



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, JULY 19, 2022
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker**

Chairman: Robertson

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

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the Continued June 21, 2022 Planning Commission Meeting with any necessary corrections. **These will be presented at the next meeting.****

E. PUBLIC HEARINGS AND MEETINGS:

- 2. Public Hearing: Revision to Use Permit No. 2020-293; Rezone from R-1 to C-3P along with a General Plan Amendment to allow an expansion of Heritage RV Park for RV Storage and Storage PODS on a 2.19 acre parcel just east and adjacent to the Heritage RV establishment.**

F. REGULAR AGENDA:

- 3. Recommend City Council adoption of Ordinance 699, an Ordinance amending Chapter 5.50 of the Corning Municipal Code pertaining to Street Vending, and recommend adoption of Resolution 07-19-2022-01, a Resolution of the Planning Commission of the City of Corning recommending approval of an Ordinance Amending Chapter 5.50 Pertaining to Street Vendors.**

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

H. ADJOURNMENT!:

POSTED: FRIDAY, JULY 15, 2022

**ITEM NO.: F3
INTRODUCTION OF STREET VENDING
ORDINANCE #699**

July 19, 2022

TO: PLANNING COMMISSION
FROM: CHRISSE MEEDS, PLANNER 2
KRISTINA MILLER, CITY MANAGER

SUMMARY:

At the February 15, 2022, Planning Commission Meeting, staff was directed to research Street Vending Ordinances in other cities after receiving requests from community members.

At the March 15, 2022, Planning Commission Meeting, staff gave an update on the research that was discovered, and the Planning Commission directed staff on the new rules they felt would best fit within a new ordinance.

Staff would like to present to you Ordinance 699 amending Chapter 5.50 of the Corning Municipal Code to regulate street vending within the City limits of Corning and to follow recently enacted state legislature Government Code section 51036 et. Seq.

DISCUSSION:

Currently to open a mobile/street vending business in the City of Corning the requirements are as follows: You must apply for a city business license, (\$29.00 yearly) show proof of a food handlers permit from Tehama County Environmental Health, produce a letter from the owner of the land giving you approval to have a vending business and show a bathroom facility within one hundred feet.

As a comparison, to opening a brick-and-mortar restaurant in the City of Corning, the requirements are as follows: You must apply for a city business license, (\$29.00 yearly) show proof of a health permit from Tehama County Environmental Health, Installation of a complete Ansel system and grease traps. Full ADA bathrooms and frontage improvement, ie: curb, gutter and sidewalk.

At the request of the Planning Commission and concerned citizens Ordinance 699 will enact a strict policy that mobile food vendors will need to follow. Ordinance 699 will require mobile vendors to be located at the minimum 200 feet away from an established food facility, yearly inspections to ensure all health permits are current and all conditions are being met, establish a new yearly fee to be paid to the city, require the mobile vendors to possess a valid California Department of Tax and Fee seller's permit, and more.

If the Planning Commission chooses to recommend Ordinance 699 and amend Chapter 5.50 of the City of Corning Municipal Code, the current Mobile Vendors will be given 90 days to comply to the new regulations before any violations and/or penalties will be imposed.

While City staff desires to implement any new requirements and ensure that all Mobile Vendors are compliant, please be aware of the staffing levels at City Hall. The City currently does not have a dedicated Code Enforcement Officer for monitoring and enforcement; most of the current violations occur during non-business hours.

RECOMMENDATION:

**APPROVE RECOMMENDATION TO CITY COUNCIL TO AMEND CHAPTER 5.50 AND
ADOPT ORDINANCE 699 – STREET VENDING TO REFLECT THE PRESENTED
ORDINANCE AND RESOLUTION**

ORDINANCE NO.699

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNING AMENDING
CHAPTER 5.50 OF THE CORNING MUNICIPAL CODE PERTAINING TO STREET
VENDING**

WHEREAS, Chapter 5.50 of the Corning Municipal Code regulates street vending within the City limits; and

WHEREAS, the state legislature recently enacted Government Code section 51036 et seq. changing the regulations that a local agency may impose on sidewalk vendors, but still allowing the agency some discretion when the activity in question raises a health, safety or welfare concern; and

WHEREAS, after receiving requests from members of the community, the City of Corning has decided to amend Chapter 5.50 to impose some regulations on street or sidewalk vendors, while also updating to ensure compliance with state law.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORNING DOES ORDAIN AS FOLLOWS:

Section 1. Title 5 (Business Taxes, Licenses and Regulations), Chapter 5.50 (Street Vending), is hereby repealed and replaced to read as follows:

5.50.010 Purpose

5.50.020 Definitions

5.50.030 Required Permits and Licenses

5.50.040 Location requirements.

5.50.050 - Operation requirements.

5.50.060- Revocation of Permit

5.50.070- Penalties

Chapter 5.50 - STREET VENDING

5.50.010 Purpose

The City expressly finds that the vending of produce, prepared or prepackaged foods, goods, and/or wares, under certain circumstances, on public streets, sidewalks, or alleys and on private property may pose, unsafe conditions and special dangers to the public health, safety and welfare of the residents of the City of Corning. It is the purpose of the City, in enacting this chapter, to comply with the requirements of Government Code section 51051 et seq. and to provide those persons who engage in those types of vending operations with clear and concise regulations to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

5.50.020 Definitions

"City Manager" is the Corning City Manager

"Food Vendor Vehicle" is a motorized vehicle or a trailer that can be pulled by motorized vehicle that is used by a mobile food vendor

"Mobile Food Vendor" is any person that operates a vending business that sells food and beverage ready for immediate consumption directly to any consumer from a food vending vehicle, trailer or pushcart. This definition does not include ice cream trucks, or other moving vendors. The vendor could be the business owner, employee, or property owner.

"Sidewalk Mobile Food Vendor" is any person that operates a vending business that sells food from a pushcart, stand, display, pedal -driven cart, or other non -motorized conveyance.

"Permanent Food Facility" means a food facility operating in a permanently constructed structure, including any room, building, place, or portion thereof, maintained, used, or operated for the purpose of storing, preparing, serving, manufacturing, packaging, or otherwise handling food at the retail level

"Public Right-of-Way" means and includes all areas legally open to public use as public streets, roadways, highways, parkways, alleys, and any other public right- of-way.

"Pushcart" is a non-motorized stand, display or cart with wheels used by a sidewalk mobile food vendor.

5.50.030 Required Permits and Licenses

A. It shall be unlawful for any person to maintain, manage or operate as a mobile food vendor within the City unless such activity is maintained, managed, or operated in strict compliance with all applicable laws, rules, and regulations and with a health permit issued by the Tehama County Department of Health, if applicable. A separate health permit shall be obtained for each separate vehicle, even when conducted under the same ownership.

B. It shall be unlawful for any person to maintain, manage or operate as a mobile food vending within the City unless such activity is maintained, managed or operated in strict compliance with a valid business license issued pursuant to Chapter 5 of this code. No business licenses shall be issued for any activity described in this article unless such person has first obtained a valid health permit from the Tehama County Health Department, if required.

C. No person shall maintain, manage or operate as a mobile food vendor within the City unless that person first obtains a vendor permit from the City and unless that person first complies with all other provisions of this Chapter. Any person desiring to maintain, manage or operate as a mobile food vendor within the City shall first submit an application for a vendor permit on a form provided by the City, along with all other information required by

the City and payment of all applicable fees and charges. No vendor permit shall be issued pursuant to this section unless such applicant has first obtained a valid City of Corning business license and a valid health permit from the Tehama County Health Department, if required.

1. A separate vendor permit shall be obtained by each vendor and for each separate mobile food vending vehicle or pushcart, even when conducted under the same ownership.

2. The vendor permit application shall be approved, conditionally approved or denied by the City Manager, or his/her designee in conformity with Government Code section 51038(c).

3. Any vendor permit issued pursuant to this section, for any activity regulated by this section, shall be personal and shall not be assigned, transferred, sold, or otherwise conveyed or hypothecated by the person to whom such permit has been issued to any other person and any such assignment, transfer or conveyance shall immediately render such permit void.

4. The term of each vendor permit, unless sooner terminated, suspended, or revoked, shall be for a period of one year. Upon the expiration of such term, and consistent with the other provisions of this Chapter, the holder of such vendor permit may renew the vendor permit for additional one-year terms by submitting a new application, together with any fees that may be required, and by complying with all other relevant terms. All vendor permits issued pursuant to this section shall expire and have no further force and effect upon the date specified in the permit.

5. Any vendor permit issued pursuant to this section must be prominently displayed on the mobile food vendor vehicle or pushcart.

6. The vendor permit application shall include a site plan, identifying the property, type and location of the vending activity.

7. The written approval of the property owner where such vending will be conducted must be provided with the application, if vending is not to occur in the public right-of-way or public park.

8. The vending permit application shall also include the location of available restrooms to be used by the mobile food vendor. The applicant shall provide rest room facilities as provided for in state law and available within one hundred (100) feet of the mobile food vendor site. If the mobile food vendor is proposing to use non-public restrooms, such as an adjacent business, the mobile food vendor must provide written approval from the business to use the restrooms. A portable restroom cannot be used to meet the requirements of this section.

9. The application for the vending permit shall include an indemnification requirement whereby the applicant agrees to defend, indemnify and hold harmless the City for any third-party liability arising from the vending operation by the mobile food vendor. Failure of the application to include this language does not alleviate the mobile food vendor from the obligation, which will still be required to the fullest extent permitted by law.

10. The vending permit fee shall be set forth in the City fee schedule as amended by the City Council.

11. Vendor shall possess a valid California Department of Tax and Fee Administration seller's permit.

D. No person shall maintain, manage or operate any mobile food vendor vehicle within the City unless that person first meets all necessary requirements for the operation of the food vendor vehicle set forth by the California Department of Motor Vehicles. Proof of the necessary license may be required by the City before issuance of the vending permit.

5.50.040 Location requirements.

A. Public Right-of-Way. Stationary site street vending is only permitted in the public right-of-way to the extent permitted under Government Code section 51036 et seq. and this Chapter.

B. Mobile or stationary site street vending is not permitted to set up or sell on any City property or City parking lot, unless expressly authorized by the City Manager or his/her designee. This subsection does not apply to City parks.

C. Residential Zoning Districts. Stationary site street vending shall not be permitted in a residential zone. Street vendors in a residential zone must move continuously, unless making a sale, which must not last longer than 10 minutes.

D. Traffic Safety Visibility. No street vending shall be located where it will obstruct the safe line-of-sight distance at any intersections as determined by the City Manager or his or her designee.

E. Proximity to Other Items. No vending shall occur within ten feet of a fire hydrant, fire escape, building entrance, bus stop, loading zone, handicapped parking space, access ramp, or any type of driveway entrance. A greater distance or separation may be required in order to preserve line-of-sight, or for other safety reasons. The vending activity shall not damage any landscaped areas.

F. Permanent Food Facility Proximity. No vending shall occur within two hundred (200) feet of an active, permanent food facility. This distance is measured from the location where food is ordered from the vendor to the front door of the food facility. This prohibition only applies to permanent food facilities in existence at the time this Ordinance was enacted and does not apply to food facilities that open after adoption of the Ordinance.

5.50.050 - Operation requirements.

A. Appearance and Storage. The vendor shall maintain the area within which vending activities occur in a clean, safe, sanitary, and dust-controlled condition. With the exception of fixed stands selling a food product grown on the site, the vendor must remove all

evidence of vending and leave the site in a clean state at the close of each business day. The mobile food vendor shall provide waste removal and shall be responsible for collecting trash/debris and recycling after each stop. "Trash" includes material dispensed by the mobile food vendor as well as items that may be left by customers.

B. Obstructions and Hazards. No vendor shall obstruct vehicular traffic, bicycle traffic, sidewalk pedestrian traffic, or accessibility to vehicles parked adjacent to the curb, and shall not create public health or safety hazards. Vendors must comply with the Americans with Disabilities Act (ADA) and shall not block and ADA path of travel.

C. Signs. No more than one sign is allowed on the parcel in conjunction with the vendor. The sign shall not exceed ten square feet and shall be affixed to the vehicles or device from which the goods or merchandise are being sold.

D. Blight. The mobile street vendor shall not create blight through its operations. It will be considered blight if (i) it is not being adequately maintained; (ii) has uncorrected building or health code violations; (iii) has become a place where criminal activity takes place as documented by the Corning Police Department; or (iv) it is determined by the City building official that its conditions threatens life or puts the health and/or safety of the citizens at risk.

E. Cart Removal. All street vending items, including the cart, trash receptacle, canopy, or condiment table may not be left on the sidewalk or other public right of way after the Vendor's approved closing time.

F. Time of Operation. No street vending may occur after 10:00 p.m. or before 7:00 a.m., unless express authorization is provided by the City Manager.

G. Setback. Other Applicable Regulations. Each vendor must comply with other local, state, and federal regulations pertaining to establishment and operation of a vending business. This includes any setback requirements set forth in this Corning Municipal Code.

H. Additional location and operational requirements may be imposed by the City for street vending operations if deemed warranted by City staff.

5.50.060- Revocation of Permit

The City may revoke the vending permit if any of the following occurs:

1. The mobile food vendor fails to pay sales tax.
2. The sidewalk mobile food vendor fails to meet any of the requirements set forth in Government Code Sections 51038 & 51039.
3. The mobile food vendor performs any act or omission constituting a nuisance as set forth in Chapter 8.08 of the code.
4. The mobile food vendor violates any other provision of this Chapter.

5.50.070- Penalties

A. General Violations- A violation of this ordinance is punishable by the following:

- 1) An administrative fine not exceeding one hundred dollars (\$100) for a first violation.
- 2) An administrative fine not exceeding two hundred dollars (\$200) for each additional violation within one year of the first violation.
- 3) An administrative fine not exceeding five hundred dollars (\$500) for each additional violation within one year of the first violation.

B. Failure to Obtain Permit- If a vendor fails to obtain a vending permit from the City, vending without a permit may be punishable by the following in lieu of the administrative fines set forth in Section 1 above:

- 1) An administrative fine not exceeding two hundred dollars (\$200) for a first violation.
- 2) An administrative fine not exceeding five hundred dollars (\$500) for a second violation within one year of the first violation.

C. For all violations pursuant to A and B of this section, each day that a violation occurs constitutes a separate and distinct violation.

D. All vendors will have three (3) months following adoption of this Ordinance to come into compliance with the requirements before any violations and/or penalties will be imposed.

5.50.080- Properties Permitting Vending

A. If a property owner rents, leases, or otherwise allows a mobile vendor to operate on their property for a two-year period, then that property owner shall be required meet the following requirements:

- 1) To pay for and install curb, gutter, and sidewalk on the property, if not already existing.
- 2) To pay the impact fees that would otherwise be due to the City if the vendor was a Permanent Food Facility.

B. The two-year time period in this Section is met if a mobile vendor operates at least two days a week during the two-year time frame.

Section 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any person or circumstance. The City Council of the City of Corning hereby declares that it would have adopted each section, subsection subdivision paragraph, sentence, clause or phrase hereof, irrespective of the fact that

any one or more other sections, subsections subdivisions paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 3. The City of Corning finds that this Ordinance is not a “project” according to the definition set forth in the California Environmental Quality Act (“CEQA”), and, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment), the adoption of this ordinance is therefore not subject to the provisions requiring environmental review.

I HEREBY CERTIFY that the foregoing ordinance was introduced and read by the City Council of the City of Corning at a regular meeting on the 12th day of July, 2022, and was duly read and adopted at a regular meeting on the 26th day of July, 2022, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

ROBERT SNOW, Mayor

ATTEST:

LISA LINNET, City Clerk

RESOLUTION NO. 2022-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORNING,
CALIFORNIA, RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTER
5.50 PERTAINING TO STREET VENDORS**

WHEREAS, The City has determined that there is a need to amend Chapter 5.50 of the Corning Municipal Code to further the regulations on sidewalk vendors, which includes food trucks, trailers or pushcarts; and

WHEREAS, Government Code section 51036 et seq. restricts the City's ability to regulate certain aspects of the sidewalk vending industry, so the City seeks to ensure compliance with that statutory scheme; and

WHEREAS, pursuant to the provisions of Section 15311 of the California Environmental Quality Act, the project qualifies as Categorically Exempt.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CORNING DOES
HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. Incorporation of Recitals The recitals in this Resolution are true and correct and incorporated herein.

SECTION 2. Recommended Approval of Ordinance Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff reports and this Resolution, the Planning Commission of the City of Corning hereby recommends that the City Council adopt the attached Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNING AMENDING SECTION 5.50 OF THE CORNING MUNICIPAL CODE PERTAINING TO STREET VENDING

SECTION 3. The Planning Commission further recommends that the City Council set a fee for each vendor permit in an amount of \$500.00.

APPROVED AND ADOPTED by the members of the Planning Commission of Corning this 19th day of July, 2022.

_____, Chairman

CORNING PLANNING COMMISSION



City of Corning

STREET VENDING PERMIT INFORMATION SHEET AND APPLICATION

A street vendor must obtain a Street Vending Permit and a City of Corning Business License prior to operating within the City. The street vendor permit shall be always displayed conspicuously at the location of the street vendor. Failure to obtain a valid permit and business license may result in citation and/or removal from City-owned premises.

APPLICATION CHECKLIST

The following checklist has been provided to assist a potential street vendor in applying for a Street Vending Permit. Incomplete applications will not be accepted.

After submitting the Street Vending Permit application and getting an approved signature, apply for a City of Corning Business License.

Application Documents

- Completed Street Vending Permit Application
- Seller's Permit (Issued from California Department of Tax and Fee Administration) Register online at <https://onlineservices.cdtfa.ca.gov/>
- Tehama County Department of Environmental Health Permit (530-527-8020)
- Letter from the property owner (where the vending vehicle will be located) allowing the vendor to set up on the property.
- Site Plan showing where the vendor will be set up on the property and location of restrooms within 100 feet. (Show your distance between surrounding subjects)
- Site Plan must also show public restrooms within 100 feet. If there is no public restroom within 100 feet, then the applicant will need to provide a letter from a business within 100 feet allowing the use of their restroom.
- City of Corning Business License Application, completed. Available on-line at www.corning.org
- Street/Mobile vending fee payable to the City of Corning.

Supplemental Information

- Names, Addresses, Phone Numbers of the vendor applicant.
- Photo ID of the vendor applicant/owner.
- Description of vending merchandise.
- Vending Operation Information: location, days and hours of operation.

Frequently Asked Questions

Please see the following answers to frequently asked questions regarding Street Vending in the City of Corning. All Street Vending is regulated by Chapter 5.50 of Title 5 of the Corning Municipal Code.

Does a Street Vendor need to have a permit or license in the City of Corning?

Any street vendor must obtain a City of Corning, Street Vendor Permit, and a City of Corning Business License, Seller's Permit, and a Health Permit (if selling food)

Does a Street Vending Permit expire?

Yes, a City of Corning Street Vendor Permit expires after one (1) year.

Where can a Street Vendor Operate?

A Street Vendor can operate on any private property, with the owners written consent. No Vendor shall:

- Locate within 200 feet of a Permanent Food Facility.
- Locate within 10 feet of a fire hydrant, fire escape, building entrance, bus stop, loading zone, handicapped parking space, access ramp, or any type of driveway entrance.
- Public Right-of-Way. Stationary site street vending is only permitted in the public right-of-way to the extent permitted under Government Code section 51036 et seq. and the City of Corning, Corning Municipal Code, Chapter 5.
- Locate on any City property or City parking lot.
- Locate on any Public Right-of-Way, unless permitted under Govt. code section 51036
- No Street Vending shall be located where it will obstruct the safe line-of-sight distance at any intersection.

What can a vendor sell?

Street vendors may only vend goods or food that have been approved by the City of Corning.

Can a Street Vendor Application be denied?

Yes, a street vendor application may be denied due to incompleteness or non-compliance with the Corning Municipal Code.

How do I apply for a Street Vending Permit?

The street vending application and permit process may be downloaded from the City of Corning's website at www.corning.org



STREET VENDING PERMIT APPLICATION

First-Time Permit

Permit Renewal

Pursuant to Chapter 5 of the Corning Municipal Code, all persons wishing to sell or vend food or merchandise from a motorized or non-motorized cart/truck, shall be required to obtain a Street Vendor Permit, and a Business License from the City of Corning, A Seller’s Permit from the State of California and, if vending food, a health permit from the Tehama County Environmental Health Office.

For a Street Vending Permit to be issued, this application must first be approved and signed.

BUSINESS OWNER INFORMATION

Primary Contact Name:		
Driver’s License/ID No:		
Business Name:		
Address:		
City:	State:	Zip:
Primary Contact Phone:		
Primary Contact Email:		

VENDING TYPE

Please indicate your vending type:

- Mobile Cart:** A non-motorized stand, display or cart with wheels.
- Motorized Vehicle:** A motorized vehicle or a trailer that is pulled by a motorized vehicle.
- Other:** Specify: _____

VENDING OPERATIONS

Days of Operation: _____

Hours of Operation: _____

VENDING LOCATION

Location/Address of Vending Location: _____

A site plan map is attached YES NO

VENDING ITEMS/GOODS

Items/goods to be sold: (Please provide a detailed description of items or goods to be sold on the cart/truck; attach additional sheets if necessary)

Food: _____

Will food be prepared on-site: Yes No

**** A copy of the Tehama County Environmental Health Permit must be attached.**

Merchandise: _____

STREET VENDING PERMIT AGREEMENT AND ACKNOWLEDGEMENT

I acknowledge and understand the guidelines and declarations contained herein and will completely abide by them and have filled out the attached permit agreement.

Applicant Signature: _____

Date: _____

AGREEMENT – STREET VENDING PERMIT APPLICATION

The street vendor and/or his or her designated employees shall comply with all street vending regulations, pursuant to the City of Corning Municipal Code Chapter 5.50.010 through 5.50.80

Section 5.50.030 Required Permits and Licenses

<p>_____</p> <p><i>(Initial)</i></p>	<p>A.) It shall be unlawful for any person to maintain, manage or operate as a mobile food vendor within the City unless such activity is maintained, managed, or operated in strict compliance with all applicable laws, and regulations and with a health permit issued by the Tehama County Department of Health, if applicable. A separate health permit shall be obtained for each separate vehicle, even when conducted under the same ownership.</p>
<p>_____</p> <p><i>(Initial)</i></p>	<p>B.) It shall be unlawful for any person to maintain, manage or operate as a mobile food vendor within the City unless such activity is maintained, managed, or operated in strict compliance with a valid business license issued pursuant to Chapter 5 of the City of Corning Municipal Code. No business license shall be issued for any activity described in this article unless such person has first obtained a valid health permit from the Tehama County Health Department if required.</p>
<p>_____</p> <p><i>(Initial)</i></p>	<p>C.) No person shall maintain, manage, or operate as a mobile food vendor within the City unless that person first obtains a Street Vendor Permit from the City and unless that person first complies with all other provisions of Chapter 5 of the City of Corning Municipal Code. Any person desiring to maintain, manage or operate as a mobile food vendor within the City shall first apply for a Street Vendor Permit on a form provided by the City, along with all other information required by the City and payment of all applicable fees and charges. No Street Vendor Permit shall be issued pursuant to Chapter 5 of the City of Corning Municipal Code unless such applicant has first obtained a valid City of Corning business license and a valid health permit from the Tehama County Health Department.</p>
<p>_____</p> <p><i>(Initial)</i></p>	<p>D.) Vendor shall possess a valid California Department of Tax and Fee Administration seller's permit.</p>
	<ul style="list-style-type: none"> ➤ A separate vendor permit shall be obtained by each vendor and for each separate mobile food vending vehicle or pushcart, even when conducted under the same ownership. ➤ The vendor permit application shall be approved, conditionally approved, or denied by the City Manager, or his/her designee in conformity with Government Code section 51038[c]. ➤ Any vendor permit issued pursuant to Chapter 5 of the City of Corning Municipal Code, for any activity regulated by the same chapter, shall be personal and shall not be assigned, transferred, sold, or otherwise conveyed or

(Initial)

hypothecated by the person to whom such permit has been issued to any other person and any such assignment, transfer or conveyance shall immediately render such permit void.

- The term of each vendor permit, unless sooner terminated, suspended, or revoked, shall be for a period of one year. Upon the expiration of such term, and consistent with the other provisions of Chapter 5 of the City of Corning Municipal Code, the holder of such vendor permit may renew the vendor permit for additional one-year terms by submitting a new application, together with any fees that may be required, and by complying with all other relevant terms. All vendor permits issued pursuant to Chapter 5 of the City of Corning Municipal Code shall expire and have no further force and effect upon the date specified in the permit.
- Any vendor permit issued pursuant to Chapter 5 of the City of Corning Municipal Code must be prominently displayed on the mobile food vendor vehicle or pushcart.
- The vendor permit shall include a site plan, identifying the property, type, and location of the vending activity.
- The written approval of the property owner where such vending will be conducted must be provided with the application, if vending is not to occur in the public right-of-way or public park.
- The vending permit application shall also include the location of available restrooms to be used by the mobile vendor. The applicant shall provide rest room facilities as provided for in state law and available within one hundred (100) feet of the mobile food vendor site. If the mobile food vendor is proposing to use non-public restrooms, such as an adjacent business, the mobile food vendor must provide written approval from the business to use the restrooms. A portable restroom cannot be used to meet the requirements of this section.
- The application for the vending permit shall include an indemnification requirement whereby the applicant agrees to defend, indemnify, and hold harmless the City for any third-party liability arising from the vending operation by the mobile vendor. Failure of the application to include this language does not alleviate the mobile vendor from the obligation, which will still be required to the fullest extent permitted by law.
- The vending permit fee shall be set forth in the City fee schedule as amended by the City Council.
- Vendor shall possess a valid California Department of Tax and Fee Administration seller's permit.
- No person shall maintain, manage, or operate any mobile food vendor vehicle within the City unless that person first meets all necessary requirements for the operation of the food vendor vehicle set forth by the California Department of Motor Vehicles. Proof of the necessary license may be required by the City before issuance of the vending permit.

Section 5.50.040 Location Requirements

_____ <i>(Initial)</i>	A) Public Right-of-Way. Stationary site street vending is only permitted in the public right-of-way to the extent permitted under Government Code section 51036 et seq. and the City of Corning, Corning Municipal Code, Chapter 5.
_____ <i>(Initial)</i>	B) Mobile or Stationary site street vending is not permitted to set up or sell on any City property or City parking lot, unless expressly authorized by the City Manager or his/her designee. This subsection does not apply to City parks.
_____ <i>(Initial)</i>	C) Residential Zoning Districts. Stationary site street vending shall not be permitted in a residential zone. Street vendors in a residential zone must move continuously, unless making a sale, which must not last longer than 10 minutes.
_____ <i>(Initial)</i>	D) Traffic Safety Visibility. No street vending shall be located where it will obstruct the safe line-of-sight distance at any intersections as determined by the City Manager or his/her designee.
_____ <i>(Initial)</i>	E) Proximity to Other Items. No vending shall occur within ten (10) feet of a fire hydrant, fire escape, building entrance, bus stop, loading zone, handicapped parking space, access ramp or any type of driveway entrance. A greater distance or separation may be required to preserve line-of-sight, or for other safety reasons. The vending activity shall not damage any landscaped areas.
_____ <i>(Initial)</i>	F) Permanent Food Facility Proximity. No vending shall occur within two hundred (200) feet of a permanent food facility. This distance is measured from the location where food is ordered from the vendor to the front door of the food facility. This prohibition only applies to permanent food facilities in existence at the time this Ordinance was enacted and does not apply to food facilities that open after adoption of the Ordinance.

Section 5.50.050 – Operation requirements

_____ <i>(Initial)</i>	A. Appearance and Storage. The vendor shall maintain the area within which vending activities occur in a clean, safe, sanitary, and dust-controlled condition. With the exception of fixed stands selling a food product grown on site, the vendor must remove all evidence of vending and leave the site in a clean state at the close of each business day. The mobile food vendor shall provide waste removal and shall be responsible for collecting trash/debris and recycling after each stop. "Trash" includes material dispensed by the mobile food vendor as well as items that may be left by customers.
_____ <i>(Initial)</i>	B. Obstructions and Hazards. No vendor shall obstruct vehicular traffic, bicycle traffic, sidewalk pedestrian traffic, or accessibility to vehicles parked adjacent to the curb, and shall not create public health or safety hazards. Vendors must comply with the Americans with Disabilities Act (ADA) and shall not block ADA path of travel.
_____ <i>(Initial)</i>	C. Signs. No more than one sign is allowed on the parcel in conjunction with the vendor. The sign shall not exceed ten square feet and shall be affixed to the vehicles or devise from which the goods or merchandise are being sold.

_____ <i>(Initial)</i>	D. Blight. The mobile street vendor shall not create blight through its operations. It will be considered blight (i) it is not being adequately maintained; (ii) has uncorrected building or health code violation; (iii) has become a place where criminal activity takes place as documented by the Corning Police Department; or (iv) it is determined by the City building official that its conditions threatens life or puts the health and/or safety of the citizens at risk.
_____ <i>(Initial)</i>	E. Cart Removal. All street vending items, including the cart, trash receptacle, or condiment table may be left on the sidewalk or other public right of way after the Vendor's approved closing time.
_____ <i>(Initial)</i>	F. Time of Operation. No street vending may occur after 10:00 PM or before 7:00 AM, unless express authorization is provided by the City Manager.
_____ <i>(Initial)</i>	G. Setback. Other Applicable Regulations. Each vendor must comply with other local, state, and federal regulations pertaining to establishment and operation of a vending business. This includes any setback requirements set forth in this Corning Municipal Code
_____ <i>(Initial)</i>	H. Additional location and operational requirements may be imposed by the City for street vending operations if deemed warranted by City Staff.

Section 5.50.060 Revocation of Permit

The City may revoke the vending permit if any of the following occurs:

_____ <i>(Initial)</i>	1. The mobile food vendor fails to pay sales tax.
_____ <i>(Initial)</i>	2. The sidewalk mobile vendor fails to meet any of the requirements set forth in Government Code Sections 51038 & 51039
_____ <i>(Initial)</i>	3. The mobile vendor performs any act or omission constituting a nuisance as set forth in the City of Corning Municipal Code Chapter 8.08
_____ <i>(Initial)</i>	4. The mobile vendor violates any other provisions of Chapter 5 of the City of Corning Municipal Code.

Section 5.50.070 Penalties

_____ <i>(Initial)</i>	1. An administrative fine not exceeding one hundred dollars (\$100) /day for the first violation.
_____ <i>(Initial)</i>	2. An administrative fine not exceeding two hundred dollars (\$200) /day for additional violation within one year of the first violation.
_____ <i>(Initial)</i>	3. An administrative fine not exceeding five hundred dollars (\$500) /day for each additional violation within one year of the first violation.

Failure to Obtain a Permit-If a vendor fails to obtain a vending permit from the City, vending without a permit may be punishable by the following in lieu of the administrative fines set forth in the above section.

_____ <i>(Initial)</i>	1. An administrative fine not exceeding two hundred dollars (\$200) /day for a first violation.
_____ <i>(Initial)</i>	2. An administrative fine not exceeding five hundred dollars (\$500) /day for a second violation within one year of the first violation.

Section 5.50.80 Properties Permitting Vending

_____ <i>(Initial)</i>	A. If a property owner rents, leases, or otherwise allows a mobile vendor to operate on their property for a two-year period, then that property owner shall be required meet the following requirements: 1) To pay for and install curb, gutter, and sidewalk on the property, if not already existing. 2) To pay the impact fees that would otherwise be due to the City if the vendor was a Permanent Food Facility.
_____ <i>(Initial)</i>	B. The two-year time period in this Section is met if a mobile vendor operates at least two days a week during the two-year time frame.
_____ <i>(Initial)</i>	

I declare, under penalty of making a false statement, that I have read and understand the above statements and will completely abide by them. 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 Signature _____ Date _____

FOR OFFICE USE ONLY

Application Checklist

Approvals	Yes / No		Notes
Application Complete			
Copy of Photo ID			
Site Plan Map			
Tehama County Health Department – Health Permit (for Food Vendors Only)			
Seller's Permit			
Letter from Property Owner			
Restroom Use			

Comments:

Planning Department Approval:

Approved

Denied

Approved By: _____ Date: _____

**ITEM NO.: E-2
REVISION TO USE PERMIT NO. 2020-293;
REZONE FROM R-1 TO C-3P ALONG WITH A
GENERAL PLAN AMENDMENT TO ALLOW
AN EXPANSION OF HERITAGE RV PARK
FOR RV STORAGE AND STORAGE PODS
ON A 2.19 ACRE PARCEL JUST EAST AND
ADJACENT TO THE HERITAGE RV
ESTABLISHMENT.**

July 19, 2022

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: CHRISSY MEEDS, PLANNER II

PROJECT DESCRIPTION:

Use Permit 2020-293 was originally approved in 2020. The Use Permit entitled Heritage RV Park to Re-Zone from an R-1 to a C-3P, Parcel APN: 71-140-49, Address: 975 Hwy 99W. The Use Permit allows for Heritage RV Park to add 55 RV storage spaces and 32 storage pods. Since 2020, Mr. Phong, (owner of Heritage RV) has decided to eliminate the 32 storage pods and replace them with 14 RV storage spaces. The new site plan is attached as Exhibit A.

Use Permit 2020-293 expired in November of 2021, according to the City of Corning Municipal Code (17.54.070)- *Expiration. Any conditional use permit shall be null and void if the use permitted thereunder is not exercised within the time specified in the action approving such conditional use permit, or if no time is so specified, if the same is not exercised within one year from the date said permit is granted.*

It has been determined by the City of Corning Planning Department and the City of Corning's Legal Counsel that this will be treated as a Consistency Determination, regarding CEQA. The changes being made to the site plan will not change the project environmentally.

Factual Subfinding #1

Heritage RV Park is an established park with 87 RV spaces that has been in operation with guests since the park was established in 1993.

Legal Finding #1

Permitting the rezone and Conditional Use Permit, will allow for Heritage RV Park to expand their services to serve the community with RV Storage parking and storage pods

Factual Subfinding #2

Heritage RV Park is an established park with 87 RV spaces that has been in operation since 1993.

Legal Finding #2

The 2.19 acre parcel is adequate in size and topography

Factual Subfinding #3

The existing RV Park has an established access from Hwy 99W through an access Easement.

Legal Finding #3

The site has existing access from Hwy 99W. that is constructed with adequate width, pavement, and capacity for the established use as an RV Park. A new Easement has been signed to allow for access to Parcel (APN 071-140-048)

RECOMMENDATION:

PLANNING COMMISSIONERS APPROVE THE REVISION TO USE PERMIT NO. 2020-293, AUTHORIZING HERITAGE RV. TO EXPAND THE RV STORAGE SPACES TO 69, AND ELIMINATE THE 32 STORAGE PODS, AND TO EXTEND THE USE PERMIT FOR ANOTHER 12 MONTHS.

- 1. ADOPT THE FINDINGS.**
- 2. RE-ADOPT THE 32 PREVIOUS CONDITIONS OF APPROVAL ON USE PERMIT 2020-293.**

PREVIOUS AND RECOMMENDED CONDITIONS OF APPROVAL:

CONDITION #1 – AGENCY COMPLIANCE:

The development and continued operation of the storage facility, permitted pursuant to Use Permit 2020-293, must comply with all applicable local, state, and federal laws and regulations, especially the City of Corning Building, Fire, and Public Works Departments. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

CONDITION #2 SIGN REGULATIONS:

The project must comply with the City of Corning sign regulations established by Resolution 10-25-05-01.

CONDITION #3 – LANDSCAPING:

Landscaping within the site must be permanent in nature and an automatic means of irrigation must be provided. Applicant's attention is specifically drawn to City Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees. Landscape plans must comply with water conservation ordinances adopted by the City and approved by the Public Works Director.

CONDITION #4- REMOVE CONSTRUCTION DEBRIS:

Prior to the issuance of a Certificate of Occupancy for the storage facility all construction debris must be removed from the site.

CONDITION #5 - FUGITIVE DUST PERMIT:

Prior to commencement of any type of construction activities the applicant must submit a construction emission dust/control plan and obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

CONDITION #6 - OPEN BURNING:

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

CONDITION #7 - COVER EXPOSED SOILS:

Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion prior to the beginning of the rainy season (October 15th).

CONDITION #8 - GRADING PLANS:

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

CONDITION #9 - CULTURAL RESOURCES:

If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

CONDITION #10 - HUMAN REMAINS:

If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the Corning Police Department immediately and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism. M.M.CR-1

CONDITION #11 - STORMWATER POLLUTION PREVENTION PLAN:

Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

CONDITION #12 - SOILS INVESTIGATION:

Prior to the issuance of a building permit for construction of the building the applicant shall submit a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special foundation design is necessary. The developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

CONDITION #13 – DRAINAGE ANALYSIS:

Applicant shall provide a Drainage Analysis prepared by a registered Civil Engineer or Certified Hydrologist. The Analysis shall quantify the increased runoff resulting from a 25-year storm for a duration of four hours that will result from the development.

CONDITION #14 – STORM DRAIN RETENTION:

Storm Drain and retention facilities shall be in accordance with the Drainage Analysis, constructed to City Standards and approved by the Public Works Director. Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

CONDITION #15 - FINISHED GRADE:

Finished grade must be graded to direct runoff to stormwater drain facilities within the public right-of way or established drainage facilities (detention basins) constructed on the parcel.

CONDITION #16 - CONSTRUCTION HOURS:

Excavation and construction work shall occur only between the hours of 6:00 AM to 7:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on weekends and federally observed holidays. M.M. NOI-1

CONDITION #17 - CONSTRUCTION EQUIPMENT:

The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained. When feasible, existing power sources, such as power poles, or clean fuel generators should be used, rather than temporary power generators. Minimize idling time to 10 minutes.

CONDITION #18 - DEVELOPMENT IMPACT FEES:

Development of the proposed storage facility at this location is subject to development impact fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.

CONDITION #19 – PUBLIC IMPROVEMENTS:

All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION #20 - THERMOPLASTIC STRIPING:

Install thermoplastic stop legend with bar at driveway intersections. Apply thermoplastic directional arrows in parking lot driveway lanes. Temporary signs must be in place during construction at all new driveway intersections.

CONDITION #21 – CUSTOMER PARKING AREA:

Customer parking area must be paved with asphalt or concrete and all parking areas must have painted stalls.

CONDITION #22 – EXISTING UTILITIES, WATER & SEWER CONNECTIONS:

Existing utilities must be removed outside the footprint of the proposed building. Water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION #23 - WATER METER:

All new water meter must be touch read meters in thousand-gallon increments and approved by the Public Works Director prior to installation.

CONDITION #24 - UTILITIES:

All utilities, including but not limited to water, sewer, power and data, shall serve the parcel from Toomes Avenue and not through adjacent access easements.

CONDITION #25 – ACCESS EASEMENTS:

Existing ingress/egress easement to Solano Street shall be used for emergency access only. A gate must be provided with Knox-locks/devices for emergency personnel access. An ingress/egress easement must be obtained and recorded prior to approval of the improvement plans and the start of construction from the two parcels west of the proposed development. This ingress/egress easement shall be the primary access to the site.

CONDITION #26 – TRASH AND RECYCLING BIN AREA:

The applicant, prior to submittal of final improvement plans, must meet with representatives of Waste Management and the City to determine an appropriate location and size for the trash and recycle bin enclosure while at the same time maintaining the maximum amount of parking spaces as possible. The trash and recycling enclosure height shall be of a height to or greater than the height of the dumpster bins and shall include adequate space for the collection of recyclable materials. Trash and recycling collection service is required.

CONDITION #27 - RETAINING WALL:

The applicant will be required to construct a durable land use barrier (6'-0" high masonry wall or equivalent) along the east property line adjacent to single family residential properties that will mitigate noise and land use impacts caused by and/or affecting the proposed development.

CONDITION #28 - PERIMETER FENCING:

A 6-foot tall perimeter fence shall be constructed around the perimeter of the development. Install a 6-foot wide (minimum) man-gate in the fence on the east property line adjacent to Toomes Avenue for hose access to the existing hydrant. Fencing requirements Per City of Corning Municipal code 17.50.150

CONDITION #29 STORAGE:

The proposed project will not include any RV spaces for overnight stays, it will be for RV Parking/Storage and self-storage pods ONLY. If RV stays are allowed, it could result in the revocation of the Conditional Use Permit 2020-293.

CONDITION #30 – SITE LIGHTING:

Interior night-lights shall be used during hours of 15 minutes before dusk to 7 am when premises are closed for business.

Exterior lighting shall be downward casting and fully shielded to prevent glare and not spill onto adjacent properties. M.M. AES-1

CONDITION #31 EMERGENCY PERSONNEL:

*Approved Knox-locks/devices shall be installed at the gate(s).

*RV's and Trailers stored in parking spaces shall be separated from the storage units.

**"No Trespassing" signs shall be posted at the entrance to facility.

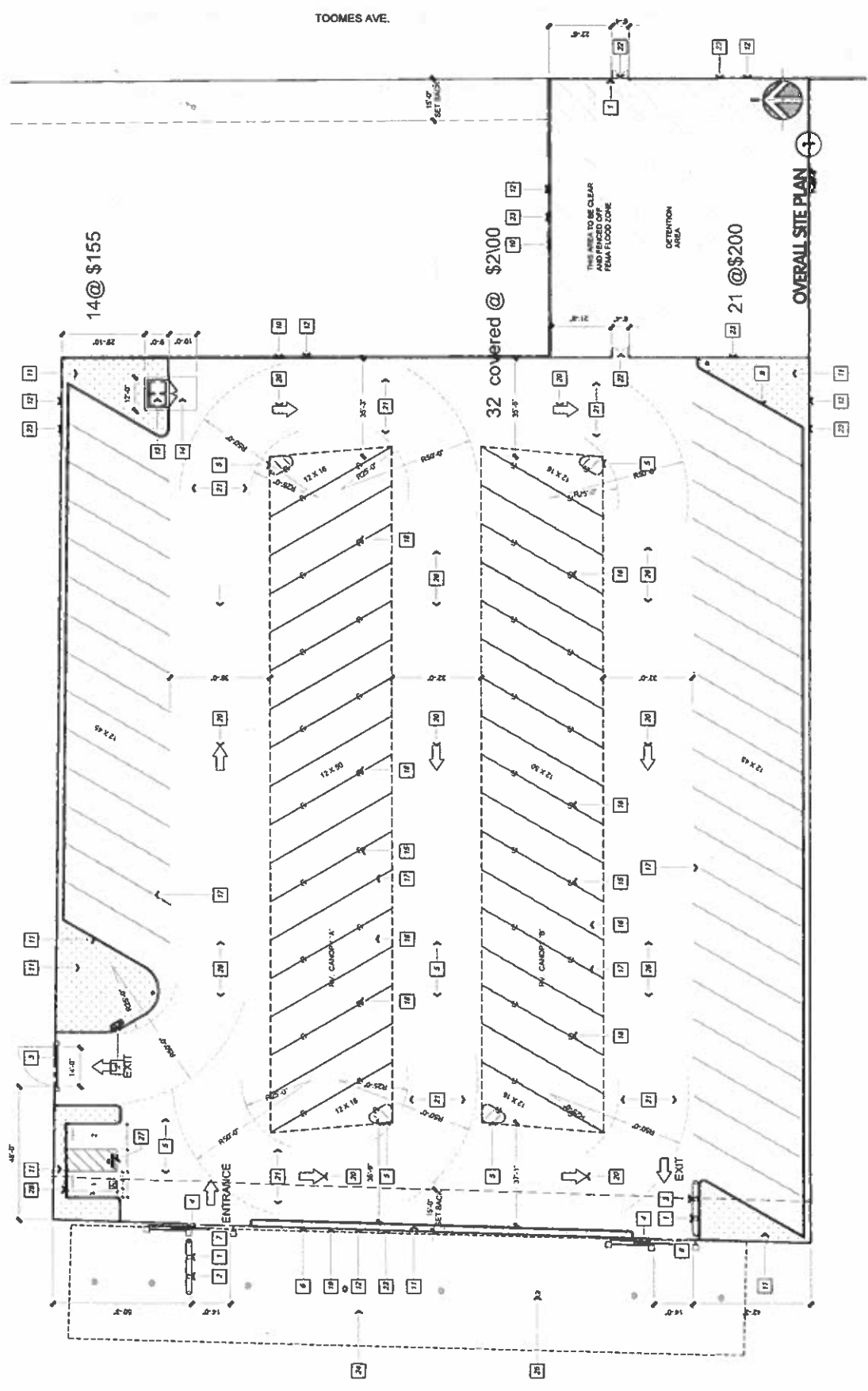
CONDITION #32:

The existing trees that currently line the parcel to the south will remain in place to be used as an aesthetic buffer between the proposed project and the apartment complex.



REV.	DATE	COMMENT

PROJECT MANAGER:	B/CH
DATE:	04/20/2011
JOB NUMBER:	21-08
REV. NAME:	REVISIONS
SHEET NUMBER:	



GENERAL NOTES:	KEY NOTES:	NOTES:	STATEMENT OF OPERATION:
<p>1. CONSULT THE LOCAL HEALTH DEPARTMENT FOR ALL PERMITS AND REGULATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p>	<p>STATEMENT OF OPERATION:</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.</p> <p>CONSTRUCTION HOUR:</p> <p>CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 8 AM TO 5 PM MONDAY THROUGH FRIDAY.</p>