



**CITY OF CORNING  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, JULY 18, 2023  
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**

**C. BUSINESS FROM THE FLOOR:**

**D. MINUTES:**

1. Waive the reading and approve the Minutes of the May 16, 2023 Planning Commission Meeting with any necessary corrections:

**E. PUBLIC HEARINGS AND MEETINGS:**

2. Use Permit No. 2023-316; Inderveer Singh, to establish a Mobile Vending Food Business known as 2 Guys and a Grill. Zoning: C-3 Business District CBDZ; Location: 3525 S. Hwy. 99W; APN: 087-100-080.

**F. REGULAR AGENDA:**

**G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:**

**H. ADJOURNMENT:**

**POSTED: THURSDAY, JULY 13, 2023**



CITY OF CORNING  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 16, 2023  
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 except Mesker and Robertson.

- C. **BUSINESS FROM THE FLOOR:** None

D. **MINUTES:**

- 1. **Waive the reading and approve the Minutes of the April 18, 2023 Planning Commission Meeting with any necessary corrections:**

Commissioner Lamb moved to approve the Minutes of the April 18, 2023 Planning Commission Meeting and Commissioner Poisson seconded the motion. **Ayes: Barron; Lamb; and Poisson. Absent: Robertson and Mesker. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Robertson and Mesker absent.**

E. **PUBLIC HEARINGS AND MEETINGS:**

- 2. **Use Permit No. 2023-312; Rajwinder Kaur Permit Application to establish a Mobile Vending Food Business at 3094 Highway 99W on the same lot as the Royal Truck Wash. Zoning: C-3 Business District CBDZ; Location: 3094 Hwy. 99W; APN: 087-040-077.**

Presented by City Manager Kristina Miller who briefed the Commission on the Use Permit application. She presented the 4 Factual and Legal Findings and the 4 proposed Conditions of Approval. The Public Hearing was opened at 6:40pm; having no comments the Hearing was closed at 6:40pm. Commissioner Lamb asked if all of the Food Vendors were in compliance; Ms. Miller stated she would research and provide that information. He asked who monitors compliance and are fees levied if not in compliance. Ms. Miller responded stating this information was included in the recent Ordinance 699 passed by the City in relation to Mobile Food Vendors.

Commissioner Poisson moved to adopt the four (4) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2023-312 permitting the establishment of a Mobile Food Vendor in the Lot located at 3094 Hwy. 99W subject to the four (4) Conditions of Approval as recommended by Staff. Commissioner Barron seconded the motion. **Ayes: Barron and Poisson. Opposed: Lamb. Absent: Robertson and Mesker. Abstain: None. Motion was approved by a 2-1 vote Lamb opposing, and Robertson and Mesker absent.**

- 3. **Use Permit No. 2023-313; Francisco Madrigal Permit Application to establish a Mobile Vending Food Business in the parking lot at 1515 Highway 99W. Zoning: C-3 General Business District CBDZ; Location: 1515 Highway 99W; APN: 071-250-018.**

Presented by City Manager Kristina Miller who briefed the Commission on the Use Permit application. She presented the 4 Factual and Legal Findings and the proposed 5 Conditions of Approval. The Public Hearing was opened at 6:55pm; with no public comments the Hearing was closed at 6:55pm. Ms. Miller clarified that once the brick-and-mortar Restaurant opens the Mobile Food Vendor would not be allowed to remain open due to the 200 ft. distance ruling from a brick-and-mortar Restaurant.

Commissioner Lamb moved to approve the Use Permit, the 4 Factual and Legal Findings, and 5 Conditions of Approval with the addition of Condition #6 to re-evaluate the Use Permit in one years' time prior to May 16 2024. Commissioner Poisson seconded the motion. **Ayes: Barron; Lamb; and Poisson. Absent: Robertson and Mesker. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Robertson and Mesker absent.**

F. **REGULAR AGENDA**: None

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

H. **ADJOURNMENT**: 7:10pm

---

Lisa M. Linnet, City Clerk



ITEM NO: E-2  
USE PERMIT APPLICATION 2023-316;  
TO ESTABLISH A MOBILE VENDING  
BUSINESS AT 3525 S. HWY. 99W  
APN: 087-100-080

July 18, 2023

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING  
FROM: SCOTT FRIEND, AICP, CONTRACT CITY PLANNER  
CHRISSE MEEDS, PLANNER II   
TIM POTANOVIC, INTERIM CITY MANAGER 

**PROJECT DESCRIPTION:**

Indeveer (“Indi”) Singh, applicant, has submitted an application to establish a Mobile Food Vending Business (food truck) called “2 Guys and a Grill” in the parking lot area of an established commercial use (AAA Truck Wash). The property is approximately 3.5 acres in size and is owned by Mr. Tirath Singh. Mr. Singh is proposing to park his food truck within the front setback area approximately 65 feet from the roadway right-of-way of S 99W and immediately south of the Econo Lodge Inn and Suites Hotel. No detailed information concerning hours or days of operation has been provided therefore staff have assumed that the proposed food truck would operate in full compliance with the City Code (7:00am to 10:00pm).

The proposed site is located on the east side of Highway 99W approximately 1000 feet south of the South Avenue / Highway 99 W intersection. **APN:** 087-100-080; **Address:** 3525 S HWY 99W. Please see the attached map (**Exhibit “A”**) for placement of the Mobile Vender.

**GENERAL PLAN LAND USE DESIGNATION:**

Highway 99 W Specific Plan / Commercial.

**ZONING:**

C-3 General Business District CBDZ.

**DISCUSSION/ANALYSIS:**

The proposed use involves the placement of a food truck on the subject property. The property is currently utilized as a truck wash / tire / lubrication facility (AAA Truck Wash). Corning Municipal Code (CMC) section 17.47.010 establishes that all uses within the CBDZ Zoning District Overlay require the issuance of a Conditional Use Permit (CUP) by the Planning Commission. CMC section 5.50.030 Required Permits and Licenses establishes that all operators of street vending facilities in the City receive approval from the Tehama County Department of Health, obtain and maintain a valid City Business License, and obtain and maintain a City Vendor Permit. CMC sections 17.54.040 - .044 establish the process and procedures by which the CUP shall be pursued and approved.

Corning Municipal Code section 5.50, *Street Vending* establishes the standards and conditions for street vending activities. The applicant has provided a diagram/exhibit, attached as **Exhibit ‘A’**, indicating that the proposed use would be located approximately 75’ from the front of the existing building, approximately 145’ from the hotel use to the north, approximately 80’ from the southerly property line and the Speedco truck service



center, and approximately 65' from the street right-of-way of S 99W. As proposed, the Food Truck would not be located within two hundred feet of an established permanent food facility (CMC section 5.50.040 – Location requirements).

Two driveways provide access to the parcel along the northern and southern property lines. As proposed, the use would not obstruct the two drive aisles entering and exiting the property and would not block or otherwise obstruct access to the parking spaces established for the existing use. The proposed use would not require connection to the public utility system (water/sewer/storm drainage) nor would the use impact on-site drainage.

No information has been provided by the applicant detailing information about hours or days of operation, noise or refuse collection. As a result, Conditions of Approval have been made a part of this Staff Report addressing these issues. The applicant has indicated that they currently operate a Food Truck located in the City of Redding and have provided staff with a link to the website for that vehicle ([www.twoguysfoodtruck.com](http://www.twoguysfoodtruck.com)).

The owner of the property, Mr. Tirath Singh, has provided authorization for the use of the parcel for the purpose of locating the food truck in this location. No information has been provided to the City documenting the availability of restrooms for the proposed use however it is noted that the property owner has consented to the use of the parcel for the proposed use and restrooms meeting the requirements of CMC section 5.50.030 are present inside of the existing building on the site. It is noted that the restrooms inside of the existing building would only be available for use during the normal business hours of the AAA Truck Wash use.

**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 2023-313.**



**Legal Finding #1**

The granting of Use Permit 2023-316, permitting the owner of *2 Guys and a Grill* food truck to open and operate a Mobile Food Truck in an existing parking lot located at 3525 HWY 99W. This is a negligible expansion of the existing use of this lot and therefore exempt from CEQA pursuant to Section 15332, Class 32.

**Factual Subfinding #1**

This project will allow the owner/operator of *2 Guys and a Grill* Mobile Food Vending to establish a business in the existing parking lot of an established commercial use.

**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 appropriately zoned C-3 CBDZ.

**Legal Finding #3**

The existing lot is adequate in size, shape, and topography, and zoned appropriately 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 lot of an established business.

**Legal Finding #4**

Highway 99W is an existing public road adequate in width and pavement to carry the traffic generated by the establishment of a Mobile Vending Food Truck.

**Factual Subfinding #4**

The existing public roads at the proposed location are adequate in width and pavement to carry traffic associated with the establishment of a Mobile Vendor 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 2023-316 PERMITTING THE ESTABLISHMENT OF A MOBILE FOOD VENDOR IN THE LOT LOCATED AT 3525 HWY. 99W SUBJECT TO THE FOUR (4) CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**

**or;**

**MOVE TO ADOPT FINDINGS AND DENY THE ISSUANCE OF USE PERMIT 2023-316. IF DENIED, STAFF WILL TURN THE MATTER OVER TO THE CITY MANAGER AND CITY ATTORNEY.**

## RECOMMENDED CONDITIONS OF APPROVAL

### **CONDITION #1 - ANNUAL INSPECTIONS:**

The Planning & Building Officials and/or the Fire Chief for the City of Corning has the discretion to set up annual inspections to assure that the Mobile Vendor follows applicable Codes and Conditions of the Use Permit.

### **CONDITION #2 SIGN REGULATIONS:**

The Business must comply with the City of Corning sign regulations established by Resolution 10-25-05-01 and Corning Municipal Code section 5.50.050.C.

### **CONDITION #3 COMPLIANCE WITH ORDINANCE #699:**

The Owner must comply with all provisions of City of Corning Ordinance 699 amending Chapter 5.50 of the Corning Municipal Code.

### **CONDITION #4 Trash/Refuse:**

The Business must comply with Corning Municipal Code section 5.50.050 – Operation Requirements related to trash, refuse and blight.

### **CONDITION #5 Noise:**

No amplified music shall be utilized on the site.

## ATTACHMENTS

**Exhibit "A": Location Map**

**Exhibit "B": Planning Application**

**Exhibit "C": Assessor's Parcel Map**

**Exhibit "D": CEQA Notice of Exemption**

cc: Inderveer Singh (Applicant) and Tirath Singh (Property owner)



EXHIBIT "A"






## EXHIBIT "B"

**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 3525 S 99 W Hwy, Corning, CA 96021		ASSESSOR'S PARCEL NUMBER 087-100-080	G.P LAND USE DESIGNATION Commerical
	ZONING DISTRICT C-3	FLOOD HAZARD ZONE N/A	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION (attach additional sheets if necessary) 2 Guys and a Grill -- It is a food truck that plans on serving Mediterranean fusion food at the above mentioned address.			
	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 Inderveer Singh		ADDRESS 2914 SHASTA VIEW DRIVE, REDDING, CA 96002	DAY PHONE 530-440-6204
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER Tirath Singh		ADDRESS 3525 S 99 W Hwy, Corning, CA 96021	DAY PHONE 650-642-0697
	CORRESPONDENCE TO BE SENT TO <input checked="" 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: 		PROPERTY OWNER I have read this application and consent to its filing. Signed: _____	
	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

## ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED \_\_\_\_\_

### General Information

1. Project Title:

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

### Additional Project Information

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

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

5. Proposed scheduling/development.

\_\_\_\_\_  
\_\_\_\_\_

6. Associated project(s).

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF CORNING  
PLANNING APPLICATION**

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

City

---



---

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

---



---

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

---



---

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

---



---

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

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

**CITY OF CORNING  
PLANNING APPLICATION**

**Environmental setting**

24. Describe the project site as it exists before the project, including information on topography, soil type and stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site, snapshots or Polaroid photos will be accepted.

---

---

---

---

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

---


---

---

---

**Certification**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 06/27/2023 Signature   
For: \_\_\_\_\_



**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 1/2" 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)

**2 Guys and a Grill  
2914 Shasta View Drive  
Redding, CA 96002**

06/23/2023

Re: Project Description

To Whom It May Concern:

I, Inderveer Singh, plan to operate a food truck at 3525 S 99 Hwy, Corning, CA 96021 under the name "2 Guys and a Grill". We plan on serving the public with Mediterranean fusion food, we will provide our delicious platters and gyros.

I invite you to visit our website at [www.twoguysfoodtruck.com](http://www.twoguysfoodtruck.com) for more detail look at our menu. I feel that we would be a positive addition to the city of Corning. Please find enclosed feedbacks we have received from our customers regarding our service and product.

Thank you very much your time.

Regards,



Inderveer Singh



**Tirath Singh  
3525 S 99 W Hwy  
Corning, CA 96021**

06/23/2023

Re: 2 Guys and a Grill food truck

To Whom It May Concern:

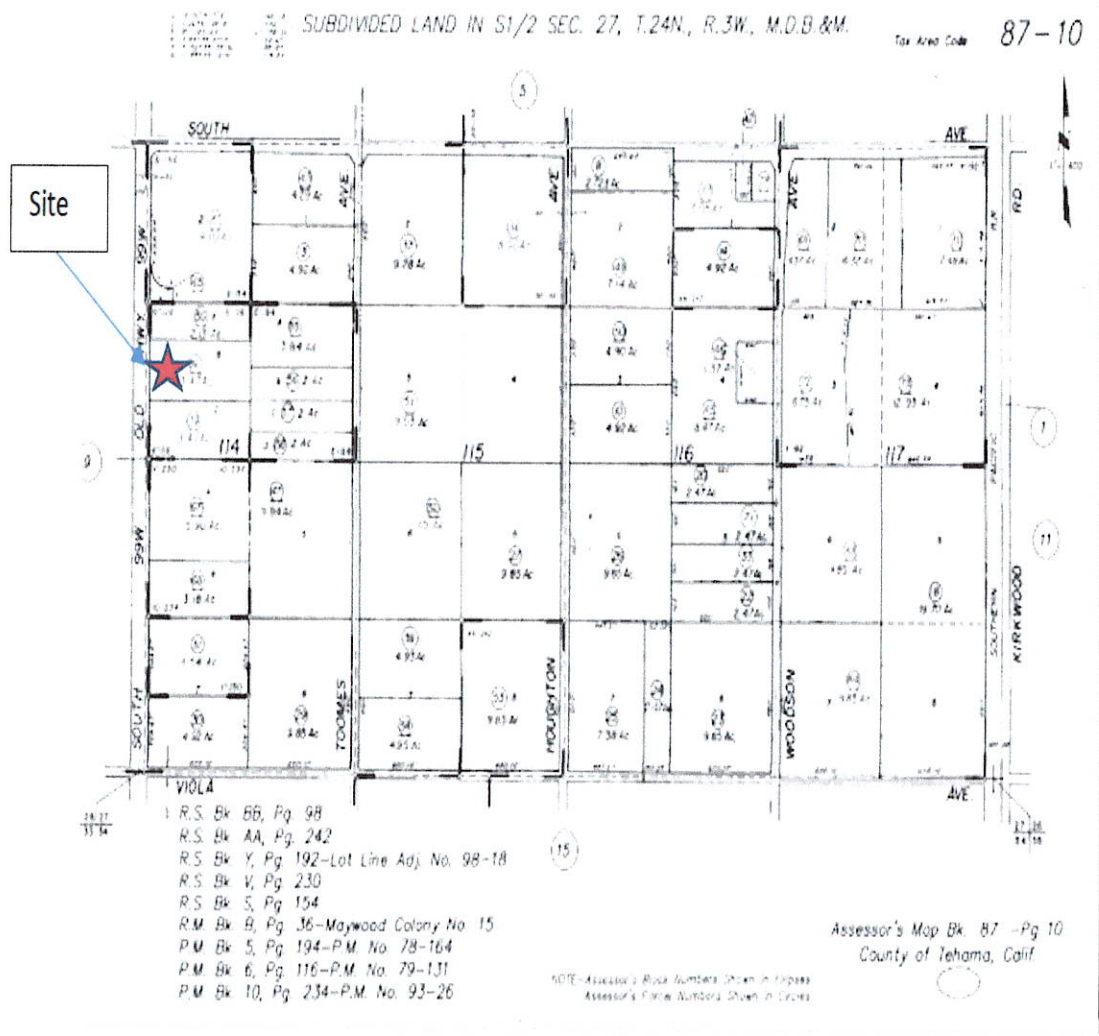
I, Tirath Singh, the owner of property located at 3525 S 99 W Hwy, Corning, CA 96021. I would like to state that Inderveer Singh, who plans to operate 2 Guys and a Grill food truck, has my permission to do so.

If you have any questions, please feel free to contact me.

Regards,

Tirath Singh

# EXHIBIT "C"



**Assessor's Parcel Map**



EXHIBIT "D"

Notice of Exemption

Appendix E

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

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

Project Title: Use permit 2023-316 to establish a mobile vending business

Project Applicant: City of Corning

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:
Inderveer Singh purposes to establish a mobile vending business in a CBDZ zoning district which requires a discretionary approval by the Planning Commission.

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));
[ ] Categorical Exemption. State type and section number: 15332 In-Fill Development
[ ] 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.

- (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: 05-09-23 Title: Planner II

Signed by Lead Agency Signed by Applicant

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