



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, JUNE 18, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

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

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Lamb
Smith**

Chairperson: Robertson

C. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

D. MINUTES:

1. Waive the reading and approve the Minutes of the May 21, 2024 Joint City Council and Planning Commission Meeting with any necessary corrections.

E. PUBLIC HEARINGS AND MEETINGS:

2. Use Permit No. 2024- 330 Ruth Myhre, request to sell beer & wine within an existing building on the north side Solano Street at the corner of the Solano St./Fourth Street Intersection. APN: 071-135-007; Address: 1124 Solano St.

F. REGULAR AGENDA:

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: THURSDAY, JUNE 13, 2024



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 21, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Lamb
Smith
Chairperson: Robertson**

All members of the Commission were present except Barron and Lamb.

C. BUSINESS FROM THE FLOOR: None.

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the April 16, 2024 Joint City Council and Planning Commission Meeting with any necessary corrections.**

Commissioner Poisson moved to approve the Minutes of April 16, 2024 with the correction to remove the statement “within an existing an existing hair salon business” in reference to proposed Conditional Use Permit 2024-324. Commissioner Smith seconded the motion. **Ayes: Robertson, Barron, Poisson, Lamb, and Smith. Absent: Barron and Lamb. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Barron and Lamb absent.**

E. PUBLIC HEARINGS AND MEETINGS:

- 2. Use Permit No. 2024-326; Susan Harms & Raging Bull Vineyard, Applicants. To allow tastings and sale of wine within an existing building located on the south side of Solano Street at the southwest corner of the Solano Street/5th Street intersection. APN: 071-13-009; Address: 1301 Solano Street.**

Presented by Planner II Chrissy Meeds. Public Hearing opened at: 6:36 p.m.; receiving no comments the Public Hearing was closed at 6:36 p.m. Applicant was present.

Commissioner Smith moved to adopt the five (5) Factual Subfindings and Legal Findings as presented and approve Use Permit 2024-326 permitting the tasting and sale of wine in a newly established business owned by Susan Harms subject to the three (3) Conditions as recommend by staff. Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Poisson, Lamb, and Smith. Absent: Barron and Lamb. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Barron and Lamb absent.**

Five (5) Factual Subfindings and Legal Findings:

Factual Subfinding #1

The location is an existing building that was previously used as a bar known as “True Brew.” Shabby Sisterhood is the only other use that has been established at this location since the closure of this business. Obtaining a 02-type License from ABC at this location will not change the nature of the previously established use.

Legal Finding #1

Granting of Use Permit 2024-326 is a negligible expansion of the previous existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The parcel where the applicant is proposing to establish this business and proposes to have wine tasting and wine sales is zoned C-2 – Central Business District.

Legal Finding #2

The sale and consumption of beer and wine within a business is permitted use in the C-2 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

Factual Subfinding #3

The building and location where the applicants propose to establish a business that will offer wine tasting and sales was previously established as a bar known as “True Brew.”

Legal Finding #3

The existing building is adequate in size, shape, and topography to allow for a business that will offer wine tasting and sales.

Factual Subfinding #4

The existing building is located along the south side of Solano Street at the southwest corner of the 5th Street / Solano Street intersection.

Legal Finding #4

5th Street and Solano Streets are existing public streets adequate in width and pavement to carry the amount of traffic that the proposed business will generate.

Factual Subfinding #5

The existing building where the business will be established is located in an area that is developed with commercial businesses in the downtown area of the City of Corning.

Legal Finding #5

A business that will offer wine tasting and sales at the building located at 1301 Solano Street within the City of Corning will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare.

Three (3) Conditions of Approval:

Condition #1

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a License prior to the tastings and sale of wine at the business located at 1301 Solano Street.

Condition #2

The applicant must comply with all local, state, and federal regulations, especially those imposed by the City of Corning’s Building and Fire Departments, as well as the Tehama County Environmental Health Department.

Condition #3

Comply with the City of Corning Outdoor Advertising Sign Regulations.

- 3. Use Permit No. 2024-327, Angel Mason, Applicant. To sell beer and wine within an existing building located along the south side of Solano Street at the corner of the Solano Street/3rd Street intersection. APN: 071-137-001; Address: 1081 Solano St., Suite A.**

Presented by Planner II Chrissy Meeds. Public Hearing opened at: 6:40 p.m.; receiving no comments the Public Hearing was closed at 6:41 p.m. Applicant was present.

Commissioner Poisson moved to adopt the five (5) Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2024-327 permitting the sale and serving of beer and wine in an established business owned by Angel Mason subject to the three (3) Conditions as recommended by staff. Commissioner Smith seconded the motion. **Ayes: Robertson, Barron, Poisson, Lamb, and Smith. Absent: Barron and Lamb. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Barron and Lamb absent.**

Five (5) Factual Subfindings and Legal Findings:

Factual Subfinding #1

The location is in an existing building owned by the City, a portion of which is currently leased by Mrs. Mason and currently being used as a Restaurant, otherwise known as McBrayer's Hometown Cafe, a business that Mrs. Mason currently owns. Obtaining a License from ABC to sell beer and wine at this location will not change the nature of the previously established use.

Legal Finding #1

Granting of Use Permit 2024-327 is a negligible expansion of the use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The parcel where the applicant is proposing to serve beer and wine is zoned C-2 – Central Business District.

Legal Finding #2

The sale and consumption of beer and wine within a business is a permitted use in the C-2 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

Factual Subfinding #3

The building and location where the applicant proposes to serve beer and wine is an established restaurant known as "McBrayer's Hometown Cafe."

Legal Finding #3

The existing building is adequate in size, shape, and topography to allow for the use of a business that will serve beer and wine.

Factual Subfinding #4

The existing building is located along the south side of Solano St. at the corner of the Solano St. and Third St. intersection.

Legal Finding #4

Third Street and Solano Street are existing public streets adequate in width and pavement to carry the amount of traffic that the proposed business will generate.

Factual Subfinding #5

The existing building where the business is established is located in an area that is developed with commercial businesses in the downtown area of the City of Corning.

Legal Finding #5

Providing for the sell and serving of beer and wine at the building located at 1081 Solano St., Suite A within the City of Corning will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare.

Three (3) Conditions of Approval:

Condition #1

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a License prior to the sale or serving beer and wine at the business located at 1301 Solano Street, Suite A.

Condition #2

The applicant must comply with all local, state, and federal regulations, especially those imposed by the City of Corning's Building and Fire Departments as well as the Tehama County Environmental Health Department.

Condition #3

Comply with the City of Corning Outdoor Advertising Sign Regulations.

- 4. Use Permit No. 2024-329; Aktiv Fit Gym Expansion, Savage (aka Juan Carlos Rodriguez), Applicant. To allow a 3,000 square foot expansion to the south of the existing business to create an outdoor workout area and basketball hoops. APN: 71-140-027 & 047; Address: 955 Hwy. 99W, Ste. 119**

Presented by Planner II Chrissy Meeds. Public Hearing opened at: 6:50 p.m.; receiving no comments the Public Hearing was closed at 6:51 p.m. Applicant was present.

Following discussion of adding an additional Condition (Condition #4) limiting the use of the outdoor spacer to between the hours of 6:00 a.m. and 10:00 p.m. only, Commissioner Smith moved to adopt the four (4) Factual SubFindings and Legal Findings as presented in the staff report and approve Use Permit 2024-329 permitting Savage, (aka Juan Carlos Rodriguez) current owner of the AKTIV Fit Gym, to expand his Gym south approximately 3,000 square feet to create an outdoor workout area and basketball hoops subject to the 3 Conditions of Approval as recommended by staff plus an additional Condition #4 limiting the use of the outdoor space between the hours of 6:00 a.m. to 10:00 p.m. only. Commissioner Poisson seconded the motion.

Ayes: Robertson, Barron, Poisson, Lamb, and Smith. Absent: Barron and Lamb. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Barron and Lamb absent.

Four (4) Factual Subfindings & Legal Findings:

Factual Subfinding #1

The site where Aktiv Fit is proposing to establish an outdoor gym has previously been designated for employee parking but has never been used for anything.

Legal Finding #1

The proposed Use Permit 2024-329 permitting the use is adjacent to the gym in the southeast corner of the lot and therefore exempt from CEQA pursuant to Section 15301, Class 1. As this would be a negligible expansion.

Factual Subfinding #2

The site where Aktiv Fit is proposing to establish an outdoor gym is located on a parcel that is zoned C-3 General Business District CBDZ - Corning Business Development Zone.

Legal Finding #2

The proposed outdoor gym is proposed to have a secure fence with a locked gate around the perimeter. The proposed gate will have either a Knox System or be a coded gate for emergency personnel and is determined to be permitted use in a C-3 -CBDZ Zoning District pursuant to the granting of a Conditional Use Permit by the Planning Commission.

Factual Subfinding #3

The site where Aktiv Fit proposes the outdoor gym is 3000 square feet and has no topographical features that would prohibit use of the area.

Legal Finding #3

The parcel proposed for establishing an outdoor gym is adequate in size, shape, and topography.

Factual Subfinding #4

The parcel has direct access to Highway 99W.

Legal Finding #4

The site has sufficient access to Hwy 99W that is constructed with adequate width, pavement, and capacity for the proposed use.

Three (3) Conditions of Approval:

Condition #1: Emergency Access: A coded gate or Knox system shall be installed to allow for emergency access.

Condition #2: ADA Access: Cannot block the ADA sidewalk.

Condition #3: Regulations: The gym business must comply with the City of Corning Sign Regulations.

Condition #4: Limiting Use of Outdoor Space: Outdoor space can only be used between the hours of 6:00 a.m. and 10:00 p.m.

5. **Use Permit No. 2024-328; MyKayla Sanders, Applicant. To establish a Tattoo business (Parlor) in an existing building located on the north side of Solano Street at the corner of Solano Street/4th Street Intersection. APN: 71-135-05; Address: 1202 Solano Street.**

Presented by Planner II Chrissy Meeds. Public Hearing opened at: 7:02 p.m.; receiving no comments the Public Hearing was closed at 7:02 p.m. Applicant was not present.

Commissioner Poisson moved to adopt the three (3) Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2024-328 subject to the three (3) Conditions as recommended by staff. Commissioner Smith seconded the motion. **Ayes: Robertson, Barron, Poisson, Lamb, and Smith. Absent: Barron and Lamb. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Barron and Lamb absent.**

Three (3) Factual Subfindings & Legal Findings:

Factual Subfinding #1

This project will allow for the establishment of a tattoo service in an existing salon.

Legal Finding #1

Granting of Use Permit 2024-328 is a negligible expansion at this site and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The parcel has frontage and direct access to Solano Street.

Legal Finding #2

The site has existing access to Solano Street that is constructed with adequate width, pavement, and capacity for the proposed use.

Factual Subfinding #3

The establishment of a tattoo business to be located in an existing building currently used as a salon but has a long history of being used for commercial uses. The parcel is currently zoned for commercial use.

Legal Finding #3

The establishment of a tattoo business at this site will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare.

Three (3) Conditions of Approval:

Condition #1

The applicant must comply with the requirements of the City of Corning.

Condition #2

Comply with the permitting requirements of the Tehama County Environmental Health Department.

Condition #3

The tattoo business must comply with the City of Corning Sign Regulations

F. REGULAR AGENDA: None.

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

H. ADJOURNMENT: 7:05 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO: E-2
USE PERMIT 2024-330; RUTH MYHRE,
REQUEST TO SELL BEER & WINE WITHIN
AN EXISTING BUILDING ON THE NORTH
SIDE OF SOLANO ST. AT THE CORNER
OF THE SOLANO ST. / FOURTH STREET
INTERSECTION. APN: 071-135-007,
ADDRESS: 1124 SOLANO ST.
JUNE 18, 2024**

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING
FROM: CHRISTINA MEEDS, PLANNER II
BRANT MESKER, CITY MANAGER 

PROJECT DESCRIPTION:

Ruth Myhre is seeking an on-sale license with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within an existing building located at 1124 Solano St. The existing building is where Ruth is opening a new business called The Vault & Co. The new business will be holding Paint and Sip events. Section 17.54.020 (1) of the City of Corning Zoning Code requires that a Conditional Use Permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant.

The existing building is located along the north side of Solano St. at the corner of the Solano St. and Fourth St. intersection.

APN: 71-135-007; **Address:** 1124 Solano Street

GENERAL PLAN LAND USE DESIGNATION:

C – Commercial.

ZONING:

C-2 – Central Business District. This district classification is intended to be applied in areas suitable for complete retail business and service use to serve a residential community. The C-2, Central Business District allows retail stores, businesses, or service enterprises which, in the opinion of the Planning Department, are of a character similar to specified uses as set out in section 17.20.020 (B) of the Corning Zoning Code.

As previously explained in the project description, Section 17.54.020 (1) of the City of Corning Zoning Code requires that a Conditional Use Permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

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

CEQA, Section 15301, Existing Facilities, Class 1 provides exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of

the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

This project will allow the owner to sell/serve beer and wine in a section of an existing building where she is opening a new business. Staff has determined that this is a negligible expansion and therefore exempt from CEQA pursuant to Section 15301, Class 1.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, five (5) Factual Subfindings and Legal Findings for Use Permit 2024-330.

Factual Subfinding #1

The location is an existing building and is being prepared to open a new business called The Vault & Co. Obtaining a license from ABC to sell/serve beer and wine at this location will not change the nature of the previously established use.

Legal Finding #1

The granting of Use Permit 2024-330 is a negligible expansion of the use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Factual Subfinding #2

The parcel where the applicant is proposing to serve beer and wine is zoned C-2 – Central Business District.

Legal Finding #2

The sale and consumption of beer and wine within a business is a permitted use in the C-2 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

Factual Subfinding #3

The building and location where the applicant proposes to serve beer and wine is an established building in the downtown district.

Legal Finding #3

The existing building is adequate in size, shape, and topography to allow for the use of a business that will serve beer and wine.

Factual Subfinding #4

The existing building is located along the north side of Solano St. at the corner of the Solano St. and Fourth St. intersection.

Legal Finding #4

Fourth Street. and Solano Street are existing public streets adequate in width and pavement to carry the amount of traffic that the proposed business will generate.

Factual Subfinding #5

The existing building where the business is proposed is located in an area that is developed with commercial businesses in the downtown area of the City of Corning.

Legal Finding #5

Providing for the sale and serving of beer and wine at the building located at 1124 Solano St., within the City of Corning will not have an adverse effect upon the use, enjoyment, or valuation of adjacent or neighboring properties or upon the public welfare.

ACTION:

MOVE TO ADOPT THE FIVE (5), OR SIMILAR, FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE USE PERMIT 2024-330 PERMITTING THE SALE AND SERVING OF BEER AND WINE IN THE PROPOSED BUSINESS OWNED BY RUTH MYHRE SUBJECT TO THE THREE (3) CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

Condition #1

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a license prior to the sale or serving beer and wine at the business located at 1124 Solano St.

Condition #2

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

Condition #3

Comply with the City of Corning Outdoor Advertising Sign Regulations.

Or;

MOVE TO ADOPT FINDINGS AND DENY THE ISSUANCE OF USE PERMIT 2024-330.

Attachments:

- **Exhibit A: Planning Application;**
- **Exhibit B: Notice of Exemption**

**CITY OF CORNING
PLANNING APPLICATION**
TYPE OR PRINT CLEARLY

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

PROJECT INFORMATION	PROJECT ADDRESS 1124 SOLANO ST		ASSESSOR'S PARCEL NUMBER 071-185-007	G.P. LAND USE DESIGNATION
	ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) THE VAULT & CO PAINT & SIP / SPECIAL EVENTS			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other _____				
APPLICANT INFORMATION	APPLICANT RUTH MYHRE		ADDRESS	DAY PHONE
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER LOUIS DAVIES		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.			
APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <u><i>Ruth Myhre</i></u>		PROPERTY OWNER: I have read this application and consent to its filing Signed: _____		

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. 2024-330	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
	FEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION Exempt ND MND EIR		DATE FILED



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED 5-17-2024

General Information

1. Project Title:
THE VALLEY & COMPANY LLC

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

ABC permit For Beer/wine sales # 42
Co. Health permit

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 2400 sq. ft. in 2 floor(s).

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

5. Proposed scheduling/development.
Plan to be up & running by July 1, 2024

6. Associated project(s).

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

**CITY OF CORNING
PLANNING APPLICATION**

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

Commercial Retail - space 1200 SQ FT

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

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

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

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

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

Notice of Exemption

Appendix E

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

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

Project Title: Use Permit 2024-330 - ABC Lic. for The Vault & Co.

Project Applicant: City of Corning

Project Location - Specific:
1124 Solano Street, Corning, CA 96021

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

Description of Nature, Purpose and Beneficiaries of Project:
Allowing a business to serve and sell beer and wine.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- [X] Categorical Exemption. State type and section number: 15301. EXISTING FACILITIES.
- Statutory Exemptions. State code number:

Reasons why project is exempt:
(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

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

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

Signature: Christina Meeds Date: 06/13/24 Title: Planner II

Signed by Lead Agency Signed by Applicant

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

