



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, OCTOBER 18, 2022
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

**OR
VIA ZOOM**

<https://us06web.zoom.us/j/9342948553?pwd=WFF2OVdJZnhldTZKRvJwZ1FSTFFtUT09>

Meeting ID: 934 294 8553, Passcode: 01252022

OR

BY PHONE at (720) 707- 2699

Meeting ID: 934 294 8553, Passcode: 01252022

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker**

**Chairman: Lamb
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 September 20, 2022 Planning Commission Meeting with any necessary corrections.

E. PRESENTATIONS:

2. Zoom Presentation: Draft Municipal Service Review (MSR) by Mark Teague of PlaceWorks. This presentation will provide information on what the MSR is, and why a City needs it. The MSR is scheduled for presentation to the City Council at the October 25th City Council Meeting. **INFORMATIONAL ITEM ONLY – NO ACTION REQUIRED TONIGHT.**

The draft copy of the MSR can be found here. <https://www.corning.org/documents/municipal-services-review/>

F. PUBLIC HEARINGS AND MEETINGS:

3. Public Hearing: Use Permit 2022-307, AAA Truck Wash; to establish an Auto Repair Shop in an existing Business located at 3525 Highway 99W, APN: 087-100-080.

G. REGULAR AGENDA:

H. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

I. ADJOURNMENT!:

POSTED: FRIDAY, OCTOBER 14, 2022



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES**

**TUESDAY, OCTOBER 18, 2022
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Barron
Poisson
Mesker
Lamb
Chairman: Robertson**

All members of the Commission were present.

C. BUSINESS FROM THE FLOOR: None.

D. MINUTES:

- 1. Waive the reading and approve the Minutes of the August 16, 2022 Planning Commission Meeting with any necessary corrections.**

Commissioner Barron moved to approve the Minutes; and Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

E. PUBLIC HEARINGS AND MEETINGS:

- 2. Public Hearing: Use Permit 2022-306; Adriana Valdovinos to establish a Mobile Vending Business in parking lot of Liquor Warehouse at 3070 Hwy. 99W approximately 433 feet north of the South Avenue/Highway 99W Intersection. APN: 087-040-057.**

City Planner II Christina Meeds presented this item stating that Adriana Valdovinos has applied to establish a Mobile Vending Business to be located in the parking lot of Liquor Warehouse located on the west side of Highway 99W approximately 433 feet north of the South Avenue/Hwy. 99 W intersection (3070 Hwy. 99W). This site is currently zoned C-3 General Business District CBDZ. The proposed project use has been determined not to have a significant effect of the environment and therefore exempt from the provisions of CEQA. She then provided the four Factual Subfindings and Legal Findings and the proposed three (3) Conditions of Approval. Chairperson Robertson then opened the Public Hearing.

Following comments and discussion, Commissioner Poisson moved to close the Public Hearing; Commissioner Barron seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

Commissioner Barron moved to adopt the four (4) Factual Subfindings and Legal Findings as presented and approve Use Permit 2022-306 permitting the establishment of a Mobile Food Vendor in the parking lot located at 3070 Hwy. 99W subject to the three (3) Conditions of Approval as recommended by Staff. Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

Factual Subfindings and Legal Findings:

Legal Finding #1:

The granting of Use Permit 2022-306, permitting the owner of Pinchi's Tacos to open and operate a mobile food truck in an existing parking lot located at 3070 HWY 99W and. establish a business for herself, is a negligible expansion of the existing use of this parking lot and therefore exempt from CEQA pursuant to Section 15332, Class 32.

Factual Subfinding #1:

This project will allow the owner of Pinchi's Tacos mobile food vending to establish a business in the existing parking lot of Liquor Warehouse.

Legal Finding #2:

The establishment of a mobile vendor business is a permitted use in the C-3 Zoning District upon the granting of a Use Permit pursuant to Section 17.47.020 (D) of the Corning Municipal Code.

Factual Subfinding #2:

The parcel where the proposed mobile vendor will be established is zoned C-3 CBDZ.

Legal Finding #3:

The existing parking lot is adequate in size, shape, and topography to allow the establishment of a mobile vendor for the proposed businesses

Factual Subfinding #3:

The applicant proposes to establish a mobile vending business in the existing parking lot of an established business.

Legal Finding #4:

Highway 99 W and South Ave. are existing public roads adequate in width and pavement to carry the traffic generated by the establishment of a mobile vending food truck at an existing parking lot.

Factual Subfinding #4:

The existing proposed location for the establishment of a mobile vendor located along the west side of HWY 99W.

Conditions of Approval:

CONDITION #1 - ANNUAL INSPECTIONS:

Must comply with all annual inspections by the Planning, Building, and Fire Departments.

CONDITION #2 SIGN REGULATIONS:

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

CONDITION #3 WILL NEED TO COMPLY WITH ORDINANCE 699.

Owner must comply with the new City of Corning Ordinance 699 that will take effect on October 13th. Owner will have 90 days to comply.

3. Public Hearing: Adopt Resolution 09-20-2022-01, a Resolution recommending City Council adopt Ordinance 702 amending Title 17 to add Chapters 17.70 and 17.71 establishing regulations regarding Urban Dwelling Units and Urban Lot Splits in Single Family Residential Zones.

City Planner II Christina Meeds presented this item confirming that the required 10-day Public Notice had been published with no comments received. She then explained that on September 16, 2021, Senate Bill (SB) 9 was signed into law by Governor Newsom, taking effect on January 1, 2022. SB 9 allows all properties within a "single-family residential zone" to be developed with two units and be subdivided into two parcels, irrespective of local development standards. There are two new types of development that must be reviewed ministerially under SB 9:

- Two Unit Development – Allows a single-family residential parcel to be developed with two primary dwelling units instead of just one, including an Accessory Dwelling Unit (ADU) and a Junior Accessory Dwelling Unit (JADU), for a total of four dwelling units.
- Urban Lot Split – Allows a single-family residential parcel to be subdivided into two parcels and for each parcel to be developed with two primary dwelling units. Local jurisdictions are not required to approved ADU's or JADU's on lots created by an Urban Lot Split.

SB 9 allows a local jurisdiction to impose objective zoning, design, and subdivision standards, but is prohibited from applying any standard(s) that would preclude the construction of two units of less than 800 square feet on any single-family zoned property. Also, no setbacks are required for an existing structure or for new construction in the same location and having the same dimensions as an existing structure. Additionally, a local jurisdiction is precluded from applying side or rear setbacks greater than four feet or requiring onsite parking for properties within one-half mile walking distance of either a high-quality transit corridor or a major bus stop, or within one-block of a car share vehicle.

A local agency may deny a proposed housing development project if the Building Official makes a written finding that based upon a preponderance of the evidence the proposed housing development project:

1. Would have a specific, adverse impact upon public health and safety or the physical environment; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

The proposed Ordinance seeks to add two new chapters to the Corning Municipal Code to address SB 9, rather than combine the two. Chapter 17.70 will pertain to urban lot splits and Chapter 17.71 will focus on two-unit development on the same lot. For both the lot splits and two-unit development, the parcel cannot be (1) prime farmland, (2) wetlands, (3) within a high fire severity zone, (4) a hazardous waste site, (5) within a delineated earthquake fault zone, (6) within a special flood hazard zone, (7) within a regulatory floodway, (8) lands identified for conservation in adopted natural community conservation plan, (9) a habitat for a protected species, and (10) lands under a conservation easement. Further, under both chapters, the owner must sign a declaration/affidavit, which will be recorded on the property stating that the property will remain residential before the building permit will be issued.

The Public Hearing was opened; with no comments Commissioner Mesker moved to close the Public Hearing; Commissioner Barron seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

Commissioner Poisson moved to approve Resolution 09-20-2022-01 recommending the City Council adopt Ordinance 702; Commissioner Lamb seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

4. **Public Hearing: Adopt Resolution 09-20-2022-02, a Resolution recommending City Council adopt Ordinance 703, an Ordinance deleting Chapter 17.24 and amending Chapters 17.22, 17.47 and 17.48 of the Corning Municipal Code to permit all Commercial Uses within the CH Highway Service Commercial Overlay District.**

Planner II Christina Meeds presented this item confirming that the required 10-day Public Notice had been published with no comments received. She then explained that In 1997, the Corning City Council enacted multiple zoning ordinances which each carried out specific purposes prescribed by the Highway 99W corridor specific plan. The intent was to create freeway oriented commercial development within the specific zones. These overlay districts included the CH Highway Service Commercial Overlay District (Chapter 17.48), which was part of the CBDZ Corning Development Zone (Chapter 17.47.). The development zone sets forth the design guidelines and intent of the Development, while the development zone sets forth the zoning requirements.

Pursuant to the CH Highway Service Commercial Overlay District, only the following types of commercial businesses are allowed:

Highway service types of commercial uses, which in the opinion of the Planning Commission, are of a character similar to the following: Gasoline service stations, restaurants, motels, and recreational vehicle services; and incidental uses on the same lot which are necessary for the operation of any permitted use; an on-site residence

not to exceed one-third the square footage of an active business establishment and occupied by the owner/proprietor or their agent. Such residence is to be a secondary use to an active commercial enterprise, either upstairs or in the rear with the storefront remaining commercial. No residential garage shall be permitted.

Additionally, any uses within the CH Highway Service Overlay District require a Conditional Use Permit before they can operate. In effect, there are no uses within this area that can operate as a matter of right.

Over time, it has become clear that providing a very narrow type of use for the properties and requiring a Conditional Use Permit is not only substantial but may discourage development in the area. The Conditional Use Permit itself already allows the City to approve the development and condition the project as needed.

The proposed Ordinance seeks to remove the requirement that the use is a "gasoline service station, restaurant, motels and recreational vehicle services; and incidental use", and instead, require only that the use is commercial as permitted in C-1, C-2, or C-3. This opens up the potential use to many other types of commercial development, but still requires a Conditional Use Permit.

Chapter 17.22 is proposed to be amended to correct an incorrect reference to Chapter 17.24. The reference to M-1 and M-2 zoning districts should be Chapters 17.26 and 17.28, respectively.

The Public Hearing was opened; with no comments Commissioner Barron moved to close the Public Hearing; Commissioner Poisson seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

Commissioner Mesker moved to approve Resolution 09-20-2022-02 recommending the City Council adopt Ordinance 703; Commissioner Lamb seconded the motion. **Ayes: Robertson, Barron, Mesker, Poisson, and Lamb. Motion was approved by a 5-0 vote.**

F. **REGULAR AGENDA**: None.

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

H. **ADJOURNMENT!**: 7:18 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO: F-2
USE PERMIT APPLICATION 2022-307
TO ESTABLISH AN AUTO REPAIR
SHOP IN AN EXISTING BUSINESS
LOCATED AT 3525 HIGHWAY 99W,
APN: 087-100-080
OCTOBER 18, 2022**

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

PROJECT DESCRIPTION:

The owner of AAA Truck Wash LLC has applied to establish an auto repair shop to change tires and oil within the existing business, AAA Truck Wash located at 3525 HWY 99W. AAA Truck Wash is located along the east side of Highway 99W approximately 983 feet south of the South Ave./Highway 99 W intersection. APN: 087-100-080, Address: 3525 HWY 99W. Placing an auto repair shop at this location will allow locals and travelers another opportunity for an oil change or a tire repair.

DISCUSSION:

There is an original Use Permit from 2008, CUP 2008-250, which over the years several revisions were approved as separate documents that make it very hard to follow. In an effort to streamline and clean up the City's Use Permit filing system, Staff recommends should the Planning Commission choose to approve Use Permit 2022-307, that the Commission revoke Use permit 2008-250 and any revisions, and combine all uses located at 3525 Highway 99W under the proposed Use Permit 2022-307. The uses allowed would be a commercial Truck Wash, a commercial Tire and Lube facility, and the proposed use of an auto repair shop. Enacting on this proposal will revoke any prior uses that were previously approved, and the proposed Use Permit will have Conditions attached that apply to all uses allowed on the property.

GENERAL PLAN LAND USE DESIGNATION

Highway 99 W Specific Plan

ZONING

C-3 General Business District CBDZ

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.

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2022-307:

Legal Finding #1

The granting of Use Permit 2022-307, permitting the owner of AAA Truck Wash to open and operate an auto repair shop located at 3525 HWY 99W and establish a business for himself, is a negligible expansion of the existing use of this business as an In-Fill Development and therefore exempt from CEQA pursuant to Section 15332, Class 32.

Factual Subfinding #1

This project will allow the owner of AAA Truck Wash to establish another use in the existing business of AAA Truck Wash.

Legal Finding #2

The establishment of an Auto Repair Shop is a permitted use in the C-3 Zoning District upon the granting of a Use Permit pursuant to Section 17.47.020 (D) of the Corning Municipal Code.

Factual Subfinding #2

The parcel where the proposed Auto Repair Shop will be established is zoned C-3 CBDZ.

Legal Finding #3

The existing location is adequate in size, shape, and topography to allow the establishment of an auto repair shop for the proposed businesses.

Factual Subfinding #3

The applicant proposes to establish an auto repair shop business in the existing building of an established business.

Legal Finding #4

Highway 99 W and South Avenue are existing public roads adequate in width and pavement to carry the traffic generated by the establishment of an auto repair shop.

Factual Subfinding #4

The existing proposed location for the establishment of an auto repair shop, located along the east side of HWY 99W.

ACTION:

Move to adopt the four (4) Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2022-307 permitting the establishment of an auto repair shop in an existing building located at 3525 HWY 99W subject to the fifteen (15) conditions of approval as recommended by staff; and

Revoke Conditional Use Permit 2008-250.

Or;

Move to adopt findings and deny the issuance of Use Permit 2022-307. If denied staff will turn the matter over to the City Manager and City Attorney.

EXISTING CONDITIONS TO REMAIN FOR COMMERCIAL TRUCK WASH AND COMMERCIAL TIRE AND LUBE FACILITY:

Originally approved in 2008

1. **ABANDON WATER WELL.** Before commencing Truck Washing operations, applicant shall obtain the required permits from the Tehama County Environmental Health Department and properly abandon the existing onsite water well.
2. **ABANDON ANY ONSITE SEPTIC SYSTEM(S).** Before commencing Truck Wash operation, the applicant shall contact the Tehama County Environmental Health Department and determine whether any known septic systems exist on the site. If any are present, obtain the necessary permits and properly abandon the septic system.
3. **CONNECT TO CITY WATER SYSTEM.** Before commencing Truck Wash operations, pay the applicable Development Impact Fees and connect to the City Water System.
4. **CONNECT ALL USES TO SANITARY SEWER SYSTEM.** Before commencing operations, pay the applicable Development Impact Fees and assure that all onsite facilities are connected to the City's Sanitary Sewer System.
5. **GREASE & OIL SEPARATOR.** Install a Grease and Oil Separator to City Standards between of the Truck Wash use and the City Sewer Main.
6. **BACKFLOW PREVENTION DEVICE.** Install a backflow prevention device at City Water service connection in accordance with City standards.
7. **RELOCATE DISPLAYED VEHICLES.** Relocate vehicles offered for sale to location adjacent to north property line and out of designated employee parking area.
8. **DISCONTINUE MOBILE FOOD VENDOR.** Mobile Food Vendor use is unpermitted and must be discontinued at this site.
9. **ONSITE CIRCULATION.** Install onsite directional signage and/or pavement marking indicating circulation pattern for truck wash. All onsite signage (advertising and directional) shall be professionally prepared and utilize similar color scheme and design elements for uniformity.
10. **EMPLOYEE PARKING.** Appropriately mark Employee Parking area with signage and pavement marking. Install wheel stops to keep parked vehicles off the street right of way.
11. **COMPLY WITH AGENCY REQUIREMENTS.** Business shall be conducted in accordance with the requirements of all Federal, State, and local agencies, including but not limited to the City of Corning, County of Tehama Environmental Health Department, and the California Regional Water Quality Control Board.

12. FLOOD HAZARD ADVISORY. Applicant is advised the subject property is within FEMA Flood Hazard Zone "AO" and is subject to inundation during a 100-year flood event.

New Conditions Associated with the use as an auto repair shop for tires and oil changes:

CONDITION #13 SIGN REGULATIONS:

The business must comply with the City of Corning sign regulations.

CONDITION #14 TIRE STORAGE:

All tires and equipment associated with the tire shop must be stored within the existing building. No outdoor storage of new tires or tires for disposal.

CONDITION #15 HIGHWAY 99 CORRIDOR SPECIFIC PLAN DESIGN GUIDELINES:

The business must comply with design guidelines in terms of landscaping, signage, and fencing.

**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 <i>3525 Hwy 99 W Corning</i>		ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
	ZONING DISTRICT	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>1400 sq ft Change Auto tires and oil changes</i>			
	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 <i>Mansinder Singh</i>	ADDRESS <i>3525 Hwy 99 W Corning</i>	DAY PHONE <i>916 380 7619</i>	
	REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE	
	PROPERTY OWNER <i>TIRATH SINGH</i>	ADDRESS <i>22200 CORNING RD</i>	DAY PHONE <i>650 642 0697</i>	
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>Mansinder Singh</i>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <i>TIRATH SINGH</i>	
By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.				

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

**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.

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

2

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

2 to 5

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

we USED to HAVE CB SHOP. Now we want to
change to THE TIRE SHOP.

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 type="checkbox"/>
21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Substantially increase energy usage (electricity, oil, natural gas, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Relationship to a larger project or series of projects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CITY OF CORNING
PLANNING APPLICATION**

Required Supplementary Information:

(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)

General Plan Amendment:

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

Lot Line Adjustment:

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

Planned Development Use Permit

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

Parcel Map (Submit City of Corning Tentative Map Package)

Rezone or Prezone

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

Street Abandonment

1. Letter of Justification
2. Application fee (See Fee Schedule)

Subdivision (Submit City of Corning Tentative Map Package)

Time Extension:

1. Application fee (See Fee Schedule)

Use Permit:

1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

Variance:

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale)) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 ½" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)

DISPLAY THIS PERMIT CONSPICUOUSLY AT THE PLACE OF BUSINESS FOR WHICH IT IS ISSUED

**CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION
SELLER'S PERMIT**



PERMIT NUMBER

222448064 - 00001

A-ONE AUTO CARE INC
3525 S 99W
CORNING CA 96021-9323

START DATE:
July 28, 2022

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX
LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE
PERSONAL PROPERTY AT THE ABOVE LOCATION

YOU ARE REQUIRED TO OBEY ALL FEDERAL AND
STATE LAWS THAT REGULATE OR CONTROL
YOUR BUSINESS. THIS PERMIT DOES NOT ALLOW
YOU TO DO OTHERWISE

THIS PERMIT IS NOT VALID AT ANY OTHER ADDRESS

PLEASE RETAIN THIS DOCUMENT FOR YOUR
RECORDS

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE.
FOR GENERAL TAX QUESTIONS, PLEASE CALL OUR CUSTOMER SERVICE CENTER AT 1-800-400-7115 (TTY:711).
FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 1-888-324-2798.

CDTFA-442-R REV 20 (2-22)

A MESSAGE TO OUR PERMIT HOLDER

As a permittee, you have certain rights and responsibilities under the Sales and Use Tax Law. For assistance, we offer the following resources:

- Our website at www.cdtfa.ca.gov.
- Our toll-free Customer Service Center at 1-800-400-7115 (TTY:711). Customer service representatives are available Monday through Friday from 7:30 a.m. to 5:00 p.m. (Pacific time), except state holidays.

As a permittee, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a California Department of Tax and Fee Administration (CDTFA) representative when requested. You are also required to know and charge the correct sales or use tax rate, including any local and district taxes.

You must notify us if you are buying, selling, adding a location, or discontinuing your business; adding or dropping a partner, officer, or member; or when you are moving any or all of your business locations. This permit is valid only for the owner specified on the permit. A person who obtains a permit and ceases to do business, or never commenced business, shall surrender their permit by immediately notifying CDTFA in writing at this address: California Department of Tax and Fee Administration, Field Operations Division, P.O. Box 942879, Sacramento, CA 94279-0047. You may also surrender the permit to a CDTFA representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or by faxing 1-916-323-3319.

As authorized by law, information provided by an applicant for a permit may be disclosed to other government agencies.

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: Establish Auto Repair Shop in a CBDZ District

Project Applicant: A-One Auto Care INC

Project Location - Specific:
3525 Highway 99W Corning, CA 96021

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

Description of Nature, Purpose and Beneficiaries of Project:
A-One Auto Care would like to establish a business to repair autos and complete tire changes within a zone that requires a use permit.

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: 15332. IN-FILL DEVELOPMENT PROJECTS
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section
CEQA Guidelines Association of Environmental Professionals 2020
279
(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses
(c) The project site has no value as habitat for endangered, rare or threatened species
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality
(e) The site can be adequately served by all required utilities and public services.

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: 10/03/2022 Title: Planner 1
Christina Meeds
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.

**PUBLIC NOTICE-PUBLIC HEARING
USE PERMIT NO. 2022-307;
A-ONE AUTO CARE INC**

The City of Corning must inform you of a project proposed for the property described below.

WHAT IS BEING PLANNED:

The applicant is proposing to establish a 1400 sq ft auto shop to change oil and tires within an existing business. The new facility would be placed inside the existing AAA Truck Wash located at 3525 Highway 99W. The current zoning on the site is C-3 General Business District CBDZ.
APN: 087-100-080.

WHY THIS NOTICE:

The City wants you to be aware that information on this project is available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at **6:30 p.m. on Tuesday, October 18, 2022**. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

WHAT CAN YOU DO:

Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the City Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

Chrissy Meeds, Planner II
794 Third Street
Corning, CA 96021
(530) 824-7036