



PLANNING COMMISSION AGENDA

City Council Chambers

66 North Lassen Street, Susanville, CA 96130

Phone (530) 252-5117 Fax (530) 257-4725

Tuesday June 25, 2019 – 6:30 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

CONSIDER APPOINTMENT OF VICE CHAIR

BUSINESS FROM THE FLOOR (NO ACTION TO BE TAKEN)

APPROVAL OF MINUTES:

5.28.19

NON-PUBLIC HEARING ITEMS:

1. Consider approval of Resolution 19-072 approving a Tentative Parcel Map on property located at the Southeast corner of Main Street and Rob's Way File Number (PM 18-011).

PUBLIC HEARING ITEMS:

1. Consider approval of Resolution 19-073 approving the Use Permit and Architectural design and site plan review for application number U 18-006 filed by Sukhminder Singh for a service station with car wash and a convenience store.

CORRESPONDENCE: None

CITY ATTORNEY REPORT: None

COUNTY REFERRALS: None

COMMISSION ITEMS:

ADJOURNMENT

The Planning Commission's action on Use Permit (including Planned Development Use Permits) and Variance items may be appealed to the City Council within 5 business days of action. The Planning Commission's action on Tentative Subdivision items may be appealed to the City Council within 10 business days of action. Appeals of the Planning Commission's action must be made in writing on the form provided by the City and must be accompanied by a fee adopted by the City Council. Appeals of Planning Commission actions must be based on comments made known (either through written or verbal comment) at the Planning Commission Meeting. Please contact the Community Development Department for more information regarding appeals.

ACCESSIBILITY: *An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.*

SUSANVILLE PLANNING COMMISSION

CHAIR PERSON Linda Robinette

COMMISSIONERS ~ Dan Foster, Alan Dowdy, Wayne Jambois, Melanie Westbrook

Susanville Planning Commission Minutes
May 28, 2019
City Council Chambers
66 N. Lassen St. Susanville, CA 96130

Call to order at 6:30 p.m.

Roll Call of Commissioners Present: Commissioner Westbrook, Commissioner Foster, Commissioner Dowdy, Commissioner Jambois. Absent: Chair Linda Robinette.

City staff present: Marlin Johnson, City Planner, Ruth McElrath, Building Permit Technician, and Anthony Hanner, Building Official.

Approval of the Agenda: Commissioner Jambois asked if the matters on the agenda that were being considered as non-public hearing items shouldn't be considered as public hearing items.

Mr. Johnson replied he had put a lot of thought and consideration to determine a use permit is not required. He further explained that the project is zoned in a C-M District and it clearly fits within uses permitted in buildings. He said he would provide copies to the Commissioners regarding his thought process for the project.

Consider appointment of Vice Chair: Motion by Commissioner Foster, second by Commissioner Dowdy to appoint Wayne Jambois as Vice Chair. Motion carries. Ayes: Foster, Dowdy and Westbrook. Abstain: Jambois; Absent: Robinette.

Approval of Minutes: Motion by Commissioner Foster, second by Commissioner Dowdy to approve the minutes from the March 26, 2019 meeting. Motion carries. Ayes: Foster, Dowdy, Westbrook and Jambois. Absent: Robinette.

Non-public hearing items

Consider approval of Resolution 19-1070 approving a Tentative Parcel Map on property located at the Northwest corner of Johnstonville Road and Bella Way. A.P.N. 116-050-61 Mr. Johnson explained that the matter before the Commission was a Tentative Parcel Map application for the division of 5.5 acres into two parcels of 4.2 and 1.3 acres on a parcel known as Assessor's Parcel Number 116-050-61 located at the northwest corner of Johnstonville Rd and Bella Way.

Mr. Johnson stated the project is exempt from CEQA and the map is consistent with the General Plan and the Zoning Ordinance. Mr. Johnson also provided an overview of frontage improvements and standard conditions.

Commissioner Dowdy asked if they addressed frontage sidewalks.

Mr. Johnson responded yes.

Vice Chair Jambois asked about any requirements for noticing the neighbors about the project.

Mr. Johnson explained that he determined he alone could approve a Tentative Parcel Map. However, he took the stance that he would bring the matter to the Commission if there was another item attached with it, as was this case because the next item was an Architectural and Site Plan Review for the same project.

Vice Chair Jambois said this is a small community and people will learn about these types of projects and he would like everything done on a consistent basis.

Mr. Johnson responded that he could go ahead and act on certain matters and then report to the Commission.

There was further discussion regarding a letter from the Veterans Affairs and how they knew about the project.

Mr. Johnson explained it was a very aggressive outreach by City staff.

Motion by Commissioner Foster, second by Commissioner Westbrook to approve Resolution 19-070. Motion carries. Ayes: Foster, Westbrook, Dowdy and Jambois. Absent: Robinette.

2. Consider Architectural Design and Site Plan review to allow construction of a retail store in a C-M Zone with an indoor shooting range on property located at the Northwest corner of Johnstonville Rd and Bella Way and approval of Resolution 19-1071. A.P.N. 116-050-61

The proposed project is to build an 18,000 square foot facility on Bella Way for a retail store with an indoor shooting range and training facility on an existing vacant parcel in a C-M (Commercial-Light Industrial) zoning district.

Mr. Johnson said the project was determined to be categorically exempt per CEQA guidelines, Section 15322 In-Fill Development Project.

He noted that the City Public Works Department had provided extensive comments and the Fire Department had its standards.

Due to the neighboring Veterans Affairs Clinic, Mr. Johnson told the Commission that staff reached out to the Department of Veterans Affairs for comments regarding concerns about potential negative impact noise associated with gunshots. Staff received a letter dated May 3, 2019 from the Department of Veterans Affairs expressing concerns, but Mr. Johnson noted the only reason staff received comment was by actively pursuing them.

Regarding the noise decibel level, Mr. Johnson explained he researched the City code and contacted Action Target and the City of Redding, as it has an indoor shooting range. While there is no clarity for noise standards in the City Code, Mr. Johnson said a maximum 70 decibel level at the clinic property line and recommending more than a minimal setback for the gun range structure from Bella Way was sufficient.

He provided an overview of the Site Design.

Commissioner Foster asked if the project needed to be certified by the Police Chief.

Mr. Johnson responded he had contacted the Police Chief because there is boiler plate language that law enforcement is OK with permitting shooting within City limits.

Commissioner Foster questioned the Air Quality Control within the building.

Mr. Hanner stepped into the conversation as he explained he helped build the shooting range in Redding. He explained the lead hazard is from the primer and not the bullets themselves.

There was further discussion regarding the design of the shooting range to keep the noise level down.

Mr. Hanner said there are standards through the State and it will all have to go through the Building Permit process.

Commissioner Jambois stated he didn't envision the noise level being a problem. He asked if the other neighbors, including the nearby Post Office, had been contacted.

Mr. Johnson responded he hadn't reached out to them, partly because there is another lot between them. He continued that he spoke with an individual who has experience building these types of projects and it was believed the noise standard is approved administratively. If any complaints were received, however, there are options for acoustic treatments. He continued staff did a lot of research to ensure the potential impact fits the concept of why we are here.

Jeff Morrish, NST Engineering, agreed that the Chief of Police should review the plans. He also added that he agreed with the Conditions of approval, but one concern is the Fire Department's requirement for a turn-around as it could be an expensive proposition. He asked if there might be other considerations such as an emergency access road.

Commissioner Foster asked if it had to be a complete turn-around.

Mr. Morrish said they would have to talk with the Fire Department.

Mr. Johnson stated he agreed with Mr. Morrish's statements, but he didn't want to override the Fire Chief. He suggested amending #3 of the Resolution to state that the turn-around be designed to the satisfaction and input from the Fire Department, City staff and project proponent.

Motion by Commissioner Dowdy, second by Commissioner Foster to approve Resolution 19-1071 with the change to #3.

Adjournment:

Motion by Commissioner Foster, Second made by Commissioner Westbrook to adjourn the meeting; motion carried unanimously. **Ayes:** Jambois, Dowdy, Foster, and Lozano. **Absent:** Robinette

Respectfully submitted by,

Ruth McElrath, Recording Secretary

Gwenna MacDonald, City Clerk

Approved On:

**CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
June 25, 2019**

FILE NUMBER	Use Permit # U 18-006		
APPLICANT/OWNER	Sukhminder Singh		
REPRESENTATIVE	NST Engineering, Inc.		
REQUEST	Use Permit and Architectural Design and Site Plan Review to allow a service station with a car wash and convenience store.		
ASSESSORS PARCEL NO.	105-320-22		
PARCEL SIZE	Overall parcel is 2.18 acres		
LOCATION	2650 Main Street		
EXISTING ZONING	C-2 (General Commercial/Shopping Center) District		
SURROUNDING ZONING AND LAND USE	ZONING		LAND USE
	North	C-2	Shopping Center
	South	C-2	Undeveloped parcel, then Social Security Office beyond that
	East-	C-2	Medical Supply business, then Motel
	West	C-2	Panda Express and Tractor Supply
GENERAL PLAN DESIGNATION	General Commercial/Shopping Center		
ENVIRONMENTAL DETERMINATION	Categorically exempt per CEQA guidelines, Section 15322 In-Fill Development Project		

COMMENTS RECEIVED:

City Building Official – Building permits required, if necessary. All construction must meet the 2016 building code.

City Public Works – Extensive comments on Grading & Hydrology, Utilities, Parcel Map; Comments on street improvements for Rob's Way, access agreement for shared driveway and maintenance agreement for any proposed landscaping within City ROW. (Copy of comments enclosed.)

Susanville Fire Department – Sprinklers required; Fire Hydrant required; Request for Use Permit condition that undeveloped portion of lot be maintained in good condition.

Caltrans – Caltrans verbally noted that there will likely be no need for a traffic study. They are communicating directly with applicant to satisfy Caltrans requirements.

Susanville Sanitary District – Engineered stamped plans required; Mainline extension of 10-15 feet will be needed to meet the property line on Main Street; Backflow preventer must be installed at the NE corner property line; Food facility required grease trap; carwash requires filter/trap.

PROJECT DESCRIPTION:

The project is a proposal to construct an Arco fueling station with 12 filling points on 6 dispensers with underground tanks, a 3,400 SF Arco am/pm convenience store, 2,080 SF of retail space and a drive-thru carwash in a C-2 (General Commercial/Shopping Center) zoning district. The property is currently in use as an industrial storage lot with some paving. The two existing structures will be demolished.

The existing parcel will be split to provide a 1.26 acre parcel for this project, leaving a 0.93 acre parcel to the south. Both parcels exceed the 10,000 SF minimum in the C-2 District. The project parcel will have 170 feet of frontage on Main Street and 150 feet of frontage on Rob's Way with the building facing Main Street. The proposed building will be located approximately 65 feet from the front property line, Main Street, 20 feet off the west/side, 20 feet off the east/side and 15 feet from the rear.

ANALYSIS:

The property is zoned General Commercial/Shopping Center District. The proposed service station requires this Use Permit and an Architectural and Site Plan Review. Caltrans regulates access from Main Street. The Lassen County Health Department regulates underground storage tanks. No comments have been received from the public at the time of this Report.

SITE DESIGN

The proposal requires this proposal to be evaluated against the City's adopted Design Guidelines. The proposed structure will be aluminum composite materials with a stucco exterior. The roof will be flat with a parapet. The site plan and building shall be evaluated against the following applicable site and architectural design criteria in the guidelines:

Building location(s) and site layout should provide for a functional relationship with the existing site topography, vegetation and other natural features. The site has been previously developed as an industrial use. There are minimal natural features and the existing structures will be demolished.

All development proposals should consider existing site conditions and should be designed to be compatible with the surrounding neighborhood and visual environment. The surrounding neighborhood is a mix of commercial uses. The proposed design

appears to be compatible with the existing development in the area.

Natural features should be recognized and integrated into the site plan as much as possible. There are no significant natural features present on the site.

Rivers, streams, ponds, hillsides, rock formations, mature trees, native vegetation and similar natural features should be incorporated into the overall project design as much as possible. As the site was generally developed already, this is not applicable.

Development should be designed to minimize grading, earthwork and land disturbance and maintain the natural topographic features of the site. Accommodation of existing natural conditions can help avoid site problems associated with flooding, steep slopes, natural drainage courses, rock outcrops and other natural features. This is generally not applicable.

Buildings should be located and oriented in a manner that preserves significant views. Views from three vantage points are critical in the siting and orientation of buildings:

- a) Looking at the site from neighboring properties and other areas;*
- b) Looking at natural features, vistas, and other properties from the site.*
- c) Looking through the site from key places within the project.*

This will be so as the facility will be centrally located to the rear of the property.

Existing residential land uses should be protected from the noise, traffic, light and glare, fumes, lack of privacy and other potentially offensive aspects of proposed new neighboring land uses. Possible design solutions may include orientation of buildings and site activities away from sensitive areas, buffer plantings, fences, walls, berms, and/or additional open space separation. There is a significant buffer from this project to residential uses.

Site design should minimize changes to natural drainage patterns and avoid significant cut and fill slopes whenever possible. Cuts and fills within the drip-line of existing trees should be avoided. Drainage design should seek to avoid concentrating and accelerating storm runoff. No natural drainage courses will be affected by the project nor will the drainage pattern be significantly affected.

The clustering of buildings and/or uses in larger projects is encouraged. Clustering can minimize the disruption of natural features, provide for more convenient access, reduce improvement costs and create a more functional and cohesive design. The three aspects/uses of the structure are within one building facing Main Street with the fueling canopies to the front.

Buildings should be sited and designed so that their forms do not disrupt prominent natural skylines such as ridges or hilltops. Buildings which are silhouetted against natural skylines should be designed to be compatible with the natural setting. This development should blend into the existing development.

Well-landscaped and functional open space areas around building(s) are strongly

encouraged. Open space can reduce the perceived density of development, serve as an effective buffer between adjacent development and sensitive land uses and enhance the overall visual appearance of the project. Landscaping will be added as required.

Accommodations for pedestrian and bicycle circulation should be provided for in the site and building designs. For safety reasons, such accommodations should be designed to avoid conflicts with automobile and truck circulation patterns. Pedestrian and bicycle circulation will be enhanced by the upgrades on Rob's Way. Caltrans will be responsible for traffic access from Main Street.

Streets and driveways should be designed in conjunction with existing topographic conditions and natural features such as creeks and drainages. This will help to minimize the amount of cut and fill and to preserve natural drainage patterns. The proposed plan should minimize cut and fill. The roadway plan is already established.

Service areas and auxiliary structures (garbage dumpsters; propane, gas and oil tanks; utility boxes; etcetera) should be screened from public street view with a fence, wall or appropriate landscaping. The dumpster will be screened.

Access & Circulation: Access will be from Main Street and Rob's Way. Frontage improvements and a shared access agreement from Rob's Way should enhance circulation.

Property Lines & Setbacks: All existing and proposed structures will meet the setback requirements for the C-2 zoning.

Parking: Parking requirements will be met.

Landscaping & Buffering: This will be adequately accomplished with landscaping along the street sides.

Water Quality & Drainage: Grading layout and drainage plan shall be reviewed and approved by the Public Works Department prior to issuance of a building permit. The new structure and paving will increase the impervious surfacing of the site thereby increasing runoff. Storm water detention will be required to mitigate to construction peak flow runoff. Analysis shall comply with Caltrans standards.

Utilities: Utilities will be extended as needed to serve the new structure. These will be underground and will meet building/electrical code requirements as well as the extension of sewer lines.

General Plan: The City's General Plan Land use designation for the property is General Commercial/Shopping Center: This development is within those parameters.

RECOMMENDATION: Adoption of Resolution No. 19-1073, approving Architectural and Site Plan Review for U 18-006 for Sukhminder Singh on APN: 105-320-22 subject to the conditions listed in the attached Resolution.

ATTACHMENTS:

1. Resolution No. 19-1072
2. Resolution No. 19-1073
3. Parcel Map
4. Elevations Drawings
5. Site Plan
6. Color & Material Legend
7. Public Works Comments

RESOLUTION NO 19-1072
A RESOLUTION OF THE SUSANVILLE PLANNING DIVISION
APPROVING A TENTATIVE PARCEL MAP ON PROPERTY LOCATED AT THE
SOUTHEAST CORNER OF MAIN STREET AND ROB'S WAY
FILE NUMBER (PM 18-011)

WHEREAS, Sukminder Singh has submitted a Tentative Parcel Map application to allow the division of one 2.18 acre parcel known as Assessor's Parcel Number 105-320-22 located at the southeast corner of Main Street and Rob's Way (2650 Main Street) into two parcels of 1.27 and 0.92 acres; and

WHEREAS, the City of Susanville Planning Division has determined that the project is exempt from CEQA under the categorical exemption under the California Environmental Quality Act (CEQA) as a Class 15 exemption, Section 15315 – Minor Land Division; and

NOW, THEREFORE, BE IT RESOLVED the City of Susanville Planning Division makes the following findings of fact:

- A. That the proposed map is consistent with the General Plan and the Zoning Ordinance.
- B. The site is physically suited for the type and density of development proposed. Both parcels meet the minimum lot size requirement of 10,000 SF in the General Commercial/Shopping Center (C-2) District.
- C. The design of the tentative parcel map and related improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is already graded from previous development and streets and utilities are present.
- D. The design of the tentative parcel map and related improvements is not likely to cause serious public health problems.
- E. The design of the tentative parcel map and related improvements will not conflict with any existing public access or other easements.
- F. The tentative map is in conformance with the provisions of the Susanville Subdivision Ordinance and the state of California Subdivision Map Act.
- G. No findings are identified per Section 66474 of the Government Code to cause denial of said Tentative Map.

BE IT FURTHER RESOLVED, the Planning Commission hereby approves Tentative Parcel Map Number 18-011 filed by NST Engineering, Inc. for Sukminder Singh, in accordance with the Tentative Parcel Map stamped "CITY OF SUSANVILLE RECEIVED MARCH 11, 2019, BUILDING & PLANNING" except as modified by the following terms, agreements and conditions contained in this Resolution:

AREA/ SITE SPECIFIC CONDITIONS

1. Plans indicate a forty foot (40') width curb to curb on Rob's Way. The applicant should be aware that further review may warrant widening the street to a Collector standard of fifty feet (50')
2. Rough grade southerly portion and direct drainage appropriately toward approved drainage facilities for the remainder of the undeveloped parcel proposed.
3. Provide a cross access or reciprocal access agreement for the shared driveway approach on Rob's Way.
4. Provide all other requirements as noted by the City Engineer/Public Works Department.

STANDARD CONDITIONS

GENERAL

5. The Tentative Parcel Map shall expire on June 25, 2021 unless an extension of time is approved by the City of Susanville. The property owner is solely responsible for knowing the expiration date of the Tentative Parcel Map.
6. The Final Parcel Map and all reference documents shall have the **Parcel Map Number 18-011** on the map and sheets.
7. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
8. For the purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.
9. All contractors and sub-contractors involved in the project shall obtain a City of Susanville Business License and maintain said license in force for the duration of the project.
10. The applicant/owner shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures, collectively "Actions"), brought against the City, and/or any of its officials, officers, employees,

agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that developer shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the developer of any Action brought and City shall cooperate with developer in the defense of the Action.

APPROVED: _____
Marlin J. Johnson
City Planner/Community Development Director

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing resolution was introduced and adopted at a meeting held on the 25th day of June, 2019, by the City of Susanville Community Development Director:

Gwenna MacDonald, City Clerk
City Clerk

Jessica Ryan, City Attorney

RESOLUTION NO 19-1073
A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION
APPROVING THE USE PERMIT AND ARCHITECTURAL DESIGN AND SITE
PLAN REVIEW - APPLICATION NUMBER U 18-006
FILED BY SUKHMINDER SINGH FOR A SERVICE STATION WITH CAR WASH
AND CONVENIENCE STORE

WHEREAS, Sukhminder Singh has submitted an application for a Use Permit and Architectural and Site Plan Review to construct an Arco fueling station with 12 filling points on 6 dispensers with underground tanks, a 3,400 SF Arco am/pm convenience store, 2,080 SF of retail space and a drive-thru carwash in a C-2 (General Commercial/Shopping Center) zoning district on that property known as Assessor's Parcel Number 105-320-22, located at 2650 Main Street; and

WHEREAS, the City of Susanville Planning Division has determined that the project is categorically exempt under Article 19, Section 15322 of the CEQA guidelines; and

WHEREAS, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of June 25, 2019, considered both written and oral comments presented concerning the proposed architectural and site plan review; and

NOW, THEREFORE, BE IT RESOLVED the City of Susanville Planning Commission makes the following independent findings of fact concerning the proposed Use Permit and Architectural and Site Plan Review:

1. The proposed project is consistent with the General Plan and the Design Review Overlay District.
2. The architecture and general appearance of the proposed development and related improvements as conditioned will be in keeping with the character of the surrounding neighborhood.
3. That the establishment, maintenance, or operation of the subject use, building or facilities applied for will not, under the circumstances of the particular use and with the conditions imposed thereon, be detrimental to or contrary to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use and will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.
5. The proposed project is in the public interest providing support to critical infrastructure for city residents.
6. That the required public improvements are necessary for the public health, safety, welfare and orderly development of the area and are in accordance with adopted standards of the City of Susanville and other jurisdictions having control over development in this area.

BE IT FURTHER RESOLVED, the Planning Commission hereby approves Use Permit U 18-006 and the Architectural and Site Plan Review application filed by Sukhminder Singh to allow the construction of a service station with associated facilities in general conformity with the site plan, floor plans and elevations stamped "CITY OF SUSANVILLE RECEIVED March 11, 2019, BUILDING & PLANNING" except as modified by the following terms, agreements and conditions contained in this Resolution:

AREA/ SITE SPECIFIC CONDITIONS

1. Provide plans showing the additional landscaping/trees to be installed.
2. Prior to construction developer must submit building colors and materials to the Building and Planning Division for final approval.
3. This permit will become null and void if the approved use has not begun within 24 months from the date of adoption of this resolution unless an extension of the life of the permit is approved by the Planning Commission. It is the applicant's responsibility to request an extension within a reasonable time frame, if needed.

FEES & OTHER CHARGES

4. All standard mitigation fees and utility hookup fees apply to this project, unless waived or modified by individual providers.

STANDARD CONDITIONS

GENERAL

5. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
6. For the purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.
7. All contractors and sub-contractors involved in the project shall obtain a City of Susanville Business License and maintain said license in force for the duration of the project.
8. The applicant/owner shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures, collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify,

set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that developer shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the developer of any Action brought and City shall cooperate with developer in the defense of the Action.

IMPROVEMENT PLANS

9. Prior to the issuance of any building permits, improvement plans shall be submitted to and be approved by the City. All improvements shall be installed in accordance with said improvement plans prior to the issuance of a certificate of occupancy.

AIR QUALITY

10. All activities associated with a building site shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate offsite impacts in accordance with Lassen County Air Quality District adopted regulations.

GENERAL UTILITIES

11. The owner/developer shall pay the cost for rearrangement, relocation, or removal of any utilities caused by any construction activity, whether inside or outside of the project where such work is a condition of or necessary to serve the project.
12. All new or relocated utility lines shall be placed underground and easements shall be provided if required.

WATER AND NATURAL GAS

13. The improvement plans for any water supply and natural gas supply shall be reviewed and approved by the City prior to the installation of the facilities. Water supply main lines, meters, appurtenant facilities, and service connections to the site shall be installed in accordance with the construction and testing standards of the City of Susanville.
14. All natural gas mains and service lines and appurtenances for the proposed project will be installed by the City of Susanville or its qualified contractor at the expense of the developer and to City construction standards.

15. The developer shall pay all inspection, capital improvement and facilities fees, connection and other capacity charges or fees as established by the City for the water supply and natural gas.

ELECTRIC

16. Contact Lassen Municipal Utility District before construction or before any electrical design is started for the project and complies with LMUD standards and specifications. All utility lines shall be placed underground.

SEWER

17. Owner/developer shall comply with all Susanville Sanitary District requirements.

FIRE

18. The project shall meet the fire and life safety requirements of the State Fire Marshall's Office.

LANDSCAPING

19. Prior to issuance of a building permit, irrigation and landscaping plan (including the species, size and placement of trees and shrubs) shall be submitted to the Community Development Department for approval. Trees and shrubs required by code shall be a minimum 1 ½" caliper and 75% of the shrubs shall be a minimum of 5 gallon size, 25% may be 2 gallon containers. Size of additional plantings not required by code may be alternate sizes. The landscape and irrigation improvements identified in the approved construction plans shall be installed prior to the issuance of a Certificate of Occupancy unless otherwise provided for. All landscaping shall be maintained in a healthy and growing condition. Landscaping in the City Right-of-Way will require a maintenance agreement.

LIGHTING

20. For any new lighting, a plan shall be submitted that shows the location, height, type and spread of exterior lighting on the site. All lighting shall be downward directional and include full cut-off fixtures to protect the Susanville night sky and adjacent parcels from unsightly glare. New on-site lighting shall conform to Section 17.96.050 of the City of Susanville Municipal Code.

APPROVED: _____
Linda Robinette, Chairperson
Planning Commission
City of Susanville, State of California

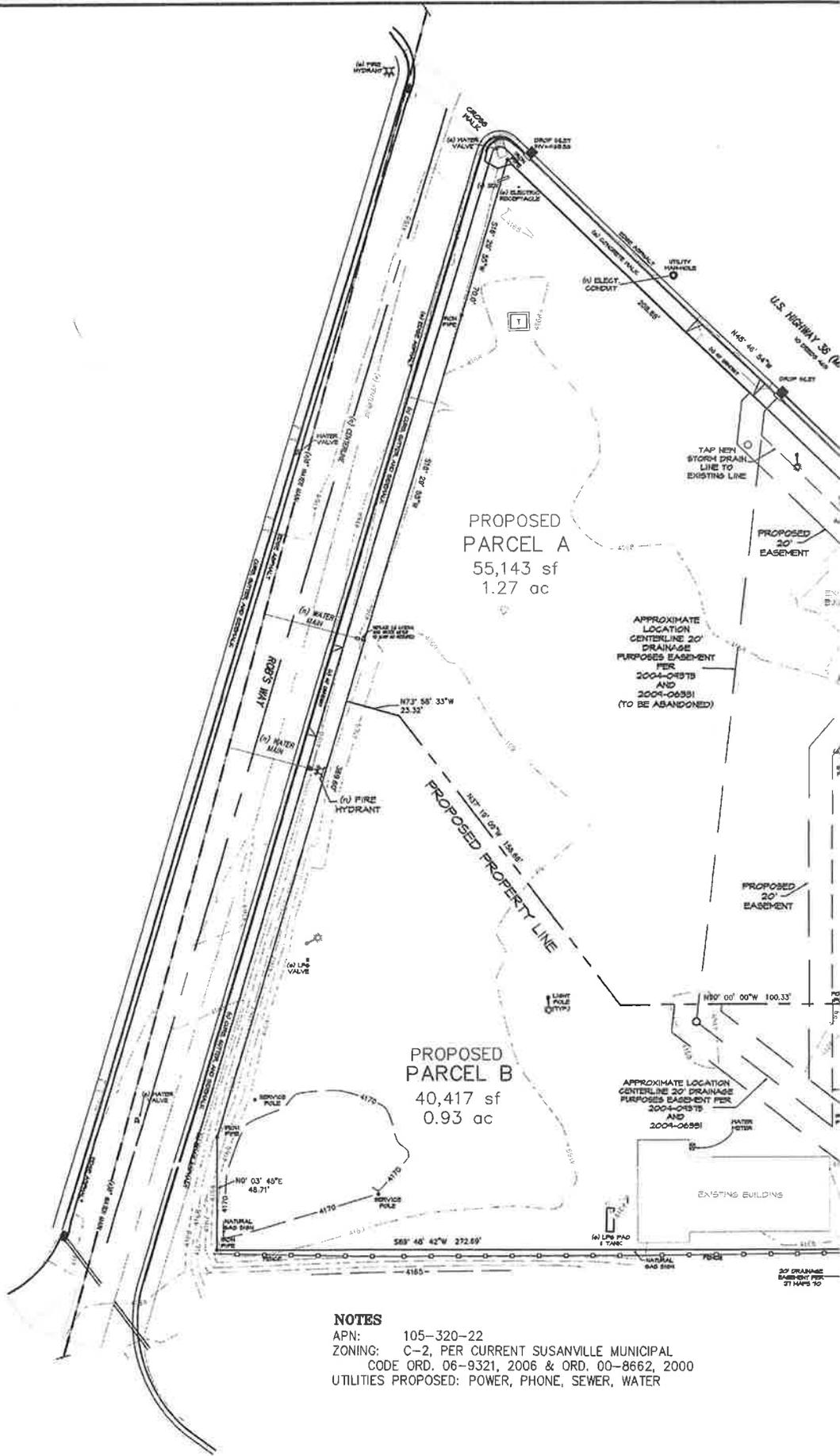
ATTEST: _____
Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

The foregoing resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 26th day of March, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

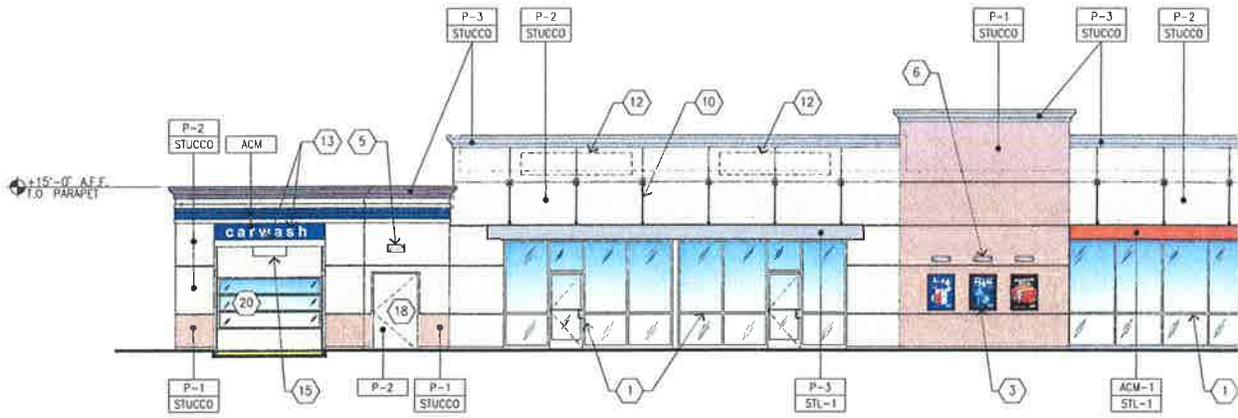
Jessica Ryan, City Attorney



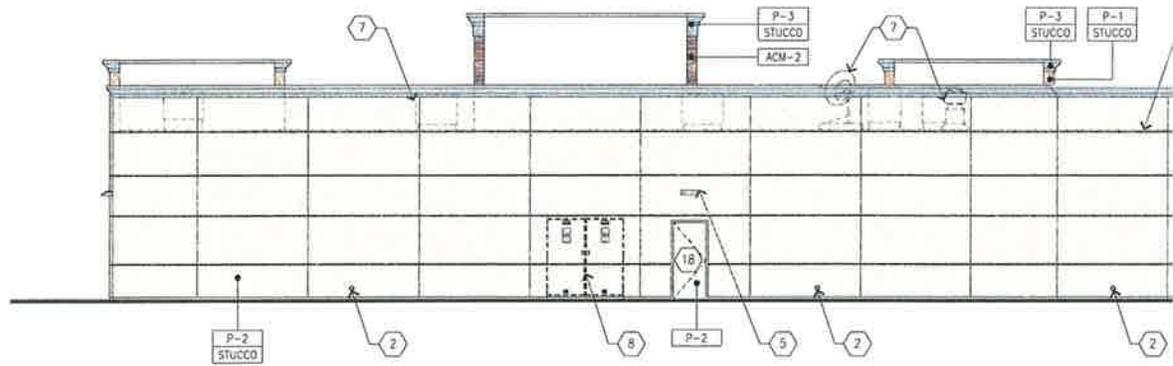
PROPOSED
PARCEL A
55,143 sf
1.27 ac

PROPOSED
PARCEL B
40,417 sf
0.93 ac

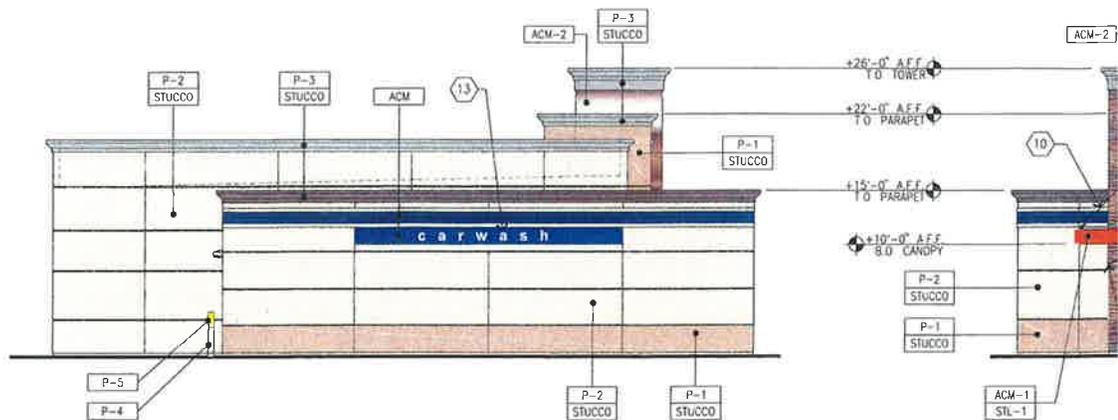
NOTES
 APN: 105-320-22
 ZONING: C-2, PER CURRENT SUSANVILLE MUNICIPAL
 CODE ORD. 06-9321, 2006 & ORD. 00-8662, 2000
 UTILITIES PROPOSED: POWER, PHONE, SEWER, WATER



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



02 REAR ELEVATION
SCALE: 1/8" = 1'-0"



03 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

04 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

Marlin Johnson

From: Daniel Gibbs
Sent: Wednesday, April 03, 2019 3:46 PM
To: Marlin Johnson
Cc: Dan Newton; Anthony Hanner
Subject: 2650 Main Street - AM/PM Mini Mart
Attachments: 2650 Main St Gas Contract.pdf

Marlin -

Please see the following preliminary comments for the project:

I. STREETS -

- a) Plans indicate a 40' width curb to curb per Residential cross section in City Std. S-4. **The applicant should be aware that further review may warrant widening the street to a Collector standard of 50' curb to curb;**
- b) Provide complete set of Robs Way improvement plans with cross sections (typical and special for the unusual topography), structural calculations, plan and profile, striping, signage etc;
- c) Make repairs and upgrade all frontage improvements for curb, gutter, sidewalk, driveways and access ramps where damaged or out of compliance;
- d) Upgrade of existing non-standard street lights on Robs Way and Main Street should be considered

II. GRADING & HYDROLOGY -

- a) Develop a full and complete grading plan with analysis inclusive of on-site retention and pre-treatment. Use Caltrans standards for pre and post run-off and hydrology;
- b) Provide easements for the redirected storm drain system. Include plans and approval from Caltrans;
- c) Rough grade southerly portion and direct drainage appropriately toward approved drainage facilities for the remainder undeveloped parcel proposed;
- d) Identify all easement for existing and proposed drainage whether underground or above

III. UTILITIES -

- a) Provide a complete site utility plan showing water facilities and natural gas services, laterals, meter sets, sizes determined (based upon demand), easements where applicable to ensure unrestricted ingress/egress to facilities for reading meters, maintenance, repairs etc. Include fire service connection, sprinklers, hydrants etc.
- b) Consider utilizing natural gas from the City instead of propane. The previous owner was under contract to utilize City natural gas (see attached);
- c) Include the proposed relocation of the storm drain and facilities, sewer and identify any conflicts with undergrounding;
- d) Easement should be of sufficient width to allow trenching and equipment (typically 15').
- e) All existing overhead and new utilities shall be undergrounded. .

IV. PARCEL MAP -

- a) Submit tentative parcel map and current title report, copies of all existing recorded easements, calculations for boundary closures per City standards, Susanville Municipal Code (SMC) Section 16.08 and 16.16 and the Subdivision Map Act (SMA) Government Code 66426;
- b) For the increased width indicated in Section I, provide dedication on the map to accommodate a wider street once determined necessary through the environmental process;
- c) Comply with the requirements of the City Public Works Parcel Map checklist and all relevant updates of the SMA forwarded to you previously via interoffice mail

V. PERMITS (refer to Dan Newton email of Feb. 13, 2019) - includes all fees required.

VI. OTHER -

- a) Provide maintenance agreement for any proposed landscaping within City right of way. Include a way in which to any along Main Street (State Highway 36);
- b) Provide a cross access or reciprocal access agreement for the shared driveway approach on Rob's Way split between the two proposed parcels;
- c) Provide environmental and traffic analysis for capacity, delays and turning movements with mitigation;
- d) Site and parcel map to comply with SMC 17.36.050;
- e) A Phase 1 environmental assessment and soils report should be provided (likely can't enforce).
- f) Sign up for City Water and Natural Gas and pay all connection fees.

Best regards -

Daniel Gibbs, PE/PLS
City Engineer/Public Works Department
City of Susanville 720 South Street
Susanville CA 96130 (530) 257-1050 ofc (209) 617-1281 mbl
dgibbs@cityofsusanville.org