



PLANNING COMMISSION AGENDA

City Council Chambers

66 North Lassen Street, Susanville, CA 96130

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

Tuesday, November 12, 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:

9.24.19

PUBLIC HEARING ITEMS:

1. 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

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

Susanville Planning Commission Minutes
September 24, 2019
City Council Chambers
66 N. Lassen St. Susanville, CA 96130

Call to order at 6:35 p.m.

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

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

Approval of the Agenda: Motion by Commissioner Dowdy, second by Commissioner Westbrook to approve the agenda. Motion carried. Ayes: Dowdy, Westbrook and Robinette. Absent: Jambois and Foster.

Business from the floor: None.

Approval of Minutes for June 25 and July 9: Motion by Commissioner Westbrook, second by Commissioner Dowdy to approve the June 25 minutes. Motion carried: Dowdy, Westbrook and Robinette. Absent: Jambois and Foster.

Motion by Commissioner Dowdy, second by Commissioner Westbrook to approve the July 9 minutes. Motion carried. Ayes: Dowdy, Westbrook and Robinette. Absent: Jambois and Foster

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).

City Planner Marlin Johnson reported that he regretted that due to an administrative error the public hearings could not be held.

He continued that there would not be enough time to advertise the items for the regularly scheduled October 8 meeting. He explained that a special Planning Commission meeting would be held on October 15 for consideration of the marijuana ordinance. The Commission's next regularly scheduled meeting would be on October 22.

Chair Robinette stated she would not be at the October 15 meeting and she would like to participate in the marijuana discussion.

There was general discussion about the future Commission meetings and advertising timelines.

Chair Robinette stated that the public hearings before the Commission were big items.

Mr. Johnson said they were both good items and to the best of his knowledge, there are no objections, but there is a possibility that due to the noticing errors, there may be objections they did not receive.

There was general discussion regarding the upcoming marijuana ordinance and that it could create a lengthy meeting if all the items were placed on the October 15 special meeting agenda.

Chair Robinette stated that in her opinion, there were two applicants and their items needed to be heard so they could start the permitting process. The items were big projects and the applicants went through the process, paid a lot of money and they needed to be the priority.

There was further discussion regarding the timeline process and if anything could be done to expedite the items with the advertising and noticing timelines.

Mr. Johnson recommended that the public hearing items be continued to the next possible meeting whether October 8 or October 15 and all property owners within the required radius be notified of the correct meeting time and date.

Commissioner Dowdy made a motion to continue the public hearing to the next possible meeting and all property owners in the required radius be notified, second by Commissioner Westbrook. Motion carried. Ayes: Dowdy, Westbrook and Robinette. Absent: Foster and Jambois.

Non-Public Hearing Items: None.

Correspondence: None.

City Attorney Report: None.

County Referrals: None.

Commission Items:

Adjournment: Motion to adjourn at 7:05 p.m. by Commissioner Westbrook, second by Commissioner Dowdy. Motion carried. Ayes: Westbrook, Dowdy and Robinette. Absent: Westbrook, Dowdy and Robinette.

Respectfully submitted by,

Ruth McElrath, Building Permit Technician

Gwenna MacDonald, City Clerk

Approved On:

**CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
November 12, 2019**

FILE NUMBER	PM # 19-001		
APPLICANT/OWNER	Gentry Standiford/StoneCo Construction Inc.		
REPRESENTATIVE	Gentry Standiford		
REQUEST	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.		
ASSESSORS PARCEL NO.	116-510-47 & 116-50-55		
PARCEL SIZE	Overall parcels total 29.1 acres		
LOCATION	West of Richmond Road to the south and west of Maurino Manor Subdivision		
EXISTING ZONING	R-1 (Single-Family Residential) District		
SURROUNDING ZONING AND LAND USE	ZONING		LAND USE
	North	R-1	Residential Subdivision
	South	C-2	Undeveloped – Agricultural
	East-	C-2	Undeveloped - Agricultural
	West	C-2	Residential, Large Lot
GENERAL PLAN DESIGNATION	Residential – Single Family		
ENVIRONMENTAL DETERMINATION	Existing Mitigated Negative Declaration as Previously Adopted		

COMMENTS RECEIVED:

City Building Official – No Comment

City Public Works – Revise the map or provide required additional information in writing to come into 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); 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.; (Additional comments provided for information needed to allow submittal of a Final Map for recording and Council approval). Pursue the approval of City Street Improvement standards from the County within Richmond Road where to be improved and widened in the County of Lassen right of way. Provide all additional information requested, as required in the Planning Department checklist for tentative maps and the City of Susanville Municipal code, prior to submitting a Final Map and improvement plans to the City Engineer.

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. City standard improvements shall be used at the intersection with Evan Court.

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 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.4 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.

The tentative map proposes a fee dedication that makes the City responsible for maintenance of a 3.3 acre parcel identified as open space. Action on the final map by City Council will not occur until after all improvements for the 18 lot subdivision have been installed. Given this type of dedication is atypical, City Council may elect to not accept said dedication on the Final Map and therefore deny the map as submitted. This action may result in substantial delays to the map filing and project approval since it will no longer be in substantial conformance with the approved tentative map.

The developer has been advised by staff to obtain an agreement with the City Council under separate action prior to submittal of Final Map confirming that the City is willing to accept and maintain the 3.3 acre open space parcel as proposed.

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 COMMISSION
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 November 12, 2019 accepted and considered written and verbal comments concerning the Mitigated Negative Declaration and the proposed Tentative Subdivision Map; and

WHEREAS, Phase 2 of the Tentative Subdivision Map has been proposed for eighteen (18) lots and Title 16 Subdivisions of the City of Susanville Municipal code pursuant to Chapter 16.24.030 Blind Streets shall not serve more than sixteen (16) lots; and

WHEREAS, Chapter 16.04.050 and 16. 24.010 of the City Municipal Code provides that the development standards may be varied from if they are determined to be impractical; and

WHEREAS, the City of Susanville Planning Commission is authorized to grant a variance from the development standards as allowed in the City of Susanville Municipal code

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 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.
- D. The Planning Commission finds that it is impractical from an economic standpoint to limit the subdivision to sixteen (16) lots and hereby grants a variance allowing the proposed eighteen (18) lot subdivision as part of Phase 2 of the tentative map for Maurino Manors Unit No. 4.

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. A current (less than 30 days old) preliminary and pro forma title report shall be provided with submittal. Ownership on the map shall be verbatim as depicted on the title report(s).
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 and revised via e-mail received on October 4, 2019 from Larry Millar must be met. City standard improvement standards will be installed at the intersection. Cross sections for the improvement (widening) of Richmond Road will be provided and approved prior to the Final Map recording.
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. Setbacks for the

remainder of the lots shall be in conformance with applicable sections of the City's Municipal code. Information conveying these setbacks shall be provided to the City prior to submitting 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.
9. Information not a part of the tentative map shall be submitted in written form and contain all data not provided where determined impossible or impractical. This includes all information as indicated on the Planning Division checklist for tentative maps and within Chapter 16.08 of the Municipal Code.
10. Provide a statement of all restrictions on parcels of land to be reserved for the use of property owners, together with the purpose, condition, and limitations of such reservations.

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", all supplemental information requested and submitted in support of the initial application and map prepared to deem the tentative map application complete and compliant with the City's Municipal Code. Further, it shall comply with all applicable requirements of the latest adopted version of the California 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. The Open Space parcel identified as Lot C should be presented to City Council for consideration of acceptance and maintenance via an agreement prior to submitting the Final Map for Council approval and subsequent recording with the County.
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 Final Storm Water Runoff Report and Retention Plan, once approved by the Public Works Department shall be implemented as part of the grading and drainage plans for the project. The report shall include all existing drainage structures (diversions, ditches, swales, pipe, inlets & outlets, flow patterns and floodplain), their function, capacity and means of maintenance and ownership.
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. Grading plans shall contain sufficient information to determine flow patterns (with contours at 2 foot intervals or more). 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 and Lassen County 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-Way 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.

UTILITES-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 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 12th day of November, 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.

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

Know what you believe - believe in what you know.

Excerpt from Abraham Lincoln: