



# PLANNING COMMISSION AGENDA

## City Council Chambers

66 North Lassen Street, Susanville, CA 96130

Phone (530) 252-5118 Fax (530) 257-4725

**Tuesday, September 24, 2019 – 6:30 P.M.**

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF AGENDA

### BUSINESS FROM THE FLOOR (NO ACTION TO BE TAKEN)

### APPROVAL OF MINUTES:

6.25.19

7.9.19

### PUBLIC HEARING ITEMS:

1. Consider approval of Resolution 19-1079 approval of the General plan amendment to the land use map.
2. Consider approval of Resolution 19-1080 recommending approval of zone change RZ-19-003, Filed by Jason Colbert.
3. Consider approval of Resolution 19-1081 approving the tentative subdivision map application for Maurino Manor Unit No. 4 on A.P.N. 116-510-47 & 116-510-55 including the adopted mitigated negative declaration with De minimis findings as the environmental document for said project file number (TSM19-001).

**NON-PUBLIC HEARING ITEMS:** None

**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

Susanville Planning Commission Minutes  
June 25, 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 and Chairperson Robinette.

**City staff present:** Marlin Johnson, City Planner and Gwenna MacDonald, City Clerk.

**Approval of the Agenda:**

Chairperson Robinette requested the removal of the Appointment of Vice Chairperson item, since Commissioner Jambois was appointed Vice Chair at the May 28, 2019 meeting.

Motion by Commissioner Jambois, second by Commissioner Foster, to approve the agenda with the correction requested; motion carried unanimously. Ayes: Jambois, Foster, Dowdy, Westbrook and Robinette.

**Business from the Floor:**

No comments.

**Approval of Minutes:**

Motion by Commissioner Westbrook, second by Commissioner Dowdy to approve the minutes from the March 28, 2019 meeting; motion carried unanimously. Ayes: Westbrook, Dowdy, Foster, and Jambois  
Abstain: Robinette.

**Public Hearing items:**

**Consider approval of Resolution No. 19-072 approving a Tentative Parcel Map on property located at the Southeast corner of Main Street and Rob's Way / File No. PM18-011.**

**Consider approval of Resolution No. 19-073 approving the Use Permit and Architectural design and site plan review for application number U18-006 filed by Sukhminder Singh for a service station with car wash and a convenience store.**

Mr. Johnson reviewed the proposal to divide one 2.18 acre parcel into two parcels of 1.27 and .92 acres, with the smaller of the two parcels located at the rear of the site, and the larger parcel towards the front. The rear parcel has an existing structure. The project is categorically exempt from CEQA, the proposed map is consistent with the General Plan and Zoning designation, and the site is physically suited for the type of development that is proposed.

At 6:37 p.m. Chairperson Robinette opened the Public Hearing for comments. Chairperson Robinette asked what the purpose of dividing the lot was.

Mr. Johnson responded that the property owner anticipates a second tenant in the existing building, or give an option for another business to purchase the lot. Mr. Johnson explained that the property owner

is proposing to build an Arco station to include a drive through car wash, a convenience store, and additional available retail space on the bigger parcel. Staff received comments from other Departments including Public Works, no comments were received from the public, he reviewed the building design and recommended conditions, stating that staff recommends approval of the Project 18-011. The existing lot is used for industrial storage with some paving, and the two existing structures on site will be demolished. The project parcel will have 170 feet of Main Street frontage, and 150 of frontage on Rob's Way, with the building facing Main Street. The property is zoned General Commercial/Shopping Center, and the building will be evaluated against the City's adopted Design Guidelines.

Commissioner Westbrook requested clarification of the 2,400 square feet of retail space.

Mr. Johnson responded that the applicant did not have a confirmed tenant, but it was anticipated to be some type of retail business.

Chairperson Robinette asked if Caltrans has considered installing a stoplight at that location. When traveling east along Main Street, the wide sweeping turn limits sight distance, but it's a point at which traffic tends to speed up. The addition of retail space at that location, along with drivers slowing down to enter the gas station or convenience store, seems to be the potential for a serious accident.

Mr. Johnson stated that Public Works did not include that in their recommendation, but it would be Caltrans who would take the lead on installing a traffic light on Highway 36.

**Charley Natland**, applicant representative, commented that he was not aware of Caltrans making that recommendation.

There was a lengthy general discussion regarding the current Caltrans project taking place on Main Street, including the effectiveness of the bulbouts on slowing down traffic, the poor condition of the existing streets, and the concerns that were brought up regarding safety when the Dollar General Store was built. It was the consensus of the Commission to address the stoplight issue with Caltrans in the middle section of town. The expense of installation was discussed. Commissioner Foster stated that it was his understanding that the City has split the cost of the installation with Caltrans.

**Jeff Morrish**, NST Engineering, stated that the traffic numbers on Rob's Way were not determined to be at such a level to require the installation of a stop light.

Chairperson Robinette commented that the location for a convenience store and gas station seems to be a good business at that location, considering all of the RV's that travel through town in the summer. It is very difficult to turn left from that location, and when Panda Express was built, the suggestion of a traffic light fund did not go over well.

Mr. Johnson responded that he would share the Commission's opinion since it is good to keep it at the forefront of discussions during development of the Main Street corridor.

Chairperson Robinette asked if curb and gutter would be required as part of the project.

Mr. Morrish responded that it would be required for both parcels.

Commissioner Jambois stated that he agreed with the traffic issues that have been discussed, and the safety of pedestrian traffic in the area is a huge concern. Adding a convenience store and retail space creates a pedestrian corridor, and a traffic light at that location would be terrific.

At 6:58 p.m. Chairperson Robinette closed the Public Hearing.

Commissioner Jambois asked about the proposed landscaping and required maintenance for both lots.

Mr. Natland distributed a landscape plan for the project and the Commission discussed details regarding the security of the dumpster site, exterior planting, and the potential to include a single flashing light to signify a pedestrian crosswalk.

Mr. Johnson stated that it is a state right of way so it could be included as a recommendation and would be very appropriate at that site.

Motion by Commissioner Foster, second by Commissioner Westbrook to approve Resolution No. 19-1072 and 19-1073; motion carried unanimously. Ayes: Foster, Westbrook Dowdy, Jambois and Robinette.

Mr. Johnson provided a disposition of the Commission's action.

#### **Correspondence**

None

#### **City Attorney Report**

Mr. Johnson provided an update of the City Council's recent action regarding Food Trucks. The ordinance to allow Food Trucks in the City without being subject to the Use Permit process had been considered at the June 19<sup>th</sup> meeting, and was scheduled for the second reading and adoption at the July 3<sup>rd</sup> meeting.

Commissioner Foster asked if there were any prospects.

Mr. Johnson responded that he has received a request from someone interested in a hot dog cart.

#### **Commission Items**

Chairperson Robinette discussed the effort to support and encourage economic development in Susanville, and her perception of the increasing vacancies and overall feeling in the uptown district that it is becoming more empty and sad each year. There is growth at the east end of town, but nothing in the uptown, and there should be something that the Planning Commission can do to engage the community.

Mr. Johnson explained some of the recent developments with the City, including the decision by the City Council to hire an outside firm that would be providing assistance to the City to recruit businesses to relocate. There are staff members with a lot of enthusiasm engaged in the process of economic vitality, grant writing, and it is a common problem with small communities nationwide. Susanville has a lot of opportunities and a great sense of volunteerism in the community.

Commissioner Foster talked about the City's former Parks Department and Director Hill's work to develop the parks system in the Community.

**Adjournment:**

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

Meeting adjourned at 7:31 p.m.

Respectfully submitted by,

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Gwenna MacDonald, City Clerk

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Linda Robinette, Chairperson

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Approved On:

Susanville Planning Commission Minutes  
July 9, 2019  
66 N. Lassen Street, Susanville, CA 96130

Call to order at 6:32 p.m.

**Roll Call of Commissioners Present:** Commissioner Westbrook, Commissioner Foster, Commissioner Dowdy and Chairperson Robinette. Absent: Jambois.

**City staff present:** Marlin Johnson, City Planner and Gwenna MacDonald, City Clerk.

**Approval of the Agenda:**

Motion by Commissioner Dowdy, second by Commissioner Foster, to approve the agenda as submitted; motion carried. Ayes: Dowdy, Foster, Westbrook and Robinette. Absent: Jambois.

**Business from the Floor:**

No comments.

**Approval of Minutes:**

None.

**Public Hearing items:**

**Consider approval of Resolution No. 19-1074 approving use permit and architectural design and site plan review to allow an outdoor display & sales in a C-2 zone on property located at 472 Richmond Road file number (U 19-004).** Mr. Johnson reviewed the proposal submitted by Lea Vanderley, representing M.A.M.A.'s Treasures, to allow outside display and sales in a C-2 zoned parcel. The proposal would increase the merchandise and display area at an existing use that has previously had structures approved through the Architectural and Site Review process. The proposed outside use should not encroach into the fire lane or the required parking spaces. They have five, plus a reasonable amount of parking available on the street.

At 6:38 p.m. Chairperson Robinette opened the public hearing and requested comments.

**Mike Scanlon**, Calvary Baptist Church Pastor, spoke in support of the project. The non-profit group provides a benefit to the community and while he's been told of complaints regarding the outdoor displays, he is their neighbor and does not feel that the condition of the property is a problem.

**Lucas Shannon** stated that he also goes to Calvary Chapel and he supports the group and the services they provide to the community. He is glad to have them there.

**Jolene Bruce** stated that Ms. Vanderley was at home due to illness and unable to attend the meeting, so she was speaking on her behalf. She thanked the Commission and stated that the business has been in Susanville for 35 years, and they currently serve 100 mamas and babies. She described the services and assistance provided to the community and the planned displays for merchandise.

Chairperson Robinette asked what types of merchandise would be put out to display.

Ms. Bruce responded that it would be a variety of items, including lamps, dishes, vases, clothing, and the larger items would be kept indoors. The smaller items would be stowed under the tables and a cover put over at night to keep things clean.

Commissioner Foster requested that Ms. Bruce elaborate on some of the items that were given away versus for a charge and what some of the requirements are to qualify for the free items.

Ms. Bruce described the services provided to new mothers, including a crib, mattress, and car seat. They provided clothing for the children, and the support for the child is provided until the baby is one year old.

There being no further questions, Chairperson Robinette closed the public hearing at 6:52 p.m.

Commissioner Dowdy expressed his concern with keeping the outdoor display area as clean and presentable as possible.

Mr. Johnson referred to the area/site specific conditions in the resolution.

There was a general discussion regarding the City's Property Maintenance ordinance and the requirements for all businesses in the community and the effort city-wide to improve the appearance of the community.

Motion by Commissioner Foster, second by Commissioner Westbrook to approve Resolution No. 19-1074; motion carried. Ayes: Foster, Westbrook, Dowdy and Robinette. Absent: Jambois.

Mr. Johnson provided a disposition of the Commission's action.

**Correspondence**

Mr. Johnson stated that an issue that started in 2016 may be coming before the Commission regarding an outstanding violation on a fence.

**City Attorney Report**

None.

**Commission Items**

Chairperson Robinette thanked those in attendance for their comments and participation in this process, adding that it is nice to see people get involved.

**Adjournment:**

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

Meeting adjourned at 7:10 p.m.

Respectfully submitted by,

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Gwenna MacDonald, City Clerk

\_\_\_\_\_  
Linda Robinette, Chairperson

Approved on: \_\_\_\_\_

**CITY OF SUSANVILLE PLANNING COMMISSION  
STAFF REPORT  
September 24, 2019**

<b>FILE NUMBER</b>	RZ 19-003		
<b>APPLICANT/OWNER</b>	Jason Colbert/Steve Pezzullo		
<b>REPRESENTATIVE</b>	Jason Colbert		
<b>REQUEST</b>	General Plan Amendment and Rezone.		
<b>ASSESSORS PARCEL NO.</b>	105-020-16		
<b>PARCEL SIZE</b>	1.47 acres		
<b>LOCATION</b>	Southwest of 1445 Paul Bunyan Road, between the Forest Service and the BLM Yards on the south side of Paul Bunyan Road		
<b>EXISTING ZONING</b>	PF (Public Facilities) District		
<b>SURROUNDING ZONING AND LAND USE</b>	<b>ZONING</b>		<b>LAND USE</b>
	<b>North</b>	C-M	Clinic to the northeast Undeveloped to the northwest
	<b>South</b>	PF	Intergovernmental Facility/Offices
	<b>East</b>	PF	BLM Storage and Facilities Yard
	<b>West</b>	PF	Forest Service Storage and Facilities Yard
<b>PROPOSED ZONING</b>	R-4 (Multiple Family Residential) District		
<b>EXISTING GENERAL PLAN DESIGNATION</b>	Public and Government – Other Public		

**PROPOSED GENERAL PLAN DESIGNATION**

Multiple Family Residential

**ENVIRONMENTAL DETERMINATION**

To Be Determined Prior to Final Council Approval

## **COMMENTS RECEIVED:**

City Building Official – Building permits required prior to development

City Fire Department – Sprinklers will be required, OK with zone change

Public Works – Full street frontage improvements will be required; plans for site work, including grading, utilities and ingress/egress are to be prepared for submittal; provide additional right-of-way as needed to accommodate development;

Public- No comments received at this time.

## **PROJECT DESCRIPTION:**

The applicant is requesting a General Plan Amendment to Multiple Family and a Rezone to Multiple Family Residential District. The Project Questionnaire submitted with the application notes a need for affordable multi-family housing. The concept includes two, two-story apartment buildings with eight dwelling units each, two single-story apartment buildings with four dwelling units each and an office building. A future transit stop area is also anticipated for the front of the property. Screening and buffering from the industrial uses and office use to the east, west and south is also planned.

## **ANALYSIS:**

The General Plan designation is Public and Government (Other Public). The property is zoned PF (Public Facilities) District.

The subject property is an undeveloped parcel. There are established governmental uses on the three sides of the property that are south of Paul Bunyan Road. These include storage and service yards for the federal government and interagency offices. Paul Bunyan Road is a Collector Street and has utility services located therein. There is a medical clinic and undeveloped property to the north along Paul Bunyan Road.

Typical residential uses are not allowed in the Public Facilities District. Any residential use other than governmental-type housing such as transitional housing, correctional facilities or emergency shelters is not allowed without a zone change and associated General Plan amendment.

The proposed zone change may suit the community's future interests. An appropriately developed infill parcel seems preferable to a vacant lot. As the Planning Commission has recently recommended approval of a zone change for some existing R-4 acreage, this proposal could balance out some of the potential housing loss. (Note that this hearing is for the General Plan Amendment and Rezone requests, not for any particular proposed use.)

The proposed zone change could be determined to fit the surrounding zonings and existing uses, or not. This greater area of Public Facilities zoning does have residential zoning and established residential uses on all three sides lying south of Paul Bunyan Road. R-4 zoning has a maximum of twenty (20) dwelling units per acre, which would

allow a maximum of twenty-nine (29) units on this parcel. Twenty-four (24) units are proposed per the Project Questionnaire.

Potential traffic impact from R-4 zoning versus PF zoning is difficult to discern as it would depend on the type of PF development that might occur on the subject property.

Environmental Determination: The applicant has requested to delay initiating the environmental study until the Planning Commission had heard the proposed General Plan Amendment and Rezone request and made a recommendation to Council. Staff agreed to include a condition to allow the CEQA determination to be delayed temporarily.

Criteria for General Plan Amendments: The General Plan may be amended when the following findings can be met:

1. The proposed amendment is deemed to be in the public interest.
2. The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety and welfare.
4. The proposed amendment has been processed according to the applicable provisions of CEQA.

Findings:

**Public Interest:** To date the City has not received any notice of opposition to the project, either in writing or verbally. There is an ever-ongoing need for housing in the community. Affordable housing is typically higher on the needs list.

**Consistency with General Plan:** Amending the Plan to Multiple Family Residential can be deemed consistent as some higher intensity housing uses are allowed in Public Facilities. The intent of the General Plan is to allow flexibility in regulating land use, as well as developing tools to implement the Plan. Housing variety, housing opportunity and housing quality are integral to the Plan.

Per Land Use, the proposal would encourage yet manage growth in this area. Infrastructure, services and utilities are sufficient to serve the proposed density. Adequate buffering and screening from adjacent uses can be provided by siting and developing appropriately. Per Circulation, the property accesses a collector street and the proposal will include abundant parking availability. Public transit could further enhance the proposed project. Per Economic Development, the proposal demonstrates Susanville's readiness for growth and can add to workforce housing availability. Per Community Health, Safety & Conservation, the proposal adds density and infill versus expansion of services.

**Public Health, Safety and Welfare:** These are broad terms used to describe compatibility of a project with the surrounding neighborhoods and the greater community. The lack of public comment suggests the proposal is not contrary to public interests.

**Compliance with CEQA:** If the proposal receives favorable consideration from the Planning Commission an investment in the CEQA review and determination is likely to move forward. There will be a requirement for completion of the CEQA process prior to any final approval by the City Council.

**RECOMMENDATION:** Adoption of Resolution No. 19-1079 & 19-1080, recommending approval of the General Plan Amendment and Rezone for RZ19-003 for Steve Pezzullo on APN: 105-020-16, subject to the conditions listed in the attached Resolutions.

**ATTACHMENTS:**

1. Resolution No. 19-1079
2. Resolution No. 19-1080
3. Zoning Map
4. Site Plan

**RESOLUTION NO 19-1079**  
**A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION**  
**RECOMMENDING TO THE SUSANVILLE CITY COUNCIL APPROVAL OF THE**  
**GENERAL PLAN AMENDMENT TO THE LAND USE MAP**

**WHEREAS**, Jason Colbert filed an application for a General Plan Amendment on that property known as Assessor's Parcel Number 105-020-16, located on the south side of Paul Bunyan Road to the southwest of 1445 Paul Bunyan Road; and

**WHEREAS**, the CEQA review must be completed to the satisfaction of the city prior to any final approval of this General Plan Amendment by the Susanville City Council; and

**WHEREAS**, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of September 24, 2019, considered both written and oral comments presented concerning the General Plan Amendment; and

**NOW, THEREFORE, BE IT RESOLVED** the City of Susanville Planning Commission hereby recommends that the City Council approve the General Plan Amendment for the property to Multiple Family, based upon the following findings of fact:

1. The proposed amendment if deemed to be in the public interest.
2. The proposed amendment is consistent with and compatible with the rest of the General Plan and any implementation programs that may be affected.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety and welfare.
4. The proposed amendment will be processed according to the applicable provisions of CEQA prior to any final approval by the City Council.
5. The amendment to the Susanville General Plan land use map is necessary to bring the General Plan and Zoning into consistency as required by the State Planning and Zoning Law, Government Code Section 65860.

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 24th day of September, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwenna MacDonald, City Clerk  
Secretary to the Planning Commission

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Jessica Ryan, City Attorney

**RESOLUTION NO 19-1080**  
**A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION**  
**RECOMMENDING TO THE SUSANVILLE CITY COUNCIL APPROVAL OF**  
**ZONE CHANGE RZ-19-003, FILED BY JASON COLBERT**

**WHEREAS**, Jason Colbert filed an application for a zone change on that property known as Assessor's Parcel Number 105-020-16, located on the south side of Paul Bunyan Road to the southwest of 1445 Paul Bunyan Road; and

**WHEREAS**, the CEQA review must be completed to the satisfaction of the city prior to any final approval of this zone change by the Susanville City Council; and

**WHEREAS**, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of September 24, 2019, considered both written and oral comments presented concerning the zone change; and

**NOW, THEREFORE, BE IT RESOLVED** the City of Susanville Planning Commission hereby recommends that the City Council approve the zone change and to amend the Zoning Map to reflect the Multiple Family Residential (R-4) District, based upon the following findings of fact:

1. The proposed zone change will be processed according to the applicable provisions of CEQA prior to any final approval by the City Council.
2. The zoning will be consistent with the Susanville General Plan land use map as required by the State Planning and Zoning Law, Government Code Section 65860 and is deemed to be in the public interest.

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 24th day of September, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

ABSTAIN:

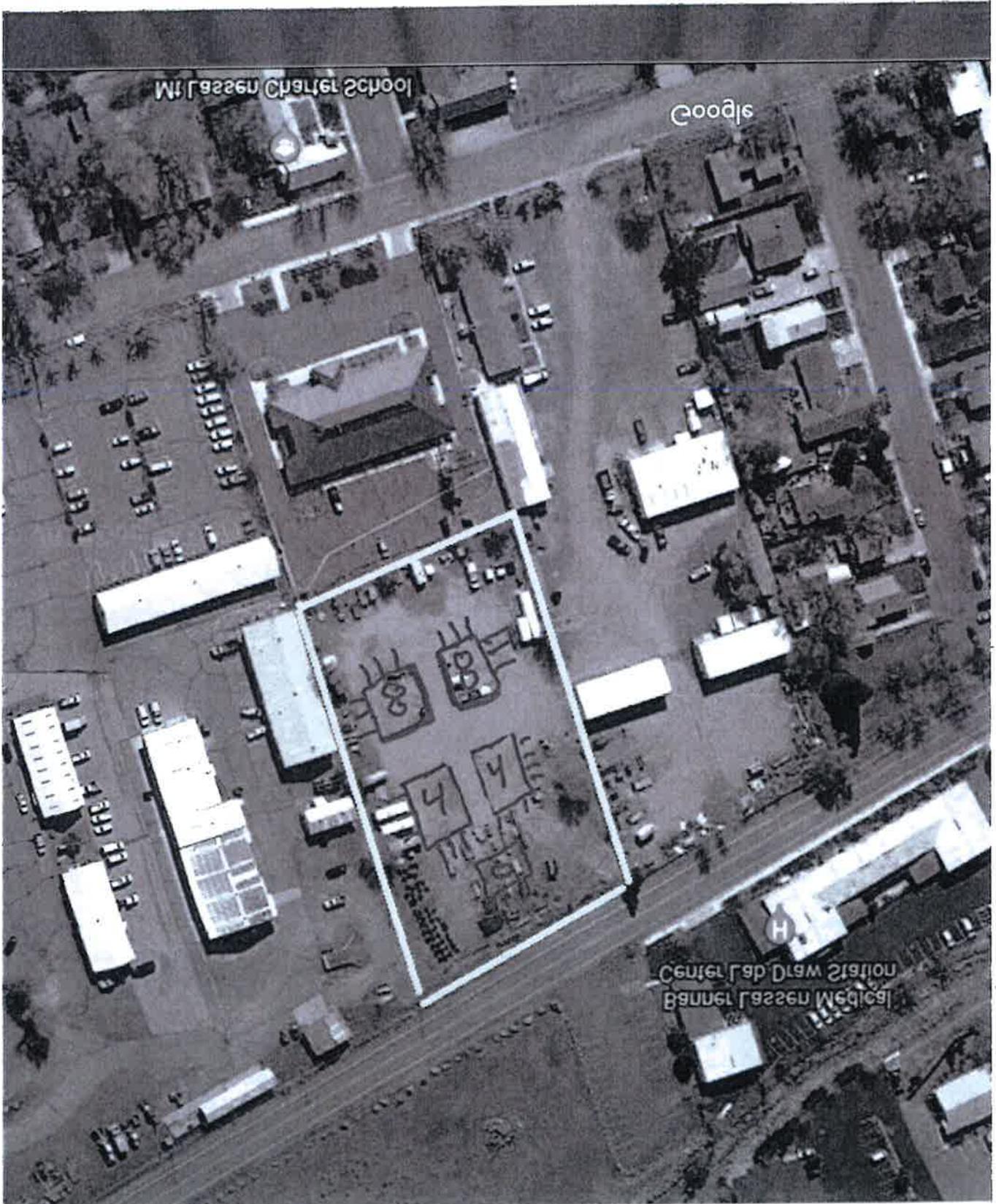
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Gwenna MacDonald, City Clerk  
Secretary to the Planning Commission

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Jessica Ryan, City Attorney





Mt Lassen Charter School

Goods

Center for Draw Station  
Barnett Lassen Medical

**CITY OF SUSANVILLE PLANNING COMMISSION  
STAFF REPORT  
September 24, 2019**

<b>FILE NUMBER</b>	PM # 19-001		
<b>APPLICANT/OWNER</b>	Gentry Standiford/StoneCo Construction Inc.		
<b>REPRESENTATIVE</b>	Gentry Standiford		
<b>REQUEST</b>	Tentative Subdivision Map to allow a phased development of two (2) parcels into six (6) parcels in Phase 1, with eighteen (18) residential parcels to be created in Phase 2 from the parcel that will abut Richmond Road.		
<b>ASSESSORS PARCEL NO.</b>	116-510-47 & 116-50-55		
<b>PARCEL SIZE</b>	Overall parcels total 29.1 acres		
<b>LOCATION</b>	West of Richmond Road to the south and west of Maurino Manor Subdivision		
<b>EXISTING ZONING</b>	R-1 (Single-Family Residential) District		
<b>SURROUNDING ZONING AND LAND USE</b>	<b>ZONING</b>		<b>LAND USE</b>
	<b>North</b>	R-1	Residential Subdivision
	<b>South</b>	C-2	Undeveloped – Agricultural
	<b>East-</b>	C-2	Undeveloped - Agricultural
	<b>West</b>	C-2	Residential, Large Lot
<b>GENERAL PLAN DESIGNATION</b>	Residential – Single Family		
<b>ENVIRONMENTAL DETERMINATION</b>	Existing Mitigated Negative Declaration as Previously Adopted		

**COMMENTS RECEIVED:**

City Building Official – No Comment

City Public Works – Full compliance with applicable sections of the SMA and SMC for information required to be provided on or as part of the tentative map submittal; Clarification in Lot/Parcel designations, phasing and street names; Show City and County limits; Identify all easements and offers of dedication (include slope and maintenance);

Describes parcels fully for existing conditions; show all drainages, existing infrastructure, etc. (head gates, diversion, channels/ditches, trails, culverts, fences); Additional information for property lines shown on map where not matching existing improvements and fence lines found in the field.; (Additional comments provided for information needed to allow submittal of a Final Map for recording and Council approval.)

Susanville Fire Department – Blind streets not to serve more than sixteen (16) lots per City code; California Fire Code Appendix D – ninety-six foot (96') minimum cul-de-sac turn radius.

Lassen County Public Works – Agree to the roadway layout, which includes dedication of ten feet (10') of additional right-of-way where the project abuts Richmond Road, with a couple minor revisions: increase the width of the bikeway to five feet (5') and move the 25 MPH sign from its current location to a location on the south end of the project. Final roadway plans shall be submitted to Lassen County Public Works/Road Division for final approval and issuance of an Encroachment Permit.

#### **PROJECT DESCRIPTION:**

The proposal for Maurino Manor No.4 is to allow the division of two parcels totaling 29.3 acres via two phases. Phase 1 will create two remainder lots described as Lot 1 and Lot 2, being 5.9 acres and 11.7 acres respectively, in addition to a parcel of 6.6 acres that is proposed for further subdivision in Phase 2. The plan will also create three other "not to be developed" parcels; Parcel A, 4300 SF, representing ten feet (10') feet of additional right-of-way to be dedicated to the Lassen County for public roadway and utility purposes. Parcel B, 1.8 acres, of existing drainage easement to be granted in fee to the City of Susanville and Parcel C, 3.3 acres, proposed open space to be granted in fee to the City of Susanville.

Phase 2 will be the division of the 6.6-acre parcel into eighteen (18) lots zoned for single family residential development. These lots will be served by Evan Court, a dead-end cul-de-sac accessed from Richmond Road. A variance to the subdivision requirements will be required to allow Evan Court to exceed access to sixteen (16) lots.

#### **ANALYSIS:**

The property is zoned Single Family Residential District. A similar proposal for Maurino Manor No.4 was most recently approved in 2007, but never followed through. This proposal has two fewer parcels and does not encompass the Ramsey Ditch this time. This proposal allows for better design and access with less environmental impact and being similar but lesser impact, utilizes the mitigated negative declaration adopted for that earlier proposal in Resolution No.04-808.

Potential negative impact on the Ramsey Ditch and the property owner to the west will be lessened versus the previously approved plan for Maurino Manor No. which included the eastern portion of proposed Parcel C in the residential subdivision but will now be included in Open Space/Parcel C.

### Access & Circulation:

Richmond Road is a designated arterial street on the City's General Plan and Circulation Map, though the abutting section of Richmond Road is under the jurisdiction of Lassen County. The applicant has met and addressed the concerns of Lassen County Public Works and will be required to continue to do so.

Section 16.24.030 of Municipal Code prohibits "blind streets" (dead-end streets) to have more than sixteen (16) lots. The applicant requests a variance from this section as Lots 1 and 18 could be accessed from Richmond Road, which would meet the requirement, however, it would not be advisable to have additional driveways on Richmond Road. In addition, this variance was approved for four (4) additional lots, total of twenty (20) in an earlier approval of this similar design. Staff supports the variance as supported in the earlier approval.

There is no other practical access due to drainages and such and the shape of the parcel lends itself to the eighteen (18) lots. The average lot sizes are larger than the minimum requirement of 6000 SF in the R-1 District and all will meet the minimum lot width requirements. Staff recommends approval of the variance for these reasons.

### Utilities:

**Water:** According to the Public Works Department there is adequate water and pressure to serve this subdivision.

**Sewer:** According to the Susanville Sanitary District there is adequate capacity for sewer for this subdivision. (Per previous letter.)

### Storm Drainage:

Per the information provided in the CEQA document for the earlier approval: "The existing drainage pattern over much of the site has previously been altered when the lot was filled. Other drainage channels are preserved over the intermittent stream along the north property line (Parcel B) and through the Ramsey Ditch along the west property line (Parcel C). The buildable area of the lot will be graded to drain to the proposed street. However, the development as proposed will alter the existing site drainage pattern by construction of impervious areas and will increase both the rate and the amount of runoff from the site. Siltation of local waterways could occur during construction of the project and until the project is fully stabilized from erosion. To mitigate these impacts to a less than significant level, the applicant/developer will be required to obtain a National Pollutant Discharge Elimination System Permit for construction activity and to develop pre- and post-project Best Management Practices for onsite storm water management, both during and following construction to prevent adverse effects to water quality."

"With the improvements previously constructed to the downstream storm drainage waterways through Maurino Mano Units 1-3 and the proposal by the applicant to provide on-site retention per Lahontan guidelines using a continuous infiltration trench along the frontage of subdivision lots (as was done in Units 1-3) and to install a 3000-gallon oil and sediment treatment tank, the potential impact is reduced to less than significant."

#### School Capacity:

No concerns on school capacity have been expressed by the Susanville School District. Per the earlier report, the District has a declining enrollment and seeks additional attendance to maintain current funding levels.

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

#### Emergency Vehicle Access:

The subdivision layout includes one flag lot that is a narrow, individual access called a flagpole. This is one less than the previously approved plan, which required that flagpole accessways be at least twenty feet (20') wide, in addition to any other Fire Code requirements.

#### Preservation of Natural Features:

There is a considerable amount of relatively undisturbed open space with trees and other vegetation on proposed Parcel C. The applicant has agreed to designate this area as non-buildable open space to leave as is. An open space easement of some sort will be required on the Final Map to assure that this area is preserved.

#### Phasing:

There will be no construction on the remainder parcels and the whole of Phase 2, the 6.6-acre parcel proposed for residential subdivision will be constructed at one time.

#### CEQA Mitigation Measures: (Per the original approval)

1. A sewer and water line will cross an area that has a potential for containing wetlands vegetation. The applicant has stated they will carefully remove and replace vegetation in the path of the lines. The applicant will be required to obtain an Army Corps of Engineers approval for any disturbance of wetlands. The proposed project will have a less than significant impact on the wetlands with mitigation as determined by the Army Corps of Engineers.
2. To assure that the proposal does not violate any water quality standards or waste discharge requirements, the proposed project will adhere to Lahontan Regional Water Quality Control Board water quality standards or wastewater discharge requirements.
3. To assure that the project does not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, the proposed project will be required to obtain a National Pollutant Discharge Elimination Permit for construction activity and to develop pre- and post-project Best Management Practices for onsite storm water management, both during and following construction, to prevent adverse effects of the project of water quality.
4. To assure that the project does not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The proposed project will be required to adhere to on-site retention guidelines per Lahontan, using a continuous infiltration trench along the frontage of subdivision lots (as was done in Units 1-3) and to install a 3000-gallon oil and sediment treatment tank.

5. The applicant has been in consultation with Lassen County Public Works, who has jurisdiction of Richmond Road, to incorporate mitigation measures into the project, thereby reducing traffic safety to less than significant impact.
6. The subdivision has one flag lot. The applicant has agreed to follow Fire Department requirements for mitigation measures to reduce the impact to less than significant.

**RECOMMENDATION:** Adoption of Resolution No. 19-1081, approving the Tentative Subdivision Maps, Phase 1 and Phase 2 for the Maurino Manor Subdivision No. 4, including the variance for eighteen (18) residential parcels in Phase 2, subject to the conditions listed in the attached Resolution.

**ATTACHMENTS:**

1. Resolution No. 19-1081
2. Exhibit "A"
3. Tentative Subdivision Map – Phase 1
4. Tentative Subdivision Map – Phase 2
5. Lassen County Department of Public Works Comments, with Planner response
6. City Public Works Comments

**RESOLUTION NO 19-1081**  
**A RESOLUTION OF THE SUSANVILLE PLANNING DIVISION**  
**APPROVING THE TENTATIVE SUBDIVISION MAP APPLICATION FOR**  
**MAURINO MANOR UNIT NO. 4 ON A.P.N. 116-510-47 & 116-510-55**  
**INCLUDING THE ADOPTED MITIGATED NEGATIVE DECLARATION WITH DE**  
**MINIMIS FINDINGS AS THE ENVIRONMENTAL DOCUMENT FOR SAID**  
**PROJECT**  
**FILE NUMBER (TSM 19-001)**

**WHEREAS**, StoneCo Construction has submitted a Tentative Subdivision Map application for Maurino Manor Unit No.4 to allow the division of two parcels totaling 29.3 acres known as Assessor's Parcel Numbers 116-510-47 & 116-50-55 located to the west of Richmond Road into six parcels in Phase 1, followed by Phase 2 which would split the easternmost parcel into eighteen (18) lots zoned for single family residential development; and

**WHEREAS**, a mitigated negative declaration was prepared and adopted as the environmental document for a similar, but more expansive, Maurino Manor Unit No.4 project pursuant to the provision of section 15073 of the Environmental Quality Act (Exhibit "A", Resolution No.04-808); and

**WHEREAS**, the City of Susanville Planning Commission, at a public hearing held at its regular meeting of September 24, 2019 accepted and considered written and verbal comments concerning the Mitigated Negative Declaration and the proposed Tentative Subdivision Map; and

**NOW, THEREFORE, BE IT RESOLVED** the City of Susanville Planning Commission hereby re-adopts the Mitigated Negative Declaration as the environmental document for Tentative Subdivision Map #19-001 (Maurino Manor Unit No. 4), contained in Exhibit "A".

**BE IT FURTHER RESOLVED** the Planning Commission hereby approved the Tentative Subdivision Map #19-001 (Maurino Manor Unit No. 4) based on the following findings:

- A. The Tentative Subdivision Map No.19-001 (Maurino Manor No.4) is consistent with is consistent with the General Plan and Zoning Ordinance.
- B. No findings are identified per Section 66474 of the Government Code, Subdivision Map Act, to cause denial of said Tentative Subdivision Map #19-001.
- C. With the conditions and mitigation measures contained in this resolution, the proposed project will not be injurious or detrimental to property or improvements or to the health, safety or general welfare of person residing in the neighborhood.

**CONDITIONS OF APPROVAL**

## **SITE SPECIFIC CONDITIONS:**

1. The Final Subdivision Map shall be recorded within two years of the date of the Planning Commission approving the Tentative Subdivision Map. The applicants and/or property owner are solely responsible for knowing the expiration date of the approved Tentative Subdivision Map.
2. Phasing plans showing improvements and work required for each phase shall be submitted to the City of Susanville for approval.
3. All applicable conditions required by City of Susanville Subdivision Ordinance/Code must be met.
4. All conditions required by Lassen County Public Works letter dated June 24, 2019 must be met.
5. A decorative block and wood wall matching the existing wall on Maurino Manor Units 1-3 shall be installed along the full length of and at the edge of the right-of-way for Richmond Road on private property. Where necessary, the wall shall be terraced to prevent site obstruction.
6. Lot 13 shall be designed as shown with the twenty foot (20') wide accessway constructed and maintained to the satisfaction of City Fire Department regulations.
7. At Final Map the applicant and staff shall designate building setback lines on any unusually shaped lots. The lines shall appear on the Final Map.
8. A silt fence and/or other stormwater erosion control feature shall be placed at the toe of the intermittent stream along the north property line, like the mitigation measures constructed adjacent to Maurino Manor Unit 2, to protect the stream from erosion and siltation.

## **STANDARD CONDITIONS:**

### **GENERAL**

9. The Final Subdivision Maps shall be substantially in compliance with the Tentative Subdivision Maps stamped "CITY OF SUSANVILLE RECEIVED AUGUST 5, 2019" and shall comply with all applicable requirements of the Subdivision Map Act, the City of Susanville Subdivision Ordinance and this Resolution.
10. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
11. As a part of the recordation of the Final Map, the property owner shall make an irrevocable offer of dedication to the City of Susanville for all public

streets, utility improvements and easements.

12. Note on the Final Map that prior to the issuance of a building permit the applicant shall pay a fee in-lieu of park land dedication in accordance with the Susanville Municipal Code.
13. 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.
14. 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.
15. In accordance with the Susanville Subdivision Ordinance, the subdivider may contract with the City to guarantee improvements required for recordation of a Final Map by providing security for the improvements as allowed by State Law.
16. 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.
17. Note on Final Map that prior to issuance of building permits or final inspection all applicable City of Susanville Impact Fees shall be paid.

## **AIR QUALITY**

18. All activities associated with a building site shall be conducted in a manner to

control fugitive dust emissions with use of dust palliative agents or the use of water to mitigate dust impacts. Note on the Final Map attachment sheet.

19. Compaction test results for all areas of fill shall be submitted as part of the improvement process for this subdivision.
20. If any archaeological remains or artifacts are encountered during any phase of improvement of the subdivision, land alteration activity within fifty feet (50') of the find shall be halted; the City of Susanville Planning Department shall be notified immediately, and a qualified archaeologist shall be retained at the project proponent's expense to prepare an immediate evaluation of the find and to determine future steps to be followed. If the find is determined to be an important archaeological resource, steps as determined by the archaeologist shall be implemented. Land alteration within fifty feet (50') of the find shall not be resumed until clearances are received from the City of Susanville.
21. Prior to any site disturbance in the vicinity or upland of any potential wetlands, the project applicant shall accomplish the following:
  - a. Obtain a U.S. Army Corps of Engineers verified Wetlands delineation.
  - b. Any delineated wetlands shall be avoided where possible and where avoidance is impossible, the wetlands impacts will be mitigated by on-site relocation of the wetlands or purchase or replacement wetland in an acceptable wetland's mitigation bank.
  - c. If required, the project will obtain a Section 404 Permit from the Corps of Engineers and a Water Quality Certification from the Lahontan Regional Control Board that will follow the policies and strategies within the Water Quality Control Plan for the Honey Lake Basin. Said Plan emphasizes avoidance and minimization, then mitigation of potential impacts to wetland and Waters of the state and/or the United States.
22. To mitigate potential impacts to Water Quality, the project applicant shall accomplish the following:
  - a. The Storm Water Pollution Prevention Plan shall address both the Construction Period and the Post Construction Period and shall incorporate the Best Management Practices as described in the Erosion and Sediment Control Standards in the Guidelines of the Lahontan Water Quality Board and shall include provisions for the prevention of the discharge of pollutants, including sediment, nitrogen, phosphorous and petroleum products. Methods for the prevention of discharge of pollutants shall include sediment containment devices, infiltration trenches and or beds, silt fences, rock lined channels, check dams, vegetative planting, inlet dams, retention ponds or other Best Management Practices as noted.
  - b. In order to ensure that the project complies with the Regional Standards, the SWPPP shall be submitted to and approved by the City Engineer and

the Lahontan Water Quality Control Board.

23. Prior to any land alteration of construction activities, the subdivider shall prepare a Storm Water Pollution Prevention Plan (SWPPP), shall submit a Notice of Intent to comply with the terms of the General Construction Activity Storm Water Permit to the State Water Resources Control Board and shall submit a copy of the SWPPP and the Notice of Intent to the City of Susanville Planning Department in accordance with the requirements of the State Law, the SWPPP shall include measures to prevent the escape of eroded soils and the applicable provisions of the "North Lahontan Basin Project Guidelines for Erosion Control" shall be incorporated into the SWPPP.
24. Prior to any land alteration activities on the site or issuance of permits for the same, a final Storm Water Runoff Report and Retention Plan shall be approved by the City Engineer in accordance with the following:
  - a. Storm water retention/detention devices shall be designed to accommodate the increased surface water runoff from the site resulting from a 25-year storm without causing property damage.
  - b. If determined to be necessary by the City Engineer, the subdivider shall prepare soil percolation and ground depth tests to determine the appropriate types of retention/detention devices.
  - c. The subdivider's engineer shall prepare final calculations to determine the appropriate sizing and types of pipes along Richmond Road, drop inlets and other drainage structures which shall be approved by the City Engineer.
  - d. The subdivider shall deed any required siltation/detention pond or on-site retention facilities to the City for maintenance purposed or an easement therefore shall be granted to the City as required by the City Engineer. In lieu of a siltation/detention pond or on-site retention facilities the developer shall provide an area drainage study and plan that shows an acceptable drainage facility that flows to the Susan River drainage systems, provide necessary easements for any increased flow and construct said facilities as required by the City Engineer.
  - e. The subdivider shall install fencing, signage and/or landscaping materials adjacent to or within any required siltation/detention pond as required by the City Engineer.
25. The approved Final Storm Water Runoff Report and retention Plan shall be implemented as part of the grading and drainage plans for the project.
26. Prior to any land alteration activity or issuance of permits for land alteration activities, grading and drainage plans shall include on-site retention facilities or other drainage facilities approved by the City Engineer and Public Works Director adequate to store increased surface water runoff and provide filtration for runoff contaminants associated with the project and shall be

implemented.

27. Prior to recordation of the Final Map a preliminary soils report completed by a registered Civil Engineer shall be submitted to the City for review unless the City determined that no preliminary analysis is necessary pursuant to Government Code Section 66491(a).

## IMPROVEMENT PLANS

28. Prior to any construction and prior to recording the Final Map, on-site and/or off-site improvements plans for streets, grading, drainage, utilities and other public improvements prepared by a registered civil engineer shall be submitted to the City for review and approval. The improvements identified in the approved plan shall be installed prior to recordation of the Final Map unless otherwise provided for. A plan checking fee will be required at the time the improvement plans are first submitted.
29. Construction of all improvements shall be completed or bonded for prior to filing the Final Map. The applicant/developer shall enter into an Improvement Agreement with the City and shall provide such bonding and assurances as may be required to ensure the completion of improvements required herein.
30. Prior to recordation of the Final Map (and after acceptance of public improvements by the City) the applicant/developer must post a one (1) year maintenance bond for any public improvements.
31. The applicant/developer shall obtain an encroachment permit from the City of Susanville for utility construction, driveways or street connections or any other construction encroaching on City right-of-way. Note on Map.
32. The project proponent shall pay for inspection of all required improvements.
33. All curb, gutter, sidewalk, street improvements, driveways and centerline monuments shall be installed to City Standards and approved by the City.
34. Offer for dedication to the City the following rights-of-way and/or construction of the following streets to the following City standards:
  - a. Street name: Evan Court  
Construction limits from the west side of Richmond Road to the end of the cul-de-sac bulb  
Required standard: Residential Street  
Right-of-Wat width: 60 feet  
Paving width: Construct to City Street Standard for residential streets  
This road shall be constructed with full paving width, curb, gutter and sidewalks
  - b. Street name: Richmond Road  
Construction limits: from the south boundary of Maurino Manor Unit No. 2 to the south boundary of Maurino Manor No.4.

Required standard: As determined by the Lassen County Public Works Department substantially as noted in the Staff Report and Tentative Subdivision Map.

35. Every lot shall be served by a paved street.
36. Final improvement plans shall depict locations for centralized mail-delivery units. The locations shall be approved by the Postal Service and the City. Units shall be installed prior to filing the Final Map.
37. Install all street signs, traffic delineation devices, warning and regulatory signs, guardrail, barricades and other similar devices where required by the City. Signing shall be in conformance with the City standards and the current State of California Uniform Sign Chart. Installation of traffic devices shall be subject to review and modification after construction. The City will, at the subdivider's request and expense, install the signs.
38. Obtain street name approval for required sign(s) from the City, then install, or order from the City, double plate street name sign(s) at all intersections onsite. Signs shall meet the City approved standard and shall be paid for and a receipt submitted to the City prior to Final Map recordation.
39. Structures shall be provided with street address markers that are always located with respect to the nearest roadway to be clearly visible. Numbers shall be a minimum of four inches in height, 3/8" stroke, reflectorized and shall contrast in color with the background. Street address numbers shall be obtained from the City. (Note on Final Map.)
40. All street improvements shall include paving, curb, gutters, sidewalk, corner handicap ramps, catch basin, pipes, culverts, gutter bridges, storm drains, center line monuments and street signs and shall be installed to City Standards as approved by the City.
41. Street lighting facilities, including lighting standards, interconnecting conduits and cables, service connections and all necessary appurtenances shall be installed to the specifications of the City.

#### **UTILITIES-GENERAL**

42. All relocation or extension of utilities caused by the project shall be at the expense of the developer.
43. The applicant/developer shall provide any and all easements necessary for water, sewer, telephone, natural gas, cable television and electric facilities and access to said facilities.

44. The developer shall provide unrestricted ingress and egress to the property to the City and utility companies for the purpose of installation, removal, maintenance, operation, inspection or any other required use of its electrical, natural gas, sewer, water or other public facilities.
45. Underground utilities, in accordance with the City and utility providers requirements. Shall be required throughout the subdivision and underground facilities that are to be placed under pavement or concrete shall be installed prior to the installation of the pavement or concrete.
46. Install main distribution lines and lateral lines as required by the City for natural gas and water and main distribution lines and laterals as required by other utility providers to serve allots. Where underground utilities are located within the required right-of-way, such utilities shall be installed, or conduits shall be installed, to allow for future installation, prior to placing pavement or concrete. These installations shall be approved by the appropriate utility provider(s) prior to placing pavement or concrete.
47. The developer shall provide adequate protection of the City and County overhead and underground transmission, distribution and service facilities (poles, towers, boxes, equipment and the other facilities from vehicular damage by means of installing protective barriers, as determined by the electric provider, prior to recording the Final Map.
48. The developer shall provide street lighting as required by the City, including conduits, boxes, posts, poles, mast arms, fixtures and bases.

## **NATURAL GAS**

49. All gas mains and service lines and appurtenances within the proposed City right-of-way will be installed by the City of Susanville or its qualified contractor at the expense of the Developer and to City Construction Standards. Construction costs may be offset by installing gas lines in common trenches with water lines.
50. Gas lines shall be extended to all lots.
51. All main service lines, laterals and appurtenances will be operated and maintained by the City.
52. All stub-to-house connections will be at the expense of the builder, the cost may be offset by providing a home appliance inventory, trenching and backfilling per City standards. (Note on Final Map.)
53. Each lot shall have a minimum of one natural gas meter installed by the City. (Note Final Map.)

## **WATER**

54. Prior to recordation of the Final Map, a "Water Use Consumption Report" shall

be submitted to the Public Works Director. No Final Map shall be recorded until and unless adequate water supply is available as determined by the City.

55. Water lines shall be extended to all lots and each lot shall have a minimum of one water meter installed to City Standards, subject to approval by the City.
56. Water supply main lines, appurtenant facilities, and service connections to each lot shall be installed in accordance with the construction and testing standards of the City and improvement plans for said facilities shall be approved by the City prior to the filing of the Final Map
57. The improvement plans for the water supply and wastewater collection facilities shall be reviewed and approved by the operating entity prior to the installation of the facilities. The applicant's project engineer shall provide as-built plans, a certificate of completion, and, if requested, an operations and maintenance manual to the operating entity.
58. Prior to the issuance of building permits, the applicant shall pay all inspection, capital improvement and facilities fees, connection and other capacity charges of fees as established by the operating entity for the water supply, electric facilities, parks and recreation fees and wastewater collection facilities. (Note on Final Map.)
59. Prior to the connections to the City water system, the project proponent shall pay water connection, source and storage fees as provided in the Susanville Municipal Code as determined by the City. (Note on Final Map.)
60. Ownership of all new water supply and wastewater collection facilities and the related rights-of-way and easements shall be dedicated to the operating entity by the filing of the Final Map.

## **FIRE**

61. All fire hydrants shall conform to the approved Fire Department color scheme (yellow). Any red hydrants installed shall be painted yellow to the satisfaction of the City. The developer shall paint the curb red 15-feet on each side of each hydrant location (30-feet total) to the satisfaction of the City Fire Department.
62. Hydrants shall be installed as required. The type and location of each shall be pre-approved by the City. The distance between fire hydrants shall not exceed 300 feet unless the Susanville Fire Department determines that an alternative location would be more suitable. The water system will be installed to conform with City of Susanville Standards. Fire flows shall meet a minimum of 1000 GPM for 2 hours TMDD and shall not negatively impact storage flows of existing infrastructure.
63. Untreated wood shake and shingle roofing is not permitted in this area. Roofing shall have a minimum Class B fire retardant rating. (Note on Final Map.)

64. Developer shall be responsible for assuring that accumulations of wastepaper, weeds, combustible waste material, waste petroleum produces, tires or rubbish of any kind shall not be permitted to remain on the site until recordation of the Final Map.

## **SEWER**

65. Each lot shall be connected to the sewer system as provided by the Susanville Sanitary District for wastewater disposal when a new residence is constructed on said lot.
66. Wastewater collection system main lines, appurtenant facilities and service connections to each buildable lot shall be installed in accordance with the construction and testing standards of the Susanville Sanitary District and shall be approved and accepted by the District prior to the filing of the Final Map. Provide the City with a letter of acceptance from SSD.
67. Ownership of new water supply and wastewater collection facilities and the related right-of-way and easements shall be dedicated to the operating entity by the filing of the Final Map.

## **ELECTRIC**

68. A complete set of construction plans along with an "Application for Service" must be submitted to the Lassen Municipal Utility District before any electrical design is started for the project.
69. The developer shall provide any and all easements for electrical facilities, a minimum 10' easement behind the property line along streets, 15' by 15' easements behind property lines for pad mounted transformers and 30' by 30' easements for pad mounted switches. Locations to be determined by Lassen Municipal District.
70. The developer shall not reduce the vertical clearance between the conductors of the overhead transmission, distribution or service lines and the ground of improved surfaces thereunder as set forth under General Order 95 of the Public Utilities Commission of the State of California.
71. Ownership of all new electric facilities and related right-of-way and easements shall be dedicated to the City and/or the Utility Provide prior to filing of the Final Map.
72. The developer shall pay the cost for rearrangement, relocation or removal of any electric facilities caused by any activity, such as grading, street improvement, installation of curbs, gutter, sidewalks, water and sewer installations and other facilities, whether inside or outside of the subdivision where such work is a condition of or necessary to serve the subdivision.

## **TELEPHONE & CABLE**

73. Comply with all requirements of telephone and cable providers for the installation of their facilities.

**LANDSCAPING**

74. Prior to issuance of a Certificate of Occupancy, one (1) Street Tree (minimum 1-1/2" caliper in size) per lot shall be installed on Lots 1-18 of the residential subdivision, said trees shall be maintained in a healthy condition by the builder until such the as the dwelling is inhabited.

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 24th day of September, 2019, by the City of Susanville Community Development Director:

\_\_\_\_\_  
Gwenna MacDonald, City Clerk  
City Clerk

\_\_\_\_\_  
Jessica Ryan, City Attorney

**EXHIBIT “A”**  
**(RESOLUTION No. 19-1081)**  
**Mitigated Negative Declaration**  
**For Tentative Subdivision Map TSM 19-001 For Maurino Manor Unit No.4**  
**City File No. TSM 04-412, September 2004**

Project Description: StoneCo Construction is proposing the division of two parcels into three with a second phase proposing the division of the 6.6-acre parcel into 18 lots zoned for single-family residential development. The project will be served by a cul-de-sac connecting to Richmond Road. The project will be served by sewer and water extended through Maurino Mano Unit 2 to the north. Other utilities are adjacent to the site inn Richmond Road.

Location: West side of Richmond Road, approximately 400 feet south of Pearl Circle (south of Diamond View Middle School). Assessor’s Parcel Numbers 116-510-47 & 116-510-55

Applicant: StoneCo Construction, 1105 Gentry Lane, Susanville, CA 96130

Findings:

1. With mitigation measures listed below, this project will not significantly affect the environment.
  
2. With the mitigation measures listed below, this project is De Minimis in its effect on fish and wildlife resources as it has no potential to adversely effect individually or cumulatively, fish or wildlife resource.

Mitigation Measures:

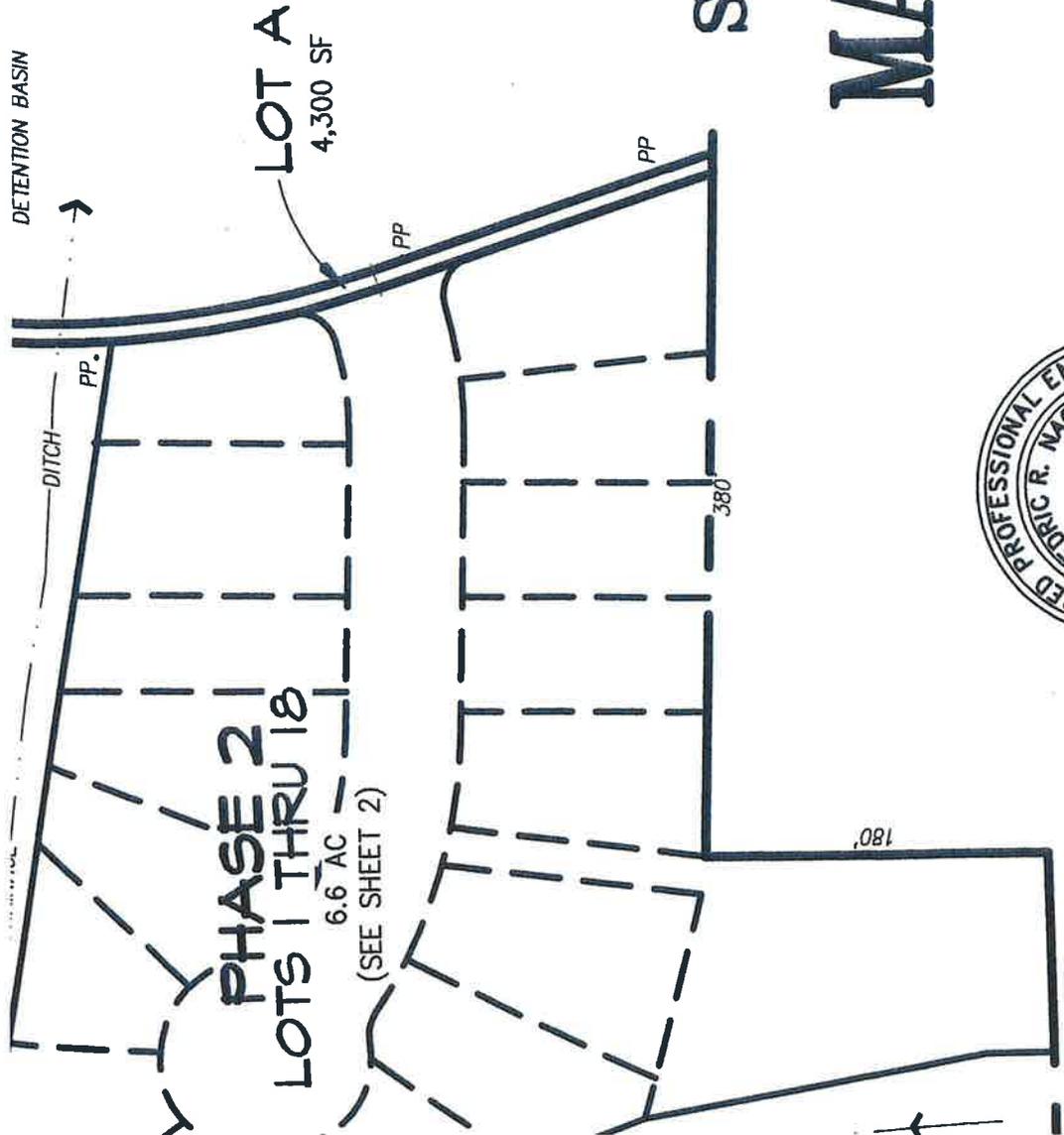
Mitigation Measure No.1: The applicant shall obtain Army Corps of Engineers written approval for any work done in wetlands areas, including, but not limited to, the intermittent stream area, for trenching for extension of water and sewer lines from Unit 2 and any other disturbance.

Mitigation Measure No. 2: The proposed project will be required to adhere to Lahontan Regional Water Quality Control Board water quality standards and/or wastewater discharge requirements.

Mitigation Measure No.3: The applicant/developer shall obtain and follow a National Pollutant Discharge Elimination System Permit (NPDES), if required, for construction activity and develop pre- and post-project Best Management Practices for onsite storm water management, both during and following construction, to prevent adverse effects of the project to water quality.

Mitigation Measure No.4: The applicant shall provide on-site retention per Lahontan guidelines using a continuous infiltration trench along the frontage of the subdivision lots so that downstream stormwater volumes are not increased and install a 3000-gallon oil and sediment treatment tank to protect the downstream environment.

Mitigation Measure No. 5: The applicant shall construct necessary expansions and changes to Richmond Road to the satisfaction of the Lassen County Public Works Department, as well as any requirements of the City Public Works Department.



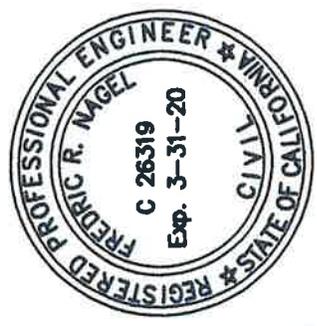
TOTAL PROJECT SITE: 29.3 AC  
 PHASE 1: 22.7 AC  
 PHASE 2: 6.6 AC  
 RUBY COURT: 0.7 AC

**FIRE FLOWS:**  
 HYDRANT TESTS CONDUCTED IN THE AREA BY THE CITY OF SUSANVILLE FIRE DEPT ON JULY 23, 2019 INDICATE AVAILABLE FIRE FLOWS OF 1080 GPM AT 20 PSI.

**TENTATIVE  
 SUBDIVISION MAP  
 OF  
 MAURINO MANOR  
 UNIT No. 4  
 PHASE 1**

**FOR STONECO CONSTRUCTION, INC.**  
 IN SECTION 6, T29N, R12E MDB&M  
 CITY OF SUSANVILLE  
 LASSEN COUNTY CALIFORNIA

**FRED NAGEL, PE**  
 697-100 GOLD RUN RD.  
 SUSANVILLE, CA  
 (530) 257-4029



*Fred R. Nagel*

# DEPARTMENT of PUBLIC WORKS

County of Lassen



**LARRY MILLAR**, Director  
Public Works/Road/Transportation  
County Engineer

707 Nevada Street, Suite 4  
Susanville, CA 96130

☎ 530) 251-8288  
FAX: (530) 251-2675

D-2  
2019/157

June 24, 2019

StoneCo Construction, Inc.  
P.O. Box 1210  
Susanville, CA 96130  
Attn: Gentry Standiford

RE: Preliminary Plans "Proposed Richmond Road Improvements - Maurino Manor  
Unit 4 for StoneCo Construction, Inc., dated June 6, 2019.

Lassen County Public Works/Road Division has completed a preliminary review of the submitted plan sheet "Proposed Richmond Road Improvements - Maurino Manor Unit 4 for StoneCo Construction, Inc., dated June 6, 2019.

We are in agreement with the roadway layout for this project with a couple of minor revisions: increase the width of the bikeway to 5' and move the 25 MPH sign from its current location to a location on the south end of the project.

Please submit the final roadway plans to Lassen County Public Works/Road Division for final approval and issuance of an Encroachment Permit.

Sincerely,

A handwritten signature in black ink that reads "Larry D. Millar".

Larry Millar  
Director

## Marlin Johnson

---

**From:** Daniel Gibbs  
**Sent:** Wednesday, September 11, 2019 2:47 PM  
**To:** Marlin Johnson  
**Cc:** Dan Newton; Anthony Hanner; James Moore  
**Subject:** Merino Manors Final Phase TM  
**Attachments:** Merino Manor Final Phase Tentative Map.pdf

Marlin –

As we discussed, the following is a recap of our comments regarding the proposed tentative map:

### REQUIRED TO APPROVE THE MAP AND MOVE FORWARD TO PLANNING COMMISSION –

- ✓ Full compliance with applicable sections of the SMA and SMC for information required to be provided on or as part of the tentative map submittal
- ✓ Variance for over 16 lots where a dead end street??
- ✓ Clarification on Lot/Parcel designations, phasing and street names
- ✓ Show City and county limits - investigate annexation of Richmond Road frontage to City including that to the north along prior phases
- ✓ Identify all easements and offers of dedication (include slope & maintenance)
- ✓ Describe parcels fully for existing conditions; show all drainages, existing infrastructure etc. (head gates, diversion, channels/ditches, trails, culverts, fences)
- ✓ Additional information for property lines shown on map where not matching existing improvements and fence lines found in the field.

### INFORMATION NEEDED TO ALLOW SUBMITTAL OF A FINAL MAP FOR RECORDING AND COUNCIL APPROVAL –

- Soils report (indicative of the fill placed) and changed site conditions (basin)
- Engineers estimate for all work broken out btw onsite and offsite
- Method of bonding for required improvements
- Current title report (less than 30 days old)
- Plans for all aspects of the property including the streets, basin, ditches, storm facilities, frontages, utilities grading frontage improvements/landscaping etc.
- Revised cross sections - corrected for City standards and actual field conditions
- Full cross sections of the street frontage and streets, RETENTION basin, Lot 13 (Phase 2), all exterior property lines where matching/addressing differences in elevation (south side)
- Limits of the entire scope of work for all areas proposed & required (add more of the improvements to be provided (sheet 2),

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](mailto:dgibbs@cityofsusanville.org)

**Know what you believe - believe in what you know.**

Excerpt from Abraham Lincoln: