marin Street and 5th Street intersection, less than one block to the west of the Project site. The potential impact on fire protection services is therefore considered *less than significant*. No mitigation measures are required.

Law Enforcement Protection: The Corning Police Department will provide law enforcement protection. Coordination would occur with the Tehama County Sheriff's Department with assistance provided by the California Highway Patrol, when necessary. Due to nature of the proposed Project normal police protection services will be required. However, development of the proposed Project will, by its very nature, require police vigilance. The Chief of Police is supportive of the Project and does not foresee any significant problems due to the accessibility of the Project facilities and the general open nature of the Project which is easily viewed from the four streets bordering the Project. Furthermore, the Police Station is essentially located across the street from the Project, less than one block away. The potential impact on the provision of law enforcement services is considered *less than significant* and does not require mitigation.

Schools: Due to the nature of the proposed Project there are no impacts on existing schools and facilities. However, the development of the recreational facilities will provide school aged children with additional recreational opportunities in particular the multi-purpose Recreation Center Building. Therefore, there are *no impacts* to schools.

Parks: Parks are discussed in Environmental Issue **XVI. Recreation**

Other Public Facilities: There are no other known public facilities owned, leased or operated by the City of Corning that could be adversely impacted by the proposed Project. There is *no impact*.

Conclusion: There are *less than significant* impacts on fire and police protection services and *no impacts* on schools, parks, and other public services due to the nature of the proposed Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
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?				X
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?				X

Existing Environmental Setting: Existing City parks offer many recreational opportunities to residents and visitors to the City. Community involvement, business donations, and agency cooperation have all been key elements in park improvements and maintenance. Community groups involved in recent improvements include the Volunteer Park Improvement Committee, the Rotary Club, the Exchange Club, the Lions Club, the Volunteer Fire Department, Corning Little League, and the Veterans of Foreign Wars. Businesses have donated materials for park improvements, and the California Division of Forestry inmates from Salt Creek Camp have provided labor for several improvements.

Currently, parks are located in all four quadrants in the City whereby, quadrants extend east or west and north and south from a beginning point at the intersection of Solano Street and 3rd Street, referenced here as the “midpoint” of the City. Park facilities are noticeably absent in the west-central area of the City. However, the west-central area can be readily served by Woodson Park and the Corning Community Park serve to meet this area’s park and recreational needs. In addition, West Street Elementary is also closely located. The southwestern quadrant of the City, which had previously lacked park facilities, is now being served by the Corning Community and Lennox Parks. The City owned and maintained parks and a small plaza, which total approximately 35.65 acres which are as follows:

- Estil C. Clark Park is located on Fig Lane, east of Marguerite Avenue across the street from Centennial School. Facilities on the approximate 9.25-acre site include a little league field, a tee ball field, concession building and announcer’s booth, and bleachers.
- Woodson Park is the oldest of all the parks and contains a playground with equipment and picnic areas set within shady olive trees. The approximate 2.07-acre park is located at the corner of Walnut and Peach Streets.
- Yost Park includes a playground and a softball field with a concession room, announcer’s booth, and roof canopy for the bleachers on approximately 2.65-acres. The park is located at the corner of Tehama and First Streets and has a softball field and small playground.
- Flournoy Memorial Park is a small approximate 0.30-acre neighborhood park located just south of the senior center which is located at the southeast intersection of 4th Street and South Avenue. The park has picnic areas with tables and grills, a sprinkler system, and a playground area with wooden equipment.
- Children’s Memorial Park is located on Edith Avenue and contains a grassy area and playground. The metal playground equipment includes a swing set, moon climber, and a slide.
- The approximate 2.61-acre Northside Park at 6th and Colusa Streets, features a junior olympic size

swimming pool with a smaller pool, a two-court lighted tennis court, playground area with equipment, barbecues, a fenced play area including equipment for small children, water fountains, a basketball court, and a sand-filled volleyball court.

- Martini Plaza is located along the south side of Solano Street just west of the 6th Street intersection. This small downtown plaza contains restrooms, picnic tables, and a water fountain.
- The Corning Community Park, encompassing approximately 8.87-acres is located between Toomes Avenue and Houghton Avenue, north and south of Fig Lane was completed in 2014. The park includes a skate park, basketball/hard ball court, picnic areas, playground, amphitheater, restrooms and parking lot. A walking and jogging trail system meanders through the facility with open space/riparian preservation along Jewett Creek. The trail provides access to a pedestrian bridge across Jewett Creek connecting to Lennox Park
- Lennox Park or approximately 9.75-acres includes two soccer fields, parking lot, and restrooms with a connecting concession stand was completed in June 2015. A walking and jogging trail from the parking lot provides access to the pedestrian bridge across Jewett Creek to the Corning Community Park. South of the bridge an open space/riparian along Jewett Creek preserves wildlife and botanical habitat.

Discussion of Checklist Answers:

- 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?*

There is **no impact** on existing parks or recreational facilities due to the nature of the Project.

Conclusion: There are **no impacts** on parks or recreation facilities due to the nature of the proposed Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC <i>Would the project:</i>				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), which identifies criteria for analyzing transportation impacts?			X	
c. Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d. Result in inadequate emergency access?				X

Existing Environmental Setting: The circulation system consists of a combination of City roadways, connecting County streets, and State and Federal highways. The City has a total of 41.23 miles of maintained roads. Of those, 46 percent have deficient pavement conditions, 23 percent are in poor condition, and the remaining roads are in good condition.

The City is served by five different classifications of roadways which are:

- Freeway – A limited access and high speed road serving inter-regional movement with no interference from local street patterns or at-grade crossings. Freeways are divided highways and serve primarily regional and long distance travel.
- State Highway – Limited access and higher speed road for travel between communities. Medium capacity two-lane roadways with one lane in each direction. The passing of slower vehicles requires the use of the opposing lane where traffic gaps allow:
- Arterial – A street carrying the vehicular traffic of intra-community travel as well as access to the rest of the county transportation system. Access to arterials should be by minor arterial, collector and local streets. City arterials – Solano Street, Highway 99W, 3rd Street, and South Avenue.
- Minor Arterial – These roadways provide for movement of intra-community traffic and less traveled than arterial streets. City minor arterials – Blackburn Avenue, 2nd Street, and Kirkwood Road.
- Collector – These roadways serve traffic between major and local roadways and neighborhoods. Collectors are used mainly for traffic movements within residential, commercial, and industrial areas. City collectors – Edith Avenue, Toomes Avenue, Houghton Avenue, Marguerite Avenue, Olive Avenue, Oren Avenue, Gallagher Avenue, Neva Avenue, and Fig Lane.
- Local Street – Roadways used primarily for direct access to residential, commercial, industrial, or other abutting property with on-street parking. They do not generally include roadways carrying through traffic.

Intersections are areas within a circulation system where the flow of traffic is often interrupted. Interruptions can occur from any number of sources (stop signs, traffic lights, bicycle and pedestrian crossings, etc.). Vehicle conflicts or accidents are more susceptible at intersections. Important Intersections affecting the Project Site include Solano Street and Third and Fourth Streets as well as intersections at Marin and Third and Fourth Streets.

Traffic operations are quantified by determining “Level of Service” (LOS). Level of Service is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an intersection, roadway, or freeway segment representing progressively worsening traffic conditions. Levels of Service are calculated for different intersection control types using the methods documented in the Transportation Research Boards *Highway Capacity Manual* publication. Intersection Levels of Service definitions for different types of intersection controls are outlined as follows.

- Level of Service A – Free flow of individual users that are not interrupted by other users in the traffic pattern. Any intersection delays are less than 5 seconds.
- Level of Service B – Constant flow with a large freedom to maneuver, but with some interference from other users. Intersection delays are between 5 and 15 seconds.
- Level of Service C – Restricted flow which remains constant, but interference from other user is noticeable. Intersection delays range from 15 to 25 seconds.
- Level of Service D – High-density but stable flow. Freedom to maneuver is restricted and intersection delays range from 25 to 40 seconds.

- Level of Service E – Traffic flow is at or near capacity and freedom to maneuver is extremely difficult. Intersection delays of 40 to 60 seconds can be expected.
- Level of Service F – Traffic flow approaches a level that exceeds the amount that can be served. Traffic is stop-and-go and queues form. Delays at intersections are greater than 60 seconds.

Many cities and counties have adopted LOS standards to define acceptable operations and provide a benchmark against which traffic impacts can be measured. Such standards are quite common in urban areas, while many rural areas typically may not have developed such standards. It is accepted practice by many communities throughout the State to use a peak hour intersection and daily roadway segment LOS “C” as the minimum acceptable LOS for all intersections and roadways. Mitigation measures are recommended in cases where LOS “C” is exceeded. The City uses the LOS “C” standard.

The General Plan projected that traffic will increase at all intersections and roadways within the City at maximum build-out. The only intersection or roadway that falls below the Level of Service (LOS) “C” is the South Avenue and SR 99W area. Part of the reason is the high volume of heavy truck traffic and projected future automobile and truck as development increases along the SR 99W corridor. The City has identified improvements intended to accommodate projected traffic volumes and help maintain the City’s LOS policy.

According to the *General Plan*, the Planning Commission identified some overall concerns and important issues for future development. Those that are affected or affect the proposed future Park include:

- the need to protect future east-west and north-south rights-of-way for an efficient circulation system;
- the lack of access to land east of CNFR Railroad and west of the airport;
- the high accident rate at Toomes and Solano Street;
- the need for a contiguous bicycle path system.

The City currently has only Class III bikeways, or bike routes except for along Solano Street that begins approximately 100-feet west of 6th Street and 3rd Street which is a Class II bike route. Caltrans published in July 2017 a brochure titled *A Guide to Bikeway Classification* which defines that “Class III bikeways, or bike routes, designate a preferred route for bicyclists on streets shared with motor traffic not served by dedicated bikeways to provide continuity to the bikeway network. Bike routes are generally not appropriate for roadways with higher motor traffic speeds or volumes.” Whereas, “Class II bikeways are bike lanes established along streets and are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel. Bike lanes are one-way facilities, typically striped adjacent to motor traffic travelling in the same direction.”¹⁸

The *City of Corning General Plan* and the February 2016 *Bicycle and Pedestrian Transportation Improvement Plan*¹⁹ identify that the use of bicycles in the City should be encouraged and expanded. Bicycle use is encouraged by requiring that collector or arterial streets in new developments allow for bike route rights-of-way. The *Bicycle and Pedestrian Transportation Improvement Plan* identifies that Solano Street between Houghton Avenue and Marguerite Avenue be developed to accommodate a Class II bike route and West Street and 1st Street would provide north-south linkages to Solano Street.

It is desirable to combine pedestrian and bicycle facilities. This is important in planning new development areas. The use of pedestrian and bicycle facilities to link areas of home, work, school, and commercial

¹⁸http://www.dot.ca.gov/d4/bikeplan/docs/caltrans-d4-bike-plan_bikeway-classification-brochure_072517.pdf (accessed June 22, 2019).

¹⁹The *Bicycle and Pedestrian Transportation Improvement Plan* is available for review at the City of Corning Planning Department.

uses can be used to reduce vehicle traffic and air pollution. Pedestrian needs can usually be accommodated by the construction of sidewalk and pathways. In areas with little or no development, adequate shoulders (4 to 6 feet wide) are usually provided for pedestrians. The requirements for sidewalks are addressed in the City's Land Division Standards, Regulations; Requirements, and Map Processing Procedures. Currently, there are no sidewalks along the north side of Marin Street between 5th Street and 3rd Street except for in front of the residence abutting Parcel 12.

The May 10, 2013 *Solano Street Transportation Enhancement Project* CEQA Initial Study and Mitigated Negative Declaration discussed that “Currently on Solano Street, there are four lanes. Two of these are eastbound lanes and two of these are westbound lanes. The proposed project (*Solano Street Transportation Enhancement*) reduces that to three lanes: one eastbound lane, one westbound lane, and a median turn lane. The reduction of the number of lanes from 4 to 3 will serve to reduce traffic speed, as well as encourage bicycle and pedestrian use of downtown Corning.”²⁰

Average Daily Trips (ADTs) for vehicles utilizing Solano Street between 3rd Street and 6th Street were:

- Westbound Lane 2 – 1,964 ADTs
- Westbound Lane 1 – 3,365 ADTs
- Eastbound Lane 1 – 3,766 ADTs
- Eastbound Lane 2 – 1,461 ADTs

Since the number of lanes were reduced to one eastbound lane, one westbound lane, the number of ADTs for each lane would be:

- Westbound Lane – 5,329 ADTs
- Eastbound Lane – 5,227 ADTs

Table T-1, Level-Of-Service (Los) Criteria for Roadways identifies LOS criteria for roadways. Solano Street is a 2-Lane Arterial with a left-turn lane which is provided by the median turn lane. LOS “C” is the acceptable City standard. Solano Street, with a total of 10,556 ADTs just operates at a LOS “B.”

TABLE T-1 LEVEL-OF-SERVICE (LOS) CRITERIA FOR ROADWAYS					
Roadway Type	Total Daily Vehicles in Both Directions (ADT)				
	LOS A	LOS B	LOS C	LOS D	LOS E
4-Lane Divided Freeway	28,000	43,200	61,600	74,400	80,000
2-Lane Rural Highway	2,400	4,800	7,900	13,500	22,900
6-Lane Divided Arterial (with left-turn lane)	32,000	38,000	43,000	49,000	54,000
4-Lane Divided Arterial (with left-turn lane)	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial (no left-turn lane)	18,000	21,000	24,000	27,000	30,000
2-Lane Arterial (with left-turn lane)	11,000	12,500	14,500	16,000	18,000
2-Lane Arterial (no left-turn lane)	9,000	10,500	12,000	13,500	15,000
2-Lane Collector/Local Street	6,000	7,500	9,000	10,500	12,000

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

²⁰ Environmental Issue XVI. *Transportation/Traffic*. Page 67.

Table T-2, Existing Trip Generation, provides a summary of the land use and quantities for the existing land uses on the approximate 1.925-acres of the proposed Project core area, along with corresponding ITE land use codes from which trip generation characteristics were established. In that the buildings on Parcels 8 and 10 are vacant, they were classified as “Warehousing” and given the size and potential uses for the building on Parcel 11, it was classified at “General Light Industrial.” **Table T-2** illustrates that of the 10,556 ADTs impacting Solano Street, the existing lands uses on the proposed Project site contributes 7.13 percent of the total ADTs.

TABLE T-2 EXISTING TRIP GENERATION (UNIT IS PER 1,000 SQ. FT.)				
Land Use Category (ITE Code)	Parcel	Daily Trip Rate/Unit	Building Square Feet	ADTs
Auto Parts & Service Center (943)	2 & 3	61.91	11,300	700
Warehousing (150)	8	3.56	1,500	6
Warehousing (150)	10	3.56	1,500	6
General Light Industrial (110)	11	6.97	5,800	41
Totals			20,100	753

Discussion of Checklist Answers:

- a. *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The Project does not conflict with the *2019 Tehama County Regional Transportation Plan*²¹ or the *2019 Draft Tehama County Active Transportation Plan*.²² Furthermore, the proposed Project is consistent with the *City of Corning General Plan* and the February 2016 *Bicycle and Pedestrian Transportation Improvement Plan*. The construction of the *Solano Street Transportation Enhancement Project* provided a Class II bike route along the street frontage of the Project site which also included new sidewalks. Sidewalks will be constructed along Marin Street and renovated along 3rd and 4th Streets. Potential impacts are reduced to **less than significant** levels.

- b. *Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), which identifies criteria for analyzing transportation impacts?*

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

²¹ Green Dot Transportation Solutions. May 2019. <http://www.tehamacountypublicworks.ca.gov/transportation/rtp/2019/Final%20Tehama%202019%20RTP.pdf> (accessed June 22, 2019)

²² Green Dot Transportation Solutions. May 2019. <http://www.tehamacountypublicworks.ca.gov/transportation/atp/draft%20atp%202019.pdf> (accessed June 22, 2019)

- (3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section

Table T-3, Proposed Project Trip Generation, provides a summary of the land use and quantities for the proposed land uses on the approximate 1.925-acres of the proposed Project core area, along with corresponding ITE land use codes from which trip generation characteristics were established.

TABLE T-3 PROPOSED PROJECT TRIP GENERATION			
Land Use Category (ITE Code)	Daily Trip Rate/Unit	Building Sq. Ft. or Acres	ADTs
Multi-Purpose Recreation (435)	90.38/Acre	1.725 Acres	154
Recreation Commercial Center (495)	22.88/1,000 Sq. Ft.	12,000 Sq. Ft.	275
Total			429

The proposed Project site is located in the central business district downtown corridor and centrally located within the City of Corning with residential development to the north, east, and south. This makes the Project site more easily accessible for pedestrians and bicyclists thereby reducing vehicle miles travelled. The proposed Project is also located immediately west of the Corning Transportation Center facilitating bus access also potentially reducing vehicle miles traveled. **Table T-3** identifies that of the 10,556 ADTs impacting Solano Street, the proposed Project lands uses contribute 4.06 percent of the total ADTs which is 324 ADTs less than the existing land uses.

The proposed Project does not conflict or is inconsistent with CEQA Guidelines §15064.3, subdivision (b), identifying criteria for analyzing transportation impacts. Therefore, potential impacts are considered *less than significant*.

- 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?*

Due to the location of the site in the central business district downtown corridor of the City and directly abutting fully improved streets, there are *no impacts* associated with either design feature hazards, incompatible uses, or emergency access.

Conclusion: The proposed Project does not impact the capacity of the existing area road system, traffic circulation or parking availability, thereby resulting in *less than significant* impacts on transportation and circulation.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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>				
a. 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		X		
b. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Existing Environmental Setting: Refer to the discussion for Environmental Issue **V. Cultural Resources** regarding historical resources.

As previously noted, the City in partnership with the Paskenta Band of Nomlaki Indians proposes the land acquisition and development the proposed Project.

Discussion of Checklist Answers:

- a. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources?*
- b. *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 Section 5024.1?*

As previously noted, due to the location and fully developed nature of the core Project area and the vacant graded natural surfaced Parcel 12, an archaeological resources site evaluation and screening was not undertaken. However, mitigation measures are proposed to address subsurface historical and archaeological resources (possibly including human remains) should they be uncovered during construction of the proposed Project facilities. Implementation of **Mitigation Measure CR-1** under Environmental Issue **V, Cultural Resources** reduces potential impacts on Tribal Cultural Resources to a **less than significant** level.

Conclusion: The probability of historical or archaeological resources, being encountered during construction is low due to the location and highly disturbed nature of the Project site. However, adherence to state law and incorporation of mitigation measures identified under Environmental Issue **V. Cultural Resources** limits potential Native American cultural resource impacts to a *less than significant* level.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITY AND SERVICE SYSTEMS <i>Would the project:</i>				
<ul style="list-style-type: none"> 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? e. 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 statutes and regulations related to solid waste? 			<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	

Existing Environmental Setting: Water supply and sewage treatment will be provided by the City of Corning. The City has adequate water supplies and wastewater treatment capacity to serve the project. However, development of the Park will require connection to existing water, sewer line, and storm drainage improvements. PG&E will provide the necessary electrical power to the site. Waste Management, Inc. provides solid waste collection and the Tehama County Solid Waste Management Agency provides landfill Xfinity (television, internet, telephone and wireless services), AT&T (wireless services), Dish and DirectTV (television).

Discussion of Checklist Answers:

a. *Require or result in the relocation or construction of the construction or relocation of which could cause significant environmental effects?*

There will not be a need to relocate or construct new or expanded water, storm water drainage, or natural gas facilities. As part of the demolition or construction, the proposed Project may need to reconnect or replace sewer lines depending on age and condition. Overhead PG&E and telecommunications lines and poles will be removed and undergrounded as part of the proposed

Project. The City is currently in discussions with PG&E to have their facilities undergrounded by March 2022. Potential impacts are *less than significant*.

- 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?*

Development of the proposed Project requires the use of water which the City has sufficient existing and reasonably foreseeable future supply to meet the needs of the recreation facilities and its users due to the scope and size. To serve the proposed Project there is no need to construct or expand water treatment facilities or expand wastewater treatment facilities which are operating satisfactorily. If necessary, water and sewer lines may need upgrading. However, overall potential impacts regarding water supply and wastewater treatment are considered *less than significant*.

- 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 statutes and regulations related to solid waste?*

Solid waste collection and disposal is subject to the provisions of the California Integrated Waste Management Act. In addition, the Project will comply with any regulations implemented to ensure that State mandates are met, in particular with applicable elements of the California *Solid Waste Reuse and Recycling Access Act of 1991*, as amended. The volume of solid waste anticipated to be generated by demolition activities and the construction of the proposed facilities is not expected to adversely impact the Tehama County Landfill. Potential impacts would be *less than significant*.

Conclusion: The proposed Project has *less than significant* impacts on utilities and services.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	
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?			X	

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	

Existing Environmental Setting: Wildland fire hazards do not exist due to the location of the Project site within an essentially developed urban core area of the City. Review of the CAL FIRE *California Fire Hazard Severity Zone Map* identifies that the City is located in a *Local Responsibility Area (LRA)*.²³ CAL FIRE also identifies that the City of Corning is not located in a *Very High Fire Hazard Severity Zone*.²⁴ However, review of a high-risk zone where housing and wild vegetation mingles shows portions of the City of Corning as being located in a high-risk zone except for the proposed Project site. This is more than likely due to the location of the Project site.²⁵ Therefore, potential wildfire impacts are considered *less than significant*, and no mitigation is required.

Discussion of Checklist Answers:

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The proposed Project will not impair or interfere with any future emergency response or excavation plans. Potential impacts are considered *less than significant*.

- 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?*

Due to the location of the proposed Project and the areawide relatively level topography, the project occupants would not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire from these factors. The predominant average hourly wind direction in Corning varies throughout the year. The wind is most often from the south for 2.2 months, from February 14 to April 21 and for 4.1 months, from May 19 to September 23. The wind is most often from the north for 4.0 weeks, from April 21 to May 19 and for 4.7 months, from September 23 to February 14. The Paradise Camp Fire was located to the southeast, a distance of approximately 32-miles, whereas, the Carr Fire immediately west of Redding was to the northwest, a distance of approximately 48-miles. Due to factor of prevailing winds primarily originating from the south during summer months, which are the high fire danger months, potential impacts from pollutant concentrations from a wildfire on project occupants is considered *less than significant*.

- 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?*

The proposed Project does not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment due to location. Potential impacts are considered *less than significant*.

²³ http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps (accessed June 21, 2019)

²⁴ http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps_citylist (accessed June 21, 2019)

²⁵ BuzzFeed News. December 6, 2018. *Is Your Home at Risk From Wildfire? Check These Maps*. <https://www.buzzfeednews.com/article/peteraldhous/wildfire-risk-maps-search-your-home> (accessed June 21, 2019)

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?

The proposed Project site is not located in an area that would 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. Therefore, potential impacts are considered *less than significant*.

Conclusion: Potential impacts associated with wildfires are considered *less than significant* primarily due to the location of the proposed Project.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
<p>a. Does the project have the potential to 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, 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?</p> <p>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.)</p> <p>c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>		<p style="text-align: center;">X</p>	<p style="text-align: center;">X</p>	

a. The proposed Project does have the potential to degrade the quality of the environment by potentially impacting cultural resources. However, based on regulations, standards, and oversight provided by the City of Corning, State and Federal agencies, measures that are an integral part of the proposed Project and mitigation measures to be implemented, the construction and operations of the proposed Project do not have the potential to degrade the quality of the environment, 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, 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 prehistory due to the location of the proposed Project within not only the City of Corning, but also Tehama County. Therefore, potential impacts are *less than significant* for cultural resources and noise related impacts.

- b. The proposed Project has the potential to contribute to cumulative GHG emissions and cumulative impacts on local air quality – particularly to an existing non-attainment condition within the Northern Sacramento Valley Air Basin for ozone and particulate matter. However, imposition of construction and operational related emission reduction measures, regulations and oversight provided by the City of Corning, the TCAPCD, applicable State and Federal agencies, and measures that are an integral part of the proposed Project; and measures prescribed in the air quality and GHG emissions sections will reduce the proposed Project’s contribution to cumulative air quality and GHG impacts to a *less than significant* level.

- c. The proposed Project does have the potential to result in minimal adverse effects on humans, directly and indirectly due to air quality, greenhouse gas emissions, and noise impacts. However, these potential adverse effects are not considered substantial or significant due to the nature, size and scope of the proposed Project, applicable State and Federal regulations, and the implantation of mitigation measures, thereby, reducing potential impacts to a *less-than-significant level*.



Base Map By Eureka Cartography for the California Division of Tourism



FIGURE 1 – LOCATION MAP

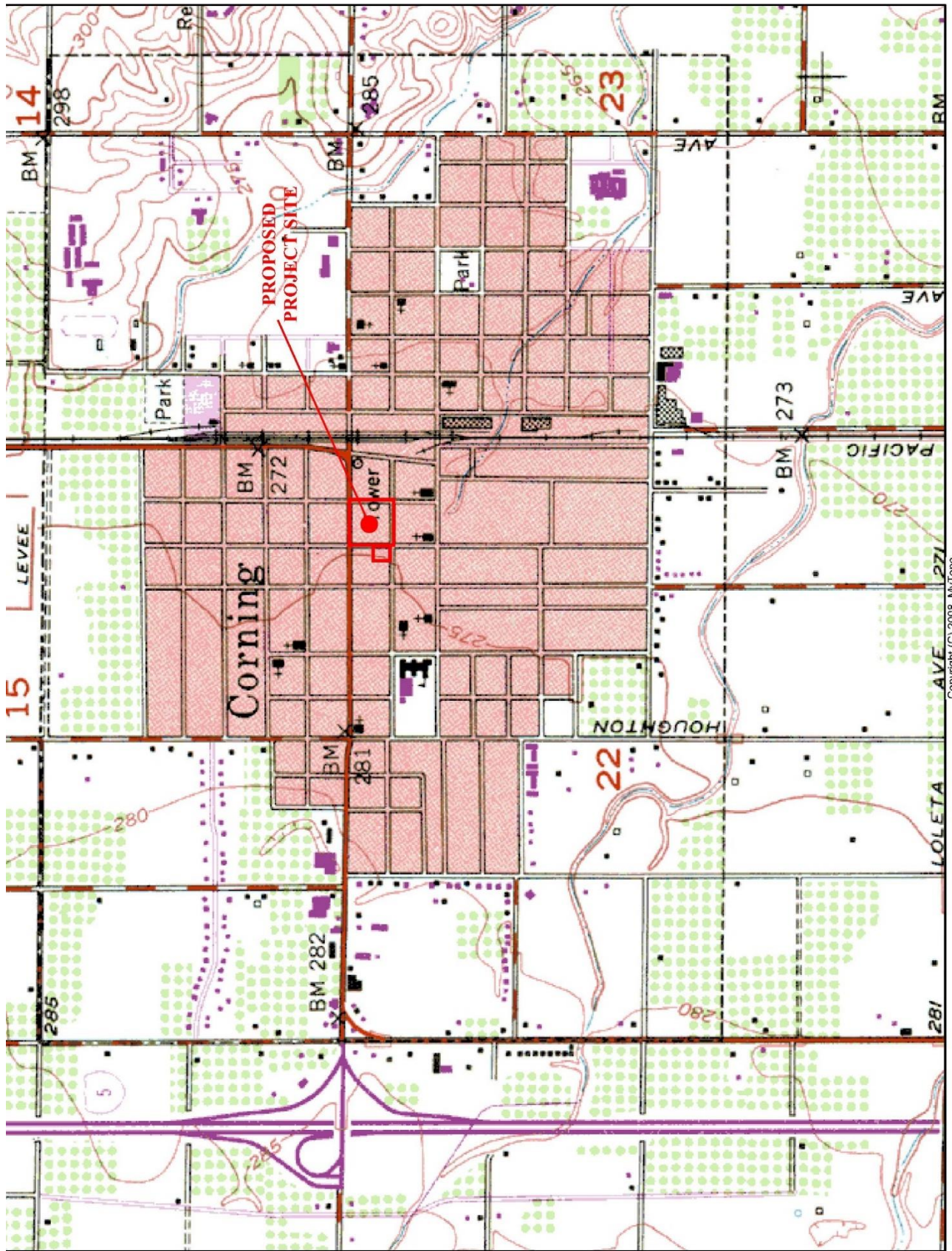


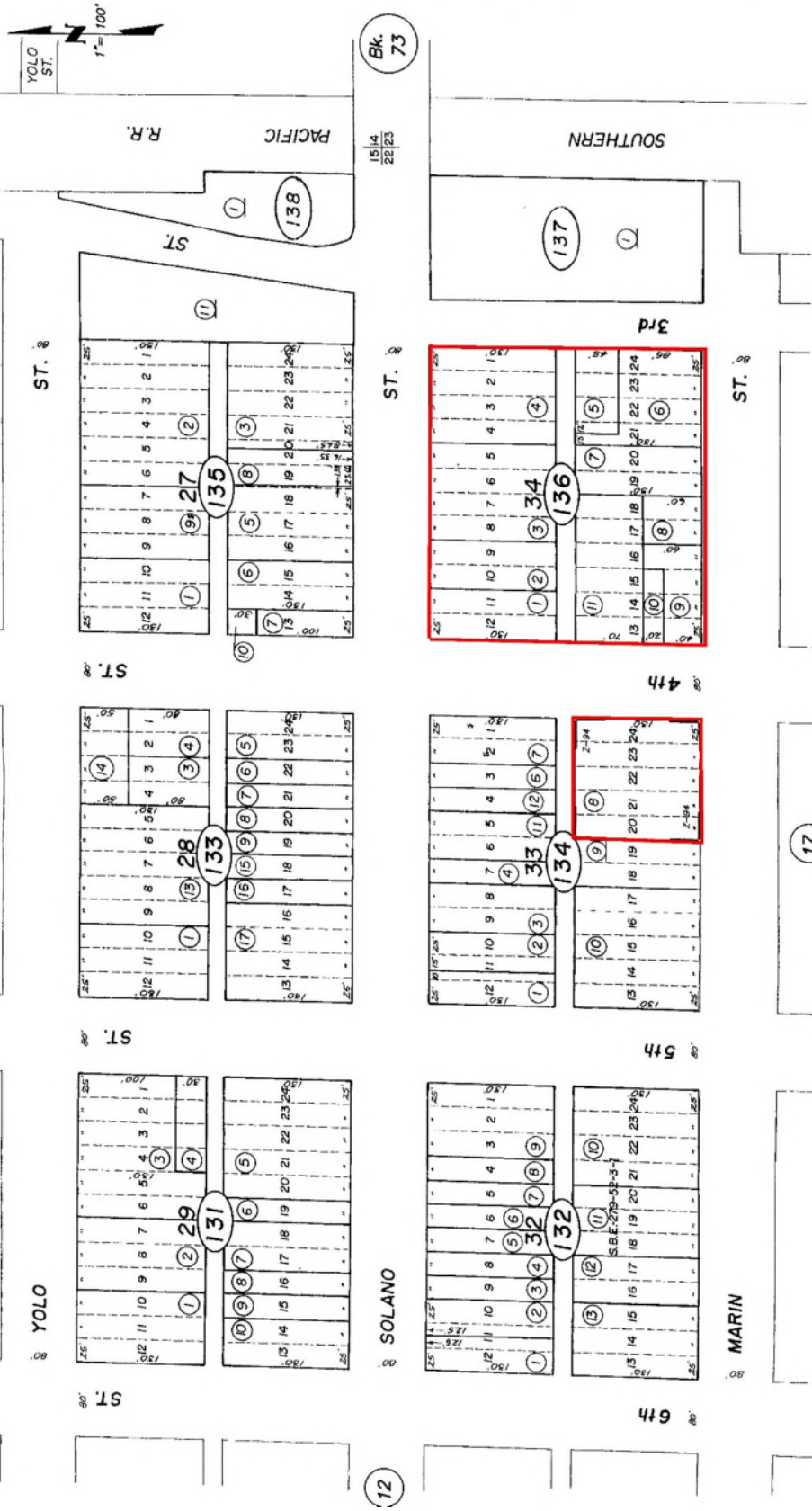
FIGURE 2 – USGS MAP WITH PROJECT LOCATION



SUBDIVIDED LAND IN SE1/4 SEC. 15, & NE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.

71-13

Tax Area Code



R.S. Bk. Z, Pg. 94

Assessor's Map Bk. 71 -Pg. 13
County of Tehama, Calif.

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



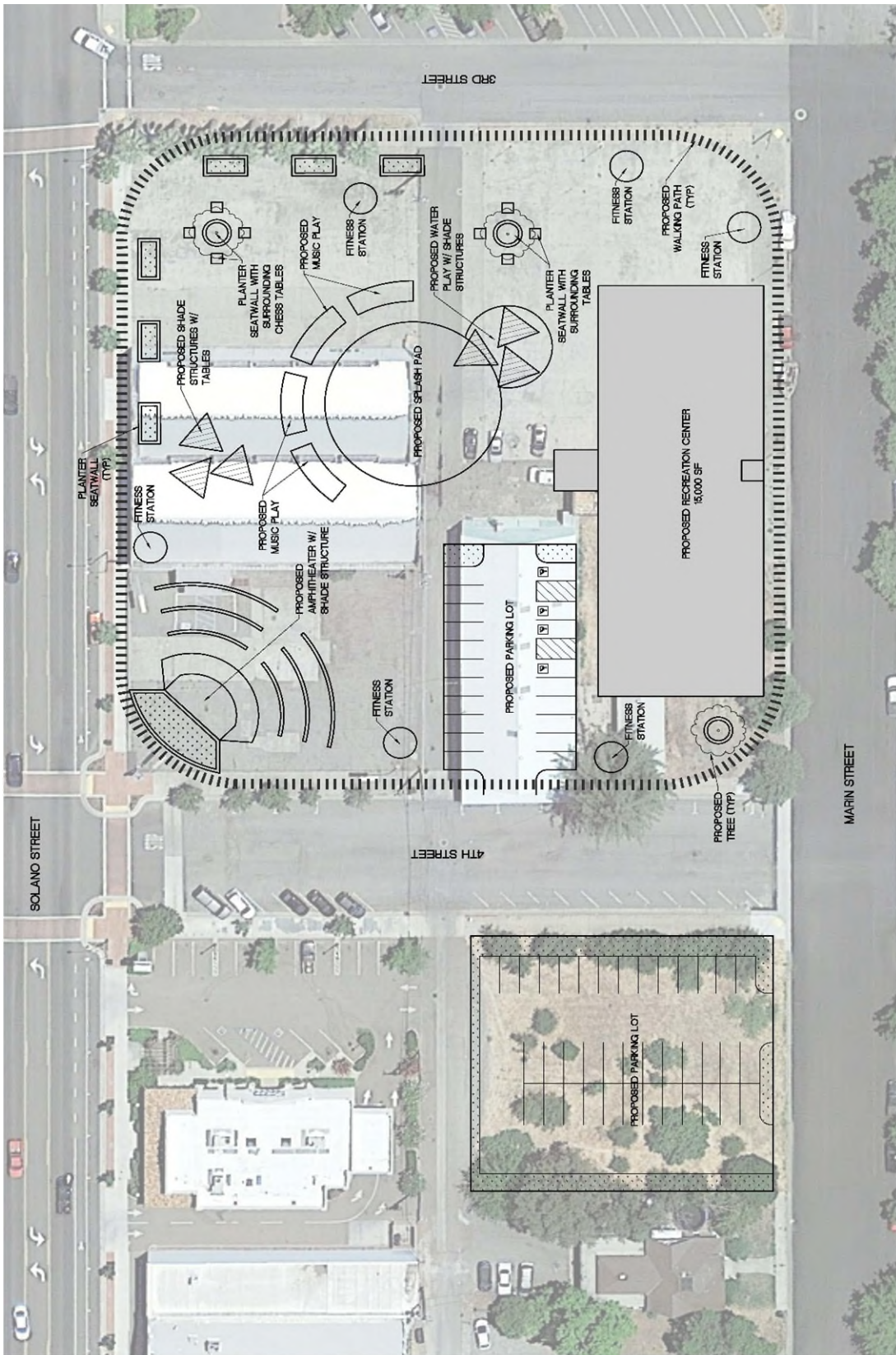
FIGURE 3 - ASSESSOR PARCELS



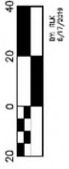
FIGURE 4- USGS MAP WITH PROJECT LOCATION



FIGURE 5 – COMMUNITY RECREATION CENTER & PLAZA CONCEPTUAL SITE PLAN



TRANSFORMING DOWNTOWN CORNING - RECREATION CENTER AND CITY PLAZA



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MITIGATION MONITORING & REPORTING PROGRAM

The *Mitigation Monitoring Program (MMRP)* for the *City of Corning Community Recreation Center and Plaza Project (Project)* includes a brief discussion of the legal basis for and the purpose of the program, discussion, and direction regarding complaints about noncompliance, a key to understanding the monitoring table, and the monitoring table itself. The *MMRP* approved on June 30, 2019 by the City Council for the *RPSTF Project IS/MND*, State Clearinghouse No. 2017022006, is incorporated herein by reference.

Legal Basis of and Purpose for the Mitigation Monitoring Program

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report (EIR) or a mitigated negative declaration (MND). This requirement facilitates implementation of all mitigation measures adopted through the CEQA process.

The *MMRP* contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study Addendum for the *RPSTF Project*. It is intended to be used by the City, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the Project.

Mitigation is defined by CEQA Guidelines Section 15370 as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

The intent of the *MMRP* is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The *MMRP* will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to Agency staff.

Mitigation Monitoring Table MMRP-1 identifies the mitigation measures proposed for the *RPSTF Project*. The table has the following columns:

- **Mitigation Measure:** Lists the mitigation measure along with its number as identified in the Initial Study/MND for each specific impact.
- **Timing:** Identifies at what point in time, review process, or phase the mitigation measure will be completed.
- **Agency Monitoring/Consultation:** References Tehama County or any other public agency with which coordination is required to satisfy the identified mitigation measure.
- **Verification:** Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

Noncompliance Complaints

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City in written form, providing specific information on the asserted violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the City shall take appropriate action to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

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TABLE MMRP			
MITIGATION MONITORING TABLE			
MITIGATION	TIMING/ IMPLEMENTATION	AGENCY MONITORING/ CONSULTATION	VERIFICATION (DATE & INITIALS)
IV. BIOLOGICAL RESOURCES			
<p>BR-1 – In order to avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act of 1918 or California Fish and Game Code §3503, including their nests and eggs, the following measures shall be implemented:</p> <p>a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or</p> <p>b. If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area.</p> <p>If active nests are found, the City shall consult with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service regarding appropriate action to comply with the Migratory Bird Treaty Act and California Fish and Game Code §3503. Compliance measures may include, but are not limited to, work-exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as on-going monitoring by biologists.</p>	During construction	City or Designee, Contractor, California Department of Fish and Wildlife	
V. CULTURAL RESOURCES			
<p>CR-1 – Regarding the building located at 811 4th Street on Parcel 11, City Staff will partner and work with the City of Corning Museum to create a memorial display of the history of 811 4th Street, specifically recognizing the Elephant Livery Stable.</p>	During construction	City or Designee, City of Corning Museum	
<p>CR-2 – To reduce potential impacts to cultural resources to a less than significant level, the following measures shall be implemented.</p> <ol style="list-style-type: none"> Monitoring by a qualified archaeologist is recommended for all initial ground-breaking activities associated with project implementation in natural undisturbed areas due to the possibility that previously unidentified historical or archaeological features or artifacts may be present. The City of Corning shall notify the appropriate tribal resources should they wish to provide for the presence of a Native American Monitor at all initial ground-breaking activities associated with project implementation in natural undisturbed areas due to the possibility that previously unidentified archaeological features or artifacts may be present. 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 earth-disturbing 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 	Prior to and during construction	City or Designee, Qualified Archaeologist Native American Tribal Resource, Contractor	

TABLE MMRP			
MITIGATION MONITORING TABLE			
MITIGATION	TIMING/ IMPLEMENTATION	AGENCY MONITORING/ CONSULTATION	VERIFICATION (DATE & INITIALS)
<p><i>qualified archaeologist and determined not to qualify as Historical Resources/Historic Properties.</i></p> <p><i>4. If any human remains are encountered during any phase of construction, all earth-disturbing work shall stop within 50 feet of the find. The county coroner shall be contacted to determine whether investigation 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 Native American Heritage Commission (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.</i></p>			
IX. NOISE			
<p><i>N-1 – Outdoor activities associated with the proposed Project shall cease by 10:00 PM, unless an exception is obtained from the City for a special event that may extend beyond 10:00 PM. In approving the exception, the residences along Marin Street between 3rd and 5th Avenue shall be notified in writing. If a majority objects for health and safety reasons, then the City can deny the exemption.</i></p>	During operation	City or Designee	
<p><i>N-2 – Site improvement and building plans shall note the following noise control measures to be implemented by the project contractor throughout the duration of onsite and offsite construction activities. The plans shall be subject to the review and concurrence of the Planning Department.</i></p> <ul style="list-style-type: none"> <i>• Demolition, grading, excavation and construction activities from May 15th through September 15th shall take place during weekdays between the hours of 6:00 AM and 7:00 PM and during weekends and holidays between 9:00 AM and 6:00 PM. From September 16th through May 14th, construction shall take place during weekdays between the hours of 7:00 AM and 7:00 PM and weekends and holidays between 9:00 AM and 5:00 PM.</i> <i>• Fixed construction equipment such as compressors and generators shall be placed the greatest possible distance from sensitive receptors, but no closer than 200 feet from existing residences.</i> 	During construction	City or Designee, Contractor	
XVIII. TRIBAL CULTURAL RESOURCES			
<p><i>Refer to V. Cultural Resources Mitigation Measure CR-1</i></p>	During construction	City or Designee, Qualified Archaeologist, Native American Tribal Resource, City of Corning Museum, Contractor	

APPENDIX A – PARK SELECTION STAFF REPORT & RESOLUTION

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**ITEM NO.: J-15
CHOOSE A PARK FOR THE PROPOSITION
68 STATEWIDE PARK DEVELOPMENT
AND COMMUNITY REVITALIZATION
GRANT, AND ADOPT RESOLUTION 04-23-
2019-02 AUTHORIZING SUBMITTAL OF
THE GRANT APPLICATION**

April 23, 2019

**TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: KRISTINA MILLER, CITY MANAGER
MOLLY MARCUSSEN, PLANNER I/RECREATION COORDINATOR**

BACKGROUND:

At the February 26, 2019 City Council meeting the City Council authorized City Staff to prepare a Proposition 68 Statewide Park Development and Community Revitalization Grant Application. This is a competitive grant awarded through the California Department of Parks and Recreation. The minimum award amount is \$200,000 and the maximum award amount is up to 8.5 million dollars. The Grant can be awarded for the creation of new Parks as well the revitalization/ renovation of an existing Park. The creation of a new Park or renovation of an existing Park must also include a recreation feature(s). These can include a Recreation Facility, City Plaza Splash Pad, Outdoor Exercise Stations, Playground, Adaptive Play Structures, Dog Park, etc. The Grant Application is due August 5th, 2019. If funded, projects must be completed by March 2022, with final payment requests submitted by June 30, 2022.

This Program will award Grants on a competitive basis for the creation of new Parks or new Recreation Opportunities at existing Parks in proximity to the most critically underserved communities across California. The creation of new Parks will be given highest priority. These projects will benefit the health of families, youth, senior citizens, and other population groups by meeting their recreational, cultural, social, educational, and environmental needs. In 2008, the City of Corning applied for and was funded under a similar Grant to build Corning Community Park and Skate Park.

To be competitive the City must hold at least five public meetings for the public to choose recreational features to be included and their respective location within the Park. To start the discussion, the City must choose a Park. There are four proposed locations where the City would be competitive. For a project site to be eligible, the site can have no more than three (3) acres of park space per 1,000 residents and the community cannot have a median household income greater than \$51,026. To be competitive:

1. The lower the ratio of park acreage per 1,000 residents the more competitive the application will be; up to 15 points;
2. The lower the median household income, the more competitive the application will be; up to 11 points;
3. The highest number of people living in poverty as compared with all applications; up to 5 points. (Since we are not a densely populated community, we likely will not score high in this category); and
4. New Parks score higher than the renovation of existing Parks by 3 points.

Other criterion will allow the City to be more competitive. These criterion are within our control, such as environmental design, drought tolerant landscaping, community-based planning, partnerships and committed funding, need, and public use fees and hours of operation.

There are four locations where the City would be competitive as indicated in the table below:

Proposed Location	Size of Park	Median Household Income	Number of People in Poverty	Ratio of Park Acreage Per 1,000 residents
Woodson Park	~2.4 ac.	\$ 42,531.00	537	1.04
6th and Yolo St.	~1.0 ac.	\$ 39,962.00	644	2.03
Northside Park	2.91 ac.	\$ 37,784.00	523	2.78
3rd and Solano St.	~2.0 ac.	\$ 41,966.00	564	2.93

Each location has benefits and drawbacks. A non-exhaustive list for each location is provided below:

WOODSON PARK:

Benefits:

- Upgrade Playground Equipment;
- Renovate Bathrooms;
- Adequate acreage for multiple recreation features;
- Upgrade barbeque areas;
- Give a needed uplift to entire park; and
- Lowest ratio of park acreage per 1,000 residents;

Drawbacks:

- Some olive trees would have to be removed to facilitate space for new recreation features; and
- Located in a residential neighborhood. Some recreation features may be less than desirable in a residential neighborhood

NORTHSIDE PARK:

Benefits:

- Co-located at Pool where other people congregate;
- Upgrade Playground Equipment;
- Renovate Bathrooms;
- Renovate Pool facilities; and
- Lowest median household income of all locations proposed.

Drawbacks:

- Space constraints;
- Existing parking may not be adequate depending on the recreation features chosen;
- Located in a residential neighborhood. Some recreation features may be less than desirable in a residential neighborhood; and
- 50% of improvements must be to outdoor spaces, which may be difficult if recreation features include a recreation center and improvements to pool locker room.

6th & YOLO STREET ALONG WITH PATTERSON PROPERTY:

BENEFITS:

- Located in close proximity to downtown and traffic signals; and
- Would fill-in a vacant lot.

Drawbacks:

- Significant space constraints unless the City was also able to purchase the former Kaufman building lot, which is unlikely. Due to space constraints recreation features would be limited;
- Would need to demolish some buildings;
- Lot was purchased by City to address future parking needs downtown. Not only would it reduce available parking downtown, it would also increase parking requirements; and

- City Staff would have to be proactive to meet timelines within the grant. Essentially the City would have 27 months to acquire, conduct environmental analysis (CEQA), design, demolition and construction.

SOUTHSIDE OF SOLANO STREET BETWEEN 3rd AND 4th STREETS:

Benefits:

- Resolve an area of blight in the community, thereby creating an asset. Essentially it could revitalize a portion of downtown;
- In addition to other recreation features, you could create a plaza where community events (Food Truck Tuesday, Music in the Plaza, Movie nights, Farmers’ Markets, etc.) could be held;
- Surrounded by other municipal buildings, thereby creating a core of City services;
- Across the street from Transportation Center (near public transportation);
- Grant would fund acquisition costs of the property at fair market value, including the removal of known underground storage tanks;
- Increase traffic and the potential for new business to locate in the downtown corridor;
- Numerous recreation features that do not currently exist within the City could be located here; and
- Would receive 3 additional points for the creation of a new Park

Drawbacks:

- If underground storage tanks are underbudgeted in the grant application, City could experience a cost to the General Fund. There is an element of risk;
- City Staff would have to be proactive to meet timelines within the grant. Essentially the City would have 27 months to acquire, conduct environmental analysis (CEQA), conduct environmental remediation (underground storage tank removal), design, demolition and construction; and
- Would require demolition and/or relocation of a few businesses (grant will fund costs to relocate a business displaced by the project).

FINANCIAL:

City Staff will internally develop the application with reviewal by Housing Tools, the City’s grant writing Consultant. The City will experience additional costs for Housing Tools to review the application and for the City Engineer to produce an engineer’s estimate. It is estimated these costs will be less than \$10,000.00. If the City chose not to apply, it would lose out on an opportunity to significantly improve or create new recreational features within the City that would otherwise go unfunded.

RECOMMENDATION:

MAYOR AND COUNCIL:

- A. CHOOSE A PARK FOR THE PROPOSITION 68 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION GRANT APPLICATION**
- B. ADOPT RESOLUTION 04-23-2019-02, A RESOLUTION AUTHORIZING THE SUBMITTAL OF THE PROPOSITION 68 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION GRANT APPLICATION**

RESOLUTION 04-23-2019-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING
APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND
COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by Resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Corning hereby: APPROVES THE FILING OF AN APPLICATION FOR THE **PROPOSITION 68 STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION GRANT**; AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

Approved and adopted the 23rd day of April, 2019. I, the undersigned, hereby certify that the foregoing Resolution Number 04-23-2019-02 was duly adopted by the City Council of the City of Corning following a roll call vote:

AYES: Hatley, Snow, Valerio, Demo and Burnett

OPPOSED: None

ABSENT: None

ABSTAIN: None

Doug Hatley Jr., Mayor

ATTEST:

Lisa M. Linnet, City Clerk

**APPENDIX B – PROPOSITION 68 PARK GRANT COMMUNITY MEETING
SUMMARY**

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Proposition 68 Park Grant Community Meeting Summary						
Date	Day of Week	Time	Location	# of Participants	Participant Type	Topics Discussed
4/29/2019	Monday	17:00	Corning City Council Chambers 794 Third St. Corning, CA 96021	34	Men, Women, Hispanic, Seniors, Teens, and Adolescents	Recreation Features
5/1/2019	Wednesday	12:00	Maywood Women's Club 902 Marin St. Corning, CA 96021	20	Women and Seniors	Recreation Features
5/8/2019	Wednesday	12:00	Corning Senior Center 1015 4th Ave. Corning, Ca 96021	6	Women. Men, and Seniors	Recreation Features
5/9/2019	Thursday	18:00	Corning City Council Chambers 794 Third St. Corning, CA 96021	29	Men, Women, Hispanic, Seniors, Teens, and Adolescents	Prioritize Recreation Features
5/14/2019	Tuesday	19:30	Corning City Council Chambers 794 Third St. Corning, CA 96021	16	Men, Women, Hispanic, Seniors, Teens, and Adolescents	Design Ideas for Recreation Features
6/1/2019	Saturday	18:00	Corning City Council Chambers 794 Third St. Corning, CA 96021	6	Men, Women, Hispanic, Seniors, and Teens	Beautification, art, landscaping, and amenities within Recreation Center
6/11/2019	Tuesday	19:30	Corning City Council Chambers 794 Third St. Corning, CA 96021	25	Men, Women, Hispanic, Seniors, Teens, and Children	Site Plan and Safety

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