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Chapter 16.03GENERAL PROVISIONSSections:

- 16.03.010 Authority.
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16.03.010 Authority. This title, known as the subdivision ordinance of the city of Corning, is enacted pursuant to Section II of Article XI of the Constitution of California and the general laws of the state, including the Subdivision Map Act. (Government Code 66410 et seq.) The provisions of this title are in addition to the regulations of the Subdivision Map Act, and are supplemental thereto.

This title is also enacted pursuant to the authority granted by Chapter 4.5 (commencing with Section 66498.1) of Division 2 of title 7 of the Government Code of the State

of California (referred to in this title as the Vesting Tentative Map Statute).

This title supersedes and replaces Chapters 16.04 and 16.05 of this code. (Ord. 550 (part), 1994).

16.03.020 Purposes and items of consideration. A. Purposes.

1. The purpose of this title, and any hereafter adopted, is to regulate and control the design and improvement of land for all purposes within the city in order to preserve and enhance the health, safety, welfare and amenities of the community.

2. It is also the purpose of this title to establish procedures necessary for the implementation of the Vesting Tentative Map Statute, and to supplement the provisions of the Subdivision Map Act and Chapter 16.15 of this title.

B. Considerations.

1. General Plan and Zoning Laws. The general plan for the city shall guide the use of all land within the incorporated boundaries of the city. The size and design of lots, the nature of utilities, the design and improvement of streets, the type of intensity of land use, and the provisions for any special facilities in any subdivision shall conform to the land uses shown and the standards established in the general plan and the zoning ordinance of the city, and any specific plans adopted for the area.

2. Environmental Impact. The environmental impact of any subdivision shall be considered in accordance with the California Environmental Quality Act of 1970, as amended, and the Guidelines for Implementation of the California Environmental Quality of 1970, adopted by the Secretary of Resources of the state and city council of the city as they now exist or may be amended in the future.

3. Community Facilities. Community facilities such as schools, recreation areas, etc., shall be considered in accordance with general plan standards. This title establishes procedures for the referral of proposed subdivision data to other departments, interested boards, bureaus and other governmental agencies and utility companies, both public and private, so that the extension of community facilities and utilities may be accomplished in an orderly manner, and coordinated with the development of the subdivision. To facilitate the acquisition of land areas required to implement this policy, the city may require that the subdivider dedicate, grant easements, or otherwise reserve land for schools, playgrounds, thoroughfares, utility easements and other public purposes as specified in accordance with the provisions of the Subdivision Map Act and this title. (Ord. 550 (part), 1994).

