
CITY OF SUSANVILLE
66 North Lassen Street ♦ Susanville CA
Rod E. De Boer, Mayor
Brian Wilson, Mayor pro tem
Lino P. Callegari Cheryl McDonald Nicholas McBride

SUSANVILLE COMMUNITY DEVELOPMENT AGENCY SUSANVILLE MUNICIPAL ENERGY CORPORATION SUSANVILLE PUBLIC FINANCING AUTHORITY

Susanville City Council
Regular Meeting ♦ City Council Chambers
June 18, 2014 – 7:00 p.m.

Call meeting to order

Roll call of Councilmembers present

Next Resolution No. 14-5072

Next Ordinance No. 14-0999

- 1 APPROVAL OF AGENDA: (Additions and/or Deletions)**

- 2 PUBLIC COMMENT REGARDING CLOSED SESSION ITEMS (if any): Any person may address the Council at this time upon any subject for discussion during Closed Session. The City Administrator will provide an oral update on the status of any open labor negotiations.**

- 3 CLOSED SESSION:**
 - A CONFERENCE WITH LEGAL COUNSEL – Anticipated litigation: Significant exposure to litigation pursuant to Government Code §54956.9 (b): four potential claims
 - B CONFERENCE WITH LABOR NEGOTIATOR – pursuant to Government Code §54957.6:
 - 1 Agency Negotiator: Jared G. Hancock
 Bargaining Unit: Administrative Confidential: 2014/2015
 - C CONFERENCE WITH REAL PROPERTY NEGOTIATIONS – Pursuant to Government Code §54956.8
 - 1 Property: APN 103-294-11
 Agency Negotiator: Jared G. Hancock, City Administrator
 Negotiating Party: Don MacVitie
 Under negotiation: Price/conditions/terms of payment
 - D PUBLIC EMPLOYMENT - Pursuant to Government Code §54957
 - 1 City Engineer
 - 2 Approved Position List

- 4 RETURN TO OPEN SESSION: (recess if necessary)**
 - *Reconvene in open session at 7:00 p.m.*
 - *Pledge of allegiance*
 - *Report any changes to agenda*
 - *Report any action out of Closed Session*
 - *Moment of Silence or Thought for the Day: Chief Tom Downing*
 - *Proclamations, awards or presentations by the City Council:*
 Presentation of certificates for Eagle Scout:

- *Richard James Petersen*

5 **BUSINESS FROM THE FLOOR:**

Any person may address the Council at this time upon any subject **not on the agenda** within the jurisdiction of the City Council. However, any matter that requires action will be referred to staff for a report and action at a subsequent meeting. Presentations are subject to a five-minute limit.

6 **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine by the City Council. There will be no separate discussion on these items. Any member of the public or the City Council may request removal of an item from the Consent Calendar to be considered separately.

- A Approve vendor warrants numbered 91071 through 91109 for a total of \$335,637.01 including \$194,121.73 in payroll warrants

7 **PUBLIC HEARINGS:**

A Historic Uptown Susanville Association (HUSA) Assessments

- 1 Public Hearing: Solicit and consider public comment relative to setting FY 2014/2015 assessments
- 2 Action: Consider **Resolution No. 14-5057**, Setting assessments for FY 2014/2015 (HUSA)

B An ordinance of the City of Susanville amending various sections of Chapter 17 of the City of Susanville Municipal Code to implement regulatory provisions required by the City of Susanville General Plan Housing Element 2009 – 2014

- 1 Public Hearing: Solicit and consider public comment relative to the amendment of Chapter 17 of the Susanville Municipal Code
- 2 Action: Consider **Ordinance No. 14-0998**; waive first reading and introduce
- 3 Action: Consider **Resolution No. 14-5065** adopting Initial Study and Negative Declaration

C Fiscal Year 2014/2015 Budget

- 1 Public Hearing: Solicit and consider public comment relative to the proposed annual budget
- 2 Action: Consider **Resolution No. 14-5056** adopting establishing appropriations limits for FY 2014/2015 pursuant to California Constitution Article XIII-B and Government Code §7910
- 3 Action: Consider **Resolution No. 14-5055** adopting the FY 2014/2015 budget

8 **COUNCIL DISCUSSION/ANNOUNCEMENTS:** No business.
Commission/Committee Reports:

9 **NEW BUSINESS:**

- A Consider approval of **Resolution No. 14-5054** approving Unrepresented Employee Salary schedule
- B Consideration of Susanville Municipal Airport Hangar #26 Purchase
- C Consideration of Susanville Municipal Airport Hangar #27 Purchase
- D Consider Purchase of Fuel Tank for Airport Fuel Farm
- E Consideration of **Resolution No.14-5068** authorization to Purchase Natural Gas
- F Consideration of **Resolution No. 14-5069** amending Resolution No. 13-4952 for fees and policies for the Natural gas utility
- G Consideration of **Resolution No. 14-5063** authorizing FY 2013/2014 Natural Gas Budget amendment
- H Consideration of **Resolution No. 14-5066** approving the closure of Main Street – Roop Street to Fair Drive for the Lassen County Fair Parade event
- I Consider Administrative Unit
- J Consider request from Lassen Senior Services
- K Consideration of Parking Lot Acquisition Agreement with Don MacVitie

10 **SUSANVILLE COMMUNITY DEVELOPMENT AGENCY:** No business.

11 **SUSANVILLE MUNICIPAL ENERGY CORPORATION:** No business.

12 **CONTINUING BUSINESS:**

- A Consider **Resolution No. 14-5067** approving the Co-Gen Plant Agreement with Lassen Community College and City of Susanville Police Department
- B Consider contract with Sysco for Diamond Mountain Golf Course food purchases
- C Consider E-cigarette and smoking lounge restrictions
- D Airport – Taxiway Project

13 **CITY ADMINISTRATOR'S REPORTS:**

- A 2014 State Transportation Improvement Program (STIP) Report
- B Quarterly Department report: Fire Department
- C Surplus sale update

14 **COUNCIL ITEMS:**

- A AB1234 travel reports:

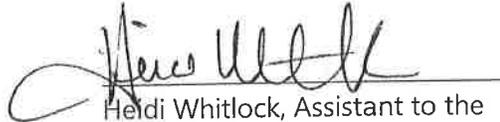
15 **ADJOURNMENT:**

- *The next regular City Council meeting will be held on July 2, 2014 at 6:00 p.m.*

Reports and documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours and at the meeting. These reports and documents are also available at the City's website www.cityofsusanville.org, unless there were systems problems posting to the website.

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.

I, Heidi Whitlock, certify that I caused to be posted notice of the regular meeting scheduled for June 18, 2014 in the areas designated on June 13, 2014.



Heidi Whitlock, Assistant to the
City Administrator

Reviewed by: ~~SM~~ City Administrator
~~CA~~ City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Deborah Savage, Finance Manager

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Vendor and Payroll Warrants

PRESENTED BY: Deborah Savage, Finance Manager

SUMMARY: Warrants dated May 28th through June 10th numbered 91071 through 91109

FISCAL IMPACT: Accounts Payable vendor warrants totaling \$141,515.28 plus \$194,121.73 in payroll warrants, for a total of \$ 335,637.01

ACTION REQUESTED: Motion to receive and file.

ATTACHMENTS: Payments by vendor and transmittal check registers.

Report Criteria:
 Report Type: GL detail
 Check Voided = False

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
05/14	05/29/2014	91084	53		RETIREMENT INCENTIVE PKGE	052114	1	7610-2229-001	EARLY RETIREMENT INCENTIV	930.00	930.00
Total 052114:											
05/14	05/29/2014	91085	174	DATEMA, STEVEN K.	GROUND LEASE 710 MAIN 6/14	052114	1	8401-2228-000	DEPOSITS PAYABLE	75.00	75.00
Total 052114:											
05/14	05/29/2014	91086	1260	DIRECTV INC	GOLF COURSE TV	23170822853	1	7530-451-52-45	COMMUNICATIONS	227.64	227.64
Total 23170822853:											
05/14	05/29/2014	91087	1136		TR EX RENO NV 6/10/14	052114	1	7620-430-10-45	TRAVEL	24.00	24.00
Total 052114:											
05/14	05/29/2014	91088	1338		TR EX RENO NV 6/10/14	052214	1	8404-430-10-45	TRAVEL & TRAINING	24.00	24.00
Total 052214:											
05/14	05/29/2014	91089	445		RETIRE INCENTIVE 6/14	052114	1	7610-2229-001	EARLY RETIREMENT INCENTIV	930.00	930.00
Total 052114:											
05/14	05/29/2014	91090	859		REIM FOR PHYSICAL FITNESS	051614	1	1000-422-10-48	MISCELLANEOUS	250.00	250.00
Total 051614:											
05/14	05/29/2014	91091	1271	NOBLES, TIMOTHY R.	6/14 GROUND LEASE 706 MAIN	052114	1	8401-2228-000	DEPOSITS PAYABLE	100.00	100.00
Total 052114:											
05/14	05/29/2014	91092	550	PETTY CASH	CHANGE - DOG CLINIC	052814	1	1000-421-10-46	SPAY/NEUTER CLINIC	300.00	300.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 052814:											
05/14	05/29/2014	91093	561		RETIREMENT INCENTIVE 6/14	052114	1	7610-2229-001	EARLY RETIREMENT INCENTIV	930.00	930.00
Total 052114:											
05/14	05/29/2014	91094	713		RETIRE INCENTIVE 6-14	052114	1	7610-2229-001	EARLY RETIREMENT INCENTIV	930.00	930.00
Total 052114:											
05/14	05/29/2014	91095	728	U S POSTMASTER	GAS BILLING POSTAGE	052914	1	7401-430-62-46	POSTAGE	271.95	271.95
05/14	05/29/2014	91095	728	U S POSTMASTER	WATER BILLING POSTAGE	052914	2	7110-430-42-46	POSTAGE	527.93	527.93
Total 052914:											
										799.88	799.88
Grand Totals:										5,520.52	5,520.52

Report Criteria:
 Report type: GL detail
 Check Voided = False

Report Criteria:

Transmittal checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	GL Account	Amount
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	5,952.30-
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	5,952.30-
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	1,870.62-
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	1,870.62-
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	13,567.38-
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	141.45
06/06/2014	CDPT	06/10/2014	283	CITY OF SUSANVILLE PA	1	7650-2203-1	205.27
06/06/2014	CDPT	06/10/2014	284	EMPLOYMENT DEV. DEP	6	7650-2203-1	3,955.62-
06/06/2014	CDPT	06/10/2014	284	EMPLOYMENT DEV. DEP	6	7650-2203-1	64.77
06/06/2014	CDPT	06/10/2014	285	EMPLOYMENT DEV DEP	7	7650-2203-1	1,205.35-
06/06/2014	CDPT	06/10/2014	91103	CA STATE DISBURSEME	26	7650-2203-0	184.61-
06/06/2014	CDPT	06/10/2014	91104	CA STATE DISBURSEME	35	7650-2203-0	155.07-
06/06/2014	CDPT	06/10/2014	91105	CA STATE DISBURSEME	36	7650-2203-0	103.84-
06/06/2014	CDPT	06/10/2014	91106		28	7650-2203-0	391.38-
06/06/2014	CDPT	06/10/2014	91107	NATIONWIDE RETIREME	5	7650-2203-0	125.00-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	8,165.64-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	1,957.79-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	5,531.56-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	4,169.60-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	70.69-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	120.82-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	116.90-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	373.66-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	373.66-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	566.74-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	566.74-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	151.28-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	151.28-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	16.00-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	4,026.53-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	1,396.67-
06/06/2014	CDPT	06/10/2014	91108	P.E.R.S.	8	7650-2203-1	2,577.68-
06/06/2014	CDPT	06/10/2014	91109	VALIC	4	7650-2203-0	2,377.05-
Grand Totals:			33				67,632.89-

Report Criteria:

Transmittal checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	GL Account	Amount
05/23/2014	CDPT	05/28/2014	280	CITY OF SUSANVILLE PA	1	7650-2203-1	5,976.52-
05/23/2014	CDPT	05/28/2014	280	CITY OF SUSANVILLE PA	1	7650-2203-1	5,976.52-
05/23/2014	CDPT	05/28/2014	280	CITY OF SUSANVILLE PA	1	7650-2203-1	1,903.64-
05/23/2014	CDPT	05/28/2014	280	CITY OF SUSANVILLE PA	1	7650-2203-1	1,903.64-
05/23/2014	CDPT	05/28/2014	280	CITY OF SUSANVILLE PA	1	7650-2203-1	13,717.21-
05/23/2014	CDPT	05/28/2014	281	EMPLOYMENT DEV. DEP	6	7650-2203-1	3,934.15-
05/23/2014	CDPT	05/28/2014	282	EMPLOYMENT DEV DEP	7	7650-2203-1	1,227.54-
05/23/2014	CDPT	05/28/2014	91077	CA STATE DISBURSEME	26	7650-2203-0	184.61-
05/23/2014	CDPT	05/28/2014	91078	CA STATE DISBURSEME	35	7650-2203-0	247.38-
05/23/2014	CDPT	05/28/2014	91079	CA STATE DISBURSEME	36	7650-2203-0	103.84-
05/23/2014	CDPT	05/28/2014	91080		28	7650-2203-0	391.38-
05/23/2014	CDPT	05/28/2014	91081	NATIONWIDE RETIREME	5	7650-2203-0	125.00-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	8,165.64-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	1,985.12-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	5,560.56-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	4,083.07-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	70.69-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	120.82-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	114.12-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	373.66-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	373.66-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	575.88-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	575.88-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	151.28-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	151.28-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	16.00-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	4,011.76-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	1,366.88-
05/23/2014	CDPT	05/28/2014	91082	P.E.R.S.	8	7650-2203-1	2,597.09-
05/23/2014	CDPT	05/28/2014	91083	VALIC	4	7650-2203-0	2,377.05-
Grand Totals:			30				68,361.87-

Reviewed by: ~~SA~~ City Administrator
 City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Peter M. Talia, City Attorney

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: **Resolution No. 14-5057**, setting assessments for Historic Uptown Susanville Association (HUSA) FY 2014/2015

PRESENTED BY: Peter M. Talia, City Attorney

SUMMARY: The *Streets and Highways Code* requires the City Council to consider the annual fiscal report of the Historical Uptown Susanville Association (HUSA). The City Council may make changes or alterations to the report and approve it by resolution. If the annual fiscal report is accepted by the City Council, the City Council then sets a public hearing to consider the levy of assessments in the parking and business improvement district identified in Chapter 5.24 of the *Susanville Municipal Code*. Resolution No. 14-5052, approved by the City Council at its May 21, 2014 meeting, set the public hearing to consider the levy of an assessment for June 4, 2014 at 7:00 p.m. At that meeting, Staff requested that the public hearing be opened and continued to June 18, 2014 to comply with public hearing notification requirements.

For City Council consideration is whether to levy an assessment by approval of Resolution No. 14-5057. If the Council chooses to levy the assessment at the conclusion of the hearing then the City will collect for HUSA. If the Council chooses not to levy the assessment then the issue cannot be revisited for one year (36525(a)).

FISCAL IMPACT: The City collects assessments on behalf of the HUSA District and presently retains five (5) percent of the annual assessments as an administrative fee

ACTION REQUESTED: Consider adoption of **Resolution No. 14-5057**, Setting Assessments for Historic Uptown Susanville Association (HUSA) for fiscal year 2014-2015

ATTACHMENTS:

Resolution No. 14-5057 A Resolution of the City Council of the City of Susanville Setting Assessments for Historic Uptown Susanville Association (HUSA) for FY 2014/2015 Pursuant to Streets and Highways Code Section 36534.

Resolution No 14-5052 Approving HUSA Budget and Scheduling Public Hearing to consider setting assessments for fiscal 2014-2015 (adopted May 21, 2014)

RESOLUTION NO. 14-5057
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
SETTING ASSESSMENTS FOR HISTORIC UPTOWN SUSANVILLE
ASSOCIATION (HUSA) FOR FY 2014/2015 PURSUANT TO STREETS AND
HIGHWAYS CODE §36534

WHEREAS, the City Council of the City of Susanville, pursuant to *Streets and Highways Code* §36534, having considered the annual fiscal report of HUSA on June 5, 2013, regarding and considering the matters set forth in *Streets and Highways Code* §36533 and the annual levy of an assessment in the parking and business improvement district known as HUSA; and

WHEREAS, the City Council, having accepted said report without any changes or alterations thereto; and

WHEREAS, the City Council, having duly advertised a public hearing on the setting of assessments in the *Lassen County Times*, a publication circulated within the city; and

WHEREAS, the City Council, having held a public hearing on the setting of assessments on June 4 and June 18, 2014;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Susanville as follows:

- 1 The City Council does not amend the boundaries of the assessment area set forth in the *Susanville Municipal Code*, Chapter 5.24, the business categories listed therein, or the assessment fee itself; and
- 2 The City Council hereby sets the assessments for HUSA for FY 2014/2015 as follows:

	<u>Benefit Zone A</u>	<u>Benefit Zone B</u>
Type 1 B Retail:	\$350.00	\$250.00
Type 2 B Lodging/Restaurants:	\$275.00	\$200.00
Type 3 B Service/Organization:	\$225.00	\$150.00
Type 4 -- Professional:	\$175.00	\$100.00
Type 5 B Financial:	\$275.00	\$250.00

This annual benefit assessment shall be payable in one lump sum each fiscal year or as provided in the Amended Agreement for Administration of Parking and Business Improvement District dated September 2, 2009; and

- 3 The areas of Benefit Zones A and B are as set forth on Exhibit A, attached hereto and incorporated herein by reference; this area is the same as the area previously established in the *Susanville Municipal Code*, Chapter 5.24.

APPROVED: _____
Rod E. De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution No. 14-5057 was adopted at a regular meeting of the City Council of the City of Susanville, held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:

Peter M. Talia, City Attorney

RESOLUTION NO. 14-5052
A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF
THE CITY OF SUSANVILLE PURSUANT TO STREETS AND HIGHWAYS
CODE §36534 ACCEPTING ANNUAL BUDGET AND SCHEDULING PUBLIC
HEARING TO CONSIDER SETTING ASSESSMENTS FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council of the City of Susanville, pursuant to Streets and Highways Code §36534, having considered the annual report of Historic Uptown Susanville Association (HUSA) on May 21, 2014 regarding and considering the matters set forth in *Streets and Highways Code* §36533 and the annual levy of an assessment in the parking and business improvement district (HUSA); and

WHEREAS, the City Council, having accepted the report and not having made any changes or alteration thereto;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The public hearing to consider the levy of an assessment in the parking and business improvement district identified in the *Susanville Municipal Code*, Chapter 5.24, is hereby scheduled for Wednesday, June 4, 2014 at 7:00 p.m. and the City Clerk is directed to publish a copy of this Resolution as notice of said public hearing in *The Lassen County Times*, a publication circulated within the city, no later than seven days before said hearing, at which time written and oral protests may be made. The form and manner of those protests shall comply with Sections §36524 and §36525 of the *Streets and Highways Code*; and

The City Council does not intend to amend the boundaries of the assessment area set forth in the *Susanville Municipal Code*, Chapter 5.24, the business categories listed therein, or the assessment fee itself; and

It is the intent of the City Council to levy an assessment in the same amount as presently exists, as follows:

	Benefit Zone A	Benefit Zone B
Type 1- Retail	\$350.00	\$250.00
Type 2- Lodging & restaurants	\$275.00	\$200.00
Type 3- Service & organization	\$225.00	\$150.00
Type 4- Professional	\$175.00	\$100.00
Type 5- Financial	\$275.00	\$250.00

The areas of Benefit Zone A and Benefit Zone B are as set forth on Exhibit A, attached hereto and incorporated herein by reference and as set forth in the *Susanville Municipal Code*; and

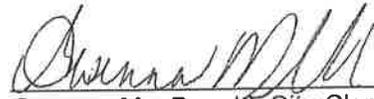
The City Council has made no changes to the annual report of HUSA; and

Any interested person may review the annual report of HUSA on file with the City Clerk.

APPROVED: 
 Rod E. De Boer, Mayor

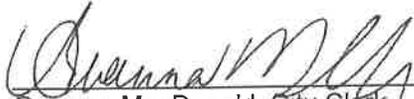
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ATTEST:

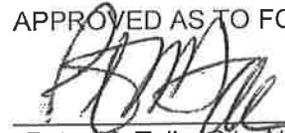

Gwenna MacDonald, City Clerk

The foregoing Resolution No. 14-5052 was adopted at a regular meeting of the City Council of the City of Susanville held on the 21st day of May, 2014 by the following vote:

AYES:	Callegari, Wilson, McDonald and De Boer
NOES:	None
ABSENT:	None
ABSTAINING:	McBride


Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:


Peter M. Talia, City Attorney

Reviewed by:  City Administrator
 City Attorney

Motion Only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: **Ordinance No. 14-0998**, An ordinance of the city of Susanville amending various sections of chapter 17 of the City of Susanville municipal code to implement regulatory provisions required by the city of Susanville General Plan Housing element 2009 – 2014 and adding, amending and replacing other code sections to correct and clarify language within the zoning code.

Resolution No. 14-5065 to adopt Initial Study/Negative Declaration

PRESENTED BY: Craig Sanders, City Planner

SUMMARY: On April 3, 2013 the Susanville City Council adopted the 2009 – 2014 Housing Element Update as required under State Planning and Zoning law. In adopting the document the Council agreed to a set of 27 action items to implement the goals and policies of the document for providing housing for all segments of the City's population. Nine (9) of the action items require amendments to the City zoning code and one amendment to the General Plan Land Use Element. Eight (8) of the action items that the City needs to complete to implement the goals of the document are addressed in the amendments proposed in this action. The ninth item addressing second dwelling units will be brought forward as a separate item for discussion in the near future. By adopting the Element, the City agreed to do the following:

1. Add a Density bonus provision to the City Code as required by State Government Code Sections 65915-65918.
2. Increase the allowable density in the R-3 zone from 12 dwelling units per acre to 15 dwelling units per acre, which includes an amendment to the City's General Plan.
3. Remove the Use Permit requirement in the R-4 zone for structures with 12 or more dwellings. These projects would still require Architectural Review and conformity with the City's Multi-family development standards
4. Include provisions to allow mobile home parks in R-1, R-2, R-3, and R-4 zones

subject to the requirement of obtaining a Use Permit.

5. Amend the PF – Public Facilities zone to allow emergency shelters and transitional housing by right.
6. Add/amend definitions of transitional and supportive housing
7. Include in the code an administrative method to allow changes to site development standards when requested as a reasonable accommodation for ADA purposes.
8. Amend the parking regulations to include reduced standards for disabled and elderly housing.

ANALYSIS:

1. Density Bonus – California Government Code Section 65915 requires local jurisdictions to adopt a housing density bonus ordinance and stipulates what must be contained in the ordinance. The law requires the City to grant increases in housing density for projects which provide a certain number of affordable housing units within the development. The density increase ranges from 20% to 35% depending upon the percentage of low or very low income units being provided. The density bonus can exceed the General Plan land use density without requiring a General Plan or zoning amendment. The details of the required provisions are spelled out in the proposed zoning code section 17.94 in the attached draft ordinance. Implements Housing Element Program 1.3.
2. Increase the R-3 zoning density from 12 dwelling units to 15 dwelling units per acre – This change also requires an amendment to the General Plan Land Use Element to increase the density of the Duplex and Triplex land use designation from 12 to 15 dwelling units. This will be achieved by amending the R-3 zoning to change the lot area per dwelling unit from 3,500 square feet to 2,800 square feet. Implements Housing Element Program 1.4.
3. Remove the Use Permit requirement in the R-4 zone for structures with more than 12 dwellings – The current code requires a Use permit for any structures having more than 12 attached dwelling units. The State Department of Housing and Community Development viewed this as a constraint to providing multi-family housing. Removal of the Use Permit will still leave the City with Architectural and Design review as well as the Multi-family development standards in section 17.104.110. Implements Housing Element Program 1.6.
4. Allow mobile home parks in R-1, R-2, R-3, and R-4 zones – California Government Code Section 65852.7 deems mobile home parks as a permitted land use on all designated for residential uses in the General Plan thereby pre-empting local ordinances, provided however, that cities and counties can require a Use Permit. The proposed amendment makes mobile home parks allowed in the R-1, R-2, R-3, and R-4 zones subject to a Use Permit. Implements Housing Element Program 1.8.
5. Amend the PF – Public facilities zone to allow emergency shelters and transitional housing by right – Government Code 65583 requires that cities and county have at least one zoning district where emergency shelters for the homeless are permitted by right. The City of Susanville proposes to make that zone to be the Public Facilities (PF) Zone. The PF zone

was chosen to be suitable for emergency shelters because it is anticipated that an emergency shelter would be supported by some type of public agency. Shelters may only be subject only to development and management standards that apply to residential or commercial development in the same zone except that local governments may apply written and objective standards that may include any or all of the following:

- maximum number of beds;
- off-street parking based upon demonstrated need;
- size and location of on-site waiting and intake areas;
- provision of on-site management;
- proximity to other shelters;
- length of stay;
- lighting; and
- security during hours when the shelter is open.

Implements Housing Element Program 2.7.

6. Identify zones which allow transitional and supportive housing – Government Code 65583 a (5) defines transitional and supportive housing as a residential use of property that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Amendments to the code include a definition for supportive housing which was absent from the code and clarify that transitional housing is a residential use of property and adding transitional and supportive housing and an allowed use in the PF zoning district:

“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. This is a residential use of property.

“Transitional housing” means housing with supportive services for up to twenty-four (24) months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with HUD’s requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. *This is a residential use of property.*

Implements Housing Element Program 2.8.

7. Amend the zoning code to add an administrative variance process to make reasonable accommodations for disabled citizens with respect to zoning standards - Localities are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability. Reasonable modifications can include modifications to local laws, ordinances, and regulations that adversely impact people with disabilities. For

example, it may be a reasonable modification to grant a variance for zoning requirements and setbacks to allow disability ramps. In addition, cities and counties may consider granting exceptions to the enforcement of certain laws as a form of reasonable modification. For example, a municipal ordinance banning animals from city health clinics may need to be modified to allow a blind individual who uses a service animal to bring the animal to a mental health counseling session. Implements Housing Element Program 2.10.

8. Reduce the cost and impediments to providing housing for people with disabilities , senior and low income families - Provide reduced parking standards for housing units serving people with disabilities, tenants with disabilities, seniors, and low to very low income individuals often do not own or drive a vehicle or have fewer vehicles than the average. The requirement to include the same number of parking spaces for such housing units serving these demographic groups imposes an incremental additional cost to the development of said dwelling units. The City's zoning code and development standards do not currently recognize this constraint. In order to help reduce costs for housing developments and apartment complexes serving these populations, the number of required parking spaces is proposed to be reduce 33% for senior and low income developments and 50% for developments serving disable tenants. Implements Housing Element Program 2.11.

Other clean up changes include amended definitions of small and large family daycare facilities to match the definitions in the State code; amending the parking requirements when a garage conversion is requested to require that the replacement off-street parking is covered; and adding an administrative section to the code to cover the Architectural and Site Plan review applications which is absent from the current code.

The changes to the definitions for family day care facilities changes the age of children who are living in the house which, would cause them to be counted towards the capacity for the facility. The age is reduced from 18 to 10 years.

Currently, when a garage conversion is requested the code requires that an equivalent number of spaces being converted be provided on the property. It does not however require those spaces to be covered. This conflicts with the requirement for dwelling units to have covered parking in R-1 through R-4 zoning districts. This will require replacement spaces to be covered. The code also currently stipulated that required parking may not be located in the front yard setback for single family and duplex units.

The zoning code currently has an application and procedure section which specifies the processing and administration of variances, use permits, rezoning, etc. However, it does not contain the same for the architectural and site plan review process. Currently a paragraph is contained in the section of each zoning district which gives an incomplete overview of the Architectural and Site Plan review process. A new section 17.112.080 is proposed to replace the paragraph in the individual zoning district sections.

The attached draft ordinance shows deleted code sections or wording in ~~strikethrough~~ and new language in *italics with underline*.

On April 22, 2014 the City of Susanville Planning Commission held a public hearing to review the proposed ordinance and draft initial study/negative declaration and adopted resolution 14-1006 recommending that the City Council adopt the ordinance and a negative declaration for the environmental finding.

ENVIRONMENTAL REVIEW: This project is subject to CEQA review and an initial study and proposed Negative Declaration has been prepared for the project. The public review period for the document ran from March 25, 2014 through April 25, 2014. Comments on the document may be presented and accepted during the City Council Hearing. The environmental document is included as attachment "A" to Resolution 14-5065.

FISCAL IMPACT: None

ACTION REQUESTED: Motion to approve **Ordinance No. 14-0998** and adopt **Resolution No. 14-5065**

ATTACHMENTS: Planning Commission Resolution 14-1006
Draft **Ordinance No. 14-0998**
Draft **Resolution No. 14-5065** to adopt Initial Study/Negative Declaration & Amend the General Plan Land Use Element

RESOLUTION NO 14-1006
A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION
RECOMMENDING THE ADOPTING A NEGATIVE DECLARATION AND
RECOMMENDING THE ADOPTION OF AN ORDINANCE AMENDING
CHAPTER 17 TO IMPLEMENT ACTION ITEM OF THE 2009-2014 HOUSING
ELEMENT AND MAKING OTHER CORRECTIONS AND MINOR CHANGES
TO THE CHAPTER

WHEREAS, The City of Susanville adopted an updated 2009-2014 Housing Element on June 5, 2013; and

WHEREAS, the document includes 27 implementation programs of which 9 require changes to the zoning code and 1 change to the General Plan Land Use Element; and

WHEREAS, the Planning Commission has reviewed the proposed changes contained in the proposed ordinance and proposed general plan amendment and found them to appropriately implement the programs contained in the 2009-2014 Housing Element; and

WHEREAS, an Initial Study and Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed changes and said negative declaration was noticed and distributed for public review pursuant to Section 15073 of the California Environmental Quality Act; and

WHEREAS, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of on April 22, 2014, considered both written and oral comments presented concerning the proposed Negative Declaration, proposed ordinance, and proposed general plan amendment.

NOW, THEREFORE, BE IT RESOLVED, the City of Susanville Planning Commission recommends that the City Council adopt the Negative Declaration as included as "Exhibit A" to this resolution and made part hereof, as the environmental document for the project based on the following findings of fact:

- A. The initial study identified no potentially significant effects that would occur by the general plan amendment or amendments to the city's zoning code, Chapter 17.
- B. There is no significant evidence before the City that the project may have a significant impact on the environment.

BE IT FURTHER RESOLVED, the Planning Commission hereby finds that the proposed General plan Amendment to change the maximum density in the Duplex and Triplex land use designation from 12 dwelling units per acre to 15 dwelling units per acre conforms to the criteria found in Chapter 2 of the General Plan based on the following findings of fact:

- A. The propose general plan amendment to the text of the land use element is necessary to implement an adopted program of the 2009-2014 Housing element, thereby making the documents internally consistent.
- B. The proposed general plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs tha may be affected.
- C. The potential impacts of the proposed amendment have been analyzed and determined to not be detrimental to the public health, safety and welfare and that the provisions of the applicable provisions of the California Government Code and California Environmental Quality Act have been met.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends that the City Council adopt the draft ordinance with proposed changes to Chapter 17 of the Susanville Municipal code as shown in Exhibit "B" of this resolution.

APPROVED: Wayne Jambois
Wayne Jambois, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: Gwenna MacDonald
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 22nd day of April, 2014, by the following vote:

AYES: BENNETT, FOSTER, DOWDY STARK
NOES:
ABSENT: JAMBOIS
ABSTAIN:

Gwenna MacDonald
Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

EXHIBIT B

ORDINANCE NO. 14-0998

AN ORDINANCE OF THE CITY OF SUSANVILLE AMENDING VARIOUS SECTIONS OF CHAPTER 17 OF THE CITY OF SUSANVILLE MUNICIPAL CODE TO IMPLEMENT REGULATORY PROVISIONS REQUIRED BY THE CITY OF SUSANVILLE GENERAL PLAN HOUSING ELEMENT 2009 – 2014 AND ADDING, AMENDING AND REPLACING OTHER CODE SECTIONS TO CORRECT AND CLARIFY LANGUAGE WITHIN THE ZONING CODE

WHEREAS, the City of Susanville City Council adopted Resolution 13-0985 approving and adopting an updated Housing Element to the City's General Plan ; and

WHEREAS, the newly adopted Housing Element includes numerous programs/action items necessary to implement the adopted goals and policies within the document including several action items which require amendments to the City's Municipal Code; and

WHEREAS, The City of Susanville Planning Commission has conducted a public hearing for the proposed changes to the city's municipal code including a review of the proposed Negative Declaration and has presented their recommendations to the City Council in Planning Commission Resolution 14-1006, adopted on April 22, 2014; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUSANVILLE DOES ORDAIN AS FOLLOWS:

Section 1: The following sections of Chapter 17 of the City of Susanville Municipal code are deleted, amended or added as shown. Wording shown in ~~strikeout~~ is being deleted from the code and language shown in *italics and underline* is being added.

1. Section 17.08.010 – Definitions is amended to amend or add the following definitions:

~~Day Care Home, Small. "Small day care home" means a home which regularly provides nonmedical care, protection and supervision for eight or fewer children, for a period of less than twenty-four (24) hours per day, while the parents or guardians are away. "Children" includes resident children under the age of twelve (12), and all other children under the age of eighteen (18).~~

Family Day Care Home, Small (Small Day Care Home) means regularly provided care, protection and supervision of children, in the care giver's own home, for periods of less than 24 hours per day, while the parents or authorized representatives are away for up to 6 children, or for up to 8 children if the criteria in California Health and Safety Code Section 1597.44 are met. These capacities include children under age 10 who live in the licensee's home.

~~_____ Day Care Home, Large. "Large day care home" means a home which regularly provides nonmedical care, protection and supervision for nine to fourteen (14) children, inclusive, in the provider's own house, for a period of less than twenty-four (24) hours per day, while the parents or guardian are away. "Children" includes the resident children who are under the age of twelve (12), and all other children under the age of eighteen (18).~~

Family Day Care Home, Large (Large Day Care Home) means regularly provided care, protection and supervision of children, in the care giver's own home, for periods of less than 24 hours per day, while the parents or authorized representatives are away for up to 12 children, or for up to 14 children if the criteria in California Health and Safety Code Section 1597.465 are met. These capacities include children under age 10 who live in the licensee's home and the assistant provider's children under age 10.

"Single Room Occupancy (SRO) Units" means a multiple-tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom), or to the single room dwelling itself. SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Although many are former hotels, SROs are primarily rented as a permanent residence.

"Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing projects shall provide or demonstrate collaboration with programs that provide services that meet the needs of the supportive housing residents. This is a residential use of property

"Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

"Transitional housing" means housing with supportive services for up to twenty-four (24) months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with HUD's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. This is a residential use of property.

2. The Single Family Residential (R-1) zone district section 17.12.040 F. is amended and H. is added to provide for mobile home parks subject to approval of a use permit as follows:

17.12.040 Uses requiring use permit.

The following uses are permitted in the R-1 district if a use permit is issued:

F. Public or private parking lot when adjacent to a "C" or "M" district, subject to the transitional parking standards in Section 17.100.170; and

H. Mobile home parks, subject to the density of the underlying General Plan land use designation.

3. The Single Family Residential (R-1) zone district section 17.12.060 F. is deleted as follows:

17.12.060 Site development standards.

The following site development standards apply in the R-1 district:

~~F. Architectural and Site Plan Review. An applicant for a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove the plans. Architectural and site plan review will be a part of the use permit process and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

4. The Duplex Residential (R-2) zone district section 17.16.040 G. is amended and I. is added to provide for mobile home parks subject to approval of a use permit as follows:

17.16.040 Uses requiring a use permit.

The following uses are permitted in the R-2 district if a use permit is issued and subject to the provisions of Chapter 17.104, General Provisions, Conditions, Exceptions and Special Uses:

G. Skilled nursing/intermediate care facility serving no more than fifteen (15) people; and

I. Mobile home parks, subject to the density of the underlying General Plan land use designation.

5. The Duplex Residential (R-2) zone district section 17.16.060 H. is deleted as follows:

17.12.060 Site development standards.

The following site development standards apply in the R-2 district:

~~H. Architectural and Site Plan Review. An applicant for a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove the plans. Architectural and site plan review will be a part of the use permit process and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

6. The Duplex and Triplex Residential (R-3 and R-3A) zone district section 17.20.040 B., J. and K. are amended and M. is added subject to approval of a use permit as follows:

17.20.040 Uses requiring use permit.

The following uses are permitted in the R-3 and R-3(A) district if a use permit is issued:

B. Rooming house or boardinghouse, or *single room occupancy or dwelling group*;

- J. ~~Fourplexes and Multi-family with *four or more* than four dwellings per structure;~~
- K. Large day care home, subject to development standards in Section 17.104.070;
and
- M. Mobile home parks, subject to the density of the underlying General Plan land use designation.

7. The Duplex and Triplex Residential (R-3 and R-3A) zone district section 17.20.060 A. and I. are amended as follows:

17.20.060 Site development standards.

The following site development standards apply in the R-3 and R-3(A) district:

- A. Minimum Building Site. There shall be at least two thousand eight hundred (2,800) ~~three thousand five hundred (3,500)~~ square feet of lot area for each dwelling unit, except that the minimum lot size when creating new lots shall be lots six thousand (6,000) square and the minimum size for lots ~~area or more that existed prior to the effective date of the ordinance codified in this title (December 2000) may to be developed with a duplex shall also be 6,000 square feet.~~ Lots created ~~after the effective date of the ordinance codified in this title shall contain at least three thousand five hundred (3,500) square feet of lot area for each dwelling unit, except as noted below.~~

- I. Architectural and Site Plan Review. Except for a single family home, a manufactured home, a duplex or a two-family residence on an individual lot, an applicant for either a building permit for an new structure or exterior remodeling to an existing building involving additions or changes to the exterior or architectural features such as rooflines and facades, ~~or a use permit~~ shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the *City of Susanville Design Guidelines*, adopted July 17, 2002, as may be amended. The This submittal and processing shall be made in accordance with the requirements of Section 17.112.080 ~~on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in-~~

~~keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. If a use permit is required, architectural and site plan review will be a part of the use permit process, and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

8. The Multifamily Residential (R-4) zone district section 17.24.020 C. and E. are amended as follows:

The Multifamily Residential (R-4) zone district section 17.24.040 B. is amended and I. is deleted and replaced, and J. is deleted as follows:

17.24.040 Uses requiring use permit.

The following uses are permitted in the R-4 district if a use permit is issued:

B. Rooming house or boardinghouse or single room occupancy dwelling group;

I. ~~Multifamily units with more than 12 (twelve) dwelling units per structure; and~~

Mobile home parks, subject to the density of the underlying General Plan land use designation.

J. ~~Townhouses~~

9. The Multifamily Residential (R-4) zone district section 17.24.060 H. is amended as follows:

17.24.060 Site Development Standards

H. Architectural and Site Plan Review. An applicant for either a building permit for an new structure or exterior remodeling to an existing building involving additions or changes to the exterior or architectural features such as rooflines, and façades, or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. The This submittal and processing shall be made in accordance with the requirements of Section 17.112.080

~~on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the~~

~~architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. If a use permit is required, architectural and site plan review will be a part of the use permit process, and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

10. The Mobile Home Park (MHP) zone district Section 17.28.060 O. is replaced as follows:

17.28.060 Site development standards.

The following site development standards apply in the MHP district. The terms of these conditions equally apply to mobile home subdivisions, where mobile home parks are subdivided into individual lots:

~~O. — Development Plan. An applicant for either a building permit or use permit shall submit a site plan which indicates how the standards listed in this section or in the use permit conditions will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. This submittal shall be made on a form prescribed by the community development director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit. If a use permit is required architectural and site plan review will be a part of the use permit process, and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

O. Architectural and Site Plan Review. An applicant for either a building permit for an new structure or exterior remodeling to an existing building involving additions or changes to the exterior or architectural features such as rooflines and building facades, or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. The submittal and processing shall be made in accordance with the requirements of Section 17.112.080

11. Section 17.32.050 N. Neighborhood Commercial (C-1) Site Development Standards

Section 17.36.050 K. General Commercial and Shopping Center (C-2) Site Development Standards

Section 17.44.050 K. Commercial office (C-O) Site Development Standards

Section 17.48.050 L. Commercial Light Industrial (C-M) Site Development Standards,
Section 17.52.050 L. Light Industrial (M-L) Site Development Standards; and
Section 17.56.050 K. General Industrial (M) Site Development Standards shall be amended as follows:

Architectural and Site Plan Review. An applicant for either a building permit for a new structure or exterior remodeling to an existing structure involving additions or changes to exterior architectural features such as rooflines, or building facades, or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the *City of Susanville Design Guidelines*, adopted July 17, 2002, as may be amended. The submittal and processing shall be made in accordance with Section 17.112. ~~This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. If a use permit is required, architectural and site plan review will be a part of the use permit process, and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

12. The Public Facilities (PF) zoning district section 17.60.020 J. is added and the former J. is changed to K. as follows:

17.60.020 Permitted uses.

The following uses are permitted outright in the PF district:

J. Emergency Shelters, Transitional Housing, Supportive Housing; and

KJ. All other uses similar to those enumerated above when determined by the Planning Commission, upon presentation of substantial evidence, to be of the same general character as the above-permitted uses.

13. The Public Facilities (PF) zoning district section 17.60.030 I. and J are deleted and former K. and L. are changed to I. and J. as follows:

17.60.030 Uses requiring use permit.

The following uses are permitted in the PF district if operated as a public use and a use permit is issued:

- ~~I. Emergency shelter;~~
- ~~J. Transitional housing;~~
- ~~I~~ K. Recycling facilities as set forth in Section 17.124.; and
- ~~J~~ L. Other public facilities that do not meet the criteria established in Section 17.60.020(C).

14. The Planned Development (PD) zoning district section 17.64.060 is amended as follows:

An applicant for either a building permit for a new structure or exterior remodeling to an existing structure involving additions or changes to the exterior or architectural features such as rooflines, or building facades, or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards established in the PD Development plan will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. The submittal and processing shall be made in accordance with Section 17.112. ~~This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. If a use permit is required, architectural and site plan review will be a part of the use permit process, and the director's approval shall occur as set forth by the terms and conditions of the use permit.~~

15. Section 17.100.140 is amended to provide reduced parking standards for apartments which are limited to seniors and low income residents as follows:

17.100.140 Off-street parking standards.

The following parking schedule applies in all zone districts. The required parking spaces are in addition to company operated vehicles. When computing the required number of off-street parking or loading spaces, a remaining fraction of one-half or more shall be

deemed a whole unit of measurement; a remaining fraction of less than one-half will be disregarded.

A. Parking Requirements:

Multifamily or group residence developed and restricted to occupancy by persons over the age of sixty-two (62) or low/very low income – 33% reduction of the parking spaces required for multi-family dwellings plus one guest parking space for each seven units, no requirements for recreational vehicle parking.

Multifamily or group residence developed and restricted to occupancy by physically handicapped or developmentally disabled persons - 50% reduction of the parking spaces required for multi-family dwellings plus one guest parking space for each seven units, no requirements for recreational vehicle parking.

16. Chapter 17.94 is hereby added to provide for density bonuses as required by State law as follows:

Chapter 17.94 DENSITY BONUS AND OTHER DEVELOPER INCENTIVES

17.94.010 Purpose.

This Density Bonus Ordinance is intended to provide incentives for the production of affordable housing, senior housing and the development of child care facilities. In enacting this Chapter, it is the intent of the City of Susanville to implement the goals, objectives, and policies of City of Susanville General Plan Housing Element and further to implement and be subject to California Government Code Section 65915. In the event that any provision in this Chapter conflicts with State law, State law shall control.

17.94.020 Definitions.

The following terms used in the section shall be defined as follows:

“Affordable Housing/Affordable Housing Unit” means a housing unit which is available for sale to moderate income households or for rent to low and/or very low income households, as those terms are defined in this Section.

“Affordable Rent” means monthly rent charged to low and very low income households for housing units as calculated in accordance with Section 50053 of the Health and Safety Code.

“Child Care Facility” means a facility that provides non-medical care and supervision of minor children for periods of less than 24 hours and is licensed by the California State

Department of Social Services, further subject to the definition in California Government Code Section 65915(h)(4).

“Density Bonus” means a density increase for residential units over the otherwise allowed residential density under the applicable zoning and land use designation on the date an application is deemed complete.

“Density Bonus Housing Agreement” means a legally binding agreement between a developer and the Housing Authority to ensure that continued affordability of the affordable housing units required by this Chapter persists and the units are maintained in accordance with this Chapter.

“Density Bonus Units” means those additional residential units granted pursuant to the provisions of this Chapter.

“Housing Authority” means an appointed body of the City of Susanville authorized to engage in or assist in the development or operation of affordable housing.

“Housing Development” means a development project for five or more residential units. Within this Chapter, it shall also include a subdivision or common interest development, a project which rehabilitates and converts a commercial building to a residential use and a condominium conversion of an existing multifamily building.

“Incentives or Concessions” means regulatory concessions which include, but are not limited to, the reduction of site development standards or zoning code requirements, approval of mixed-use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable, financially sufficient, and actual cost reductions that are offered in addition to a density bonus.

“Initial Subsidy” means the fair market value of the home at the time of initial sale minus the initial sale price to the moderate income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value. (e.g., X (fair market value of the home to be purchased) - Y (the price the moderate income family paid for the home) + Z (amount of any down payment assistance) = Initial Subsidy).

“Low Income Household” means a household whose income does not exceed 80 percent of the area median income for Lassen County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.

“Moderate Income Household” means a household whose gross income does not exceed 120 percent of the area median income for Lassen County as published and periodically updated by the State Department of Housing and Community Development pursuant to Sections 50079.5 and 50052.5 of the California Health and Safety Code.

"Proportionate Share of Appreciation" means the ratio of the local government's initial subsidy as defined above to the fair market value of the home at the time of initial sale. (e.g., X (initial subsidy) / Y (fair market value) = Proportionate Share of Appreciation).

"Senior Citizen Housing Development" means a residential development developed, substantially rehabilitated or renovated, and having at least 35 dwelling units for senior citizens in compliance with the requirements of Section 51.3 and 51.12 of the California Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

"Very Low Income Household" means a household whose income does not exceed 50 percent of the area median income for Lassen County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

17.94.030 Application for density bonus and incentives or concessions.

At the time the applicant of a proposed housing development, seeking a density bonus and concessions or incentives under this Chapter, files a formal application for approval of the proposed development with the Community Development Division the following information shall be submitted with the fees and required application:

A. Identification of the location, acreage, and the maximum number of base units allowed under the zoning and the land use designated under the General Plan without the density bonus.

B. Identification of the total number of units proposed, specifically identifying the density bonus units and the affordable units which will demonstrate eligibility under this Chapter.

C. Identification of the requested concessions or incentives or a list of any alternative concessions or incentives which would provide, in the developer's opinion, an equivalent financial value to the concession or incentive requested. This requirement does not impair the applicant from substituting a new incentive or concession from what is initially proposed, but substitution may cause project delays and require revision of environmental documents, and may necessitate additional processing fees as determined by the City Planner (or person filling the equivalent position) .

D. A clear statement of how the requested concessions or incentives are necessary to make the proposed housing development economically feasible, and result in identifiable, financially sufficient and actual cost reductions. The information should be sufficiently detailed to enable City staff to examine the conclusions reached by the developer.

E. Other pertinent information as the City Planner (or person filling the equivalent position) may require to enable the City to adequately analyze the identifiable, financially sufficient and actual cost reductions of the proposed housing development with respect to the requested additional concession or incentive and other concessions or incentives which may be made available.

17.94.040 Processing of density bonus application.

A. Once deemed complete, the density bonus application shall be processed and determinations made concurrent with the underlying housing development application.

B. A request for density bonus will be reviewed by the same review authority as the housing development's other entitlements specifically noted below. The reviewing authority shall grant the density bonus and requested incentive(s) or concession(s) unless the findings in Section 17.94.080(B) can be made.

1. Architectural and Site Plan Review. When a proposed housing development needs only Architectural and Site Plan Review, then the Planning Commission will consider and act on the density bonus request when the Architectural and Site Plan Review application is considered.

2. Planning Commission/City Council. If the project requires entitlements or an environmental clearance to be considered by the Planning Commission and/or the City Council, then these decision bodies will consider and act on the density bonus request concurrent with the applicable project entitlement/environmental clearance.

C. A housing development including at least 20 percent of total units affordable to very low or low income households or a combination of the two, with affordable rents maintained through an agreement a governmental agency, shall be entitled to priority processing. Priority processing shall mean a timeline for review of the housing development and all associated applications as mutually agreed to by the City and the developer.

D. Application for Density Bonus Housing Agreement. Once the proposed housing development has received its approval for density bonus, as described above, the developer shall file an application, including the payment of any processing fees with the City for the preparation and finalization of the Density Bonus Agreement in compliance with the requirements set forth in Section 17.94.100.

17.94.050 Eligibility criteria for density bonus.

A. The City of Susanville shall consider a density bonus and provide incentives or concessions as described in Section 17.94.080, when a developer of a housing

development seeks and agrees to construct a housing development that will contain at least one of the following:

1. Ten percent of the total units of a housing development strictly for low income households as defined herein;

2. Five percent of the total units of a housing development strictly for very low income households as defined herein;

3. A senior citizen housing development, as defined herein;

4. Ten percent of the total dwelling units in a condominium or planned unit development for persons and families of moderate income households as defined herein, provided that all units in the development are offered to the public for purchase.

17.94.060 Project specific density bonus.

The City of Susanville will allow a housing development a density bonus and concessions or incentives meeting all the applicable eligibility requirements of this Chapter according to the following density bonus options. In the event that the minimum requirements for granting density bonus units or number of applicable concessions or incentives as set forth in California Government Code Section 65915 is amended or modified after the adoption of this Chapter by the City, then the lowest minimum requirements shall apply.

A. Density bonus for very low income households. If a housing developer elects to construct units for very low income households, the development shall be entitled to the following density bonus calculation:

<u>Provision of Very Low Income Units</u>		
<u>Percentage of Very Low Income Units Affordable</u>	<u>Density Bonus Available*</u>	<u>Number of Incentives or Concessions</u>
<u>5%</u>	<u>20%</u>	<u>1</u>
<u>6%</u>	<u>22.5%</u>	<u>1</u>
<u>7%</u>	<u>25%</u>	<u>1</u>
<u>8%</u>	<u>27.5%</u>	<u>1</u>

<u>9%</u>	<u>30%</u>	<u>1</u>
<u>10%</u>	<u>32.5%</u>	<u>2</u>
<u>11%</u>	<u>35%</u>	<u>2</u>
<u>15%</u>	<u>35%</u>	<u>3</u>

* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

- B. Density bonus for low income households. If a housing developer elects to construct units for low income households, the housing development shall be entitled to the following density bonus calculation:

<u>Provision of Low Income Units</u>		
<u>Percentage of Low Income Units Affordable</u>	<u>Density Bonus Available*</u>	<u>Number of Incentives or Concessions</u>
<u>10%</u>	<u>20%</u>	<u>1</u>
<u>11%</u>	<u>21.5%</u>	<u>1</u>
<u>12%</u>	<u>23%</u>	<u>1</u>
<u>13%</u>	<u>24.5%</u>	<u>1</u>
<u>14%</u>	<u>26%</u>	<u>1</u>
<u>15%</u>	<u>27.5%</u>	<u>1</u>
<u>17%</u>	<u>30.5%</u>	<u>1</u>
<u>18%</u>	<u>32%</u>	<u>1</u>
<u>19%</u>	<u>33.5%</u>	<u>1</u>
<u>20%</u>	<u>35%</u>	<u>2</u>

<u>30%</u>	<u>35%</u>	<u>3</u>
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* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

C. Senior housing. If a housing developer elects to construct a senior citizen housing development, the density bonus shall be 20 percent of the total number of allowed housing units without the density bonus.

D. Moderate income units in condominiums and planned developments. If a housing developer elects to construct units for moderate income households, the development shall be entitled to the following density bonus calculation:

<u>Moderate Income Units</u>		
<u>Percentage of Moderate Income Units Affordable</u>	<u>Density Bonus Available*</u>	<u>Number of Incentives or Concessions</u>
<u>10%</u>	<u>5%</u>	<u>1</u>
<u>11%</u>	<u>6%</u>	<u>1</u>
<u>12%</u>	<u>7%</u>	<u>1</u>
<u>13%</u>	<u>8%</u>	<u>1</u>
<u>14%</u>	<u>9%</u>	<u>1</u>
<u>15%</u>	<u>10%</u>	<u>1</u>
<u>16%</u>	<u>11%</u>	<u>1</u>
<u>17%</u>	<u>12%</u>	<u>1</u>
<u>18%</u>	<u>13%</u>	<u>1</u>
<u>19%</u>	<u>14%</u>	<u>1</u>
<u>20%</u>	<u>15%</u>	<u>2</u>
<u>21%</u>	<u>16%</u>	<u>2</u>

<u>23%</u>	<u>18%</u>	<u>2</u>
<u>24%</u>	<u>19%</u>	<u>2</u>
<u>25%</u>	<u>20%</u>	<u>2</u>
<u>26%</u>	<u>21%</u>	<u>2</u>
<u>27%</u>	<u>22%</u>	<u>2</u>
<u>28%</u>	<u>23%</u>	<u>2</u>
<u>30%</u>	<u>25%</u>	<u>3</u>
<u>31%</u>	<u>26%</u>	<u>3</u>
<u>32%</u>	<u>27%</u>	<u>3</u>
<u>33%</u>	<u>28%</u>	<u>3</u>
<u>34%</u>	<u>29%</u>	<u>3</u>
<u>35%</u>	<u>30%</u>	<u>3</u>
<u>36%</u>	<u>31%</u>	<u>3</u>
<u>37%</u>	<u>32%</u>	<u>3</u>
<u>38%</u>	<u>33%</u>	<u>3</u>
<u>39%</u>	<u>34%</u>	<u>3</u>
<u>40%</u>	<u>35%</u>	<u>3</u>

* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

E. Density bonus for land donation. When an applicant for a tentative map, parcel map, or other residential development approval donates at least one acre of land or enough land to develop 40 units, then the applicant shall be entitled to a 15 percent increase above the otherwise maximum allowable residential density for the entire housing development as follows:

<u>Land Donation</u>

<u>Percentage of Very Low Income Units</u>	<u>Percentage Density Bonus</u>
<u>10%</u>	<u>15%</u>
<u>11%</u>	<u>16%</u>
<u>12%</u>	<u>17%</u>
<u>13%</u>	<u>18%</u>
<u>14%</u>	<u>19%</u>
<u>15%</u>	<u>20%</u>
<u>16%</u>	<u>21%</u>
<u>17%</u>	<u>22%</u>
<u>18%</u>	<u>23%</u>
<u>19%</u>	<u>24%</u>
<u>20%</u>	<u>25%</u>
<u>21%</u>	<u>26%</u>
<u>22%</u>	<u>27%</u>
<u>23%</u>	<u>28%</u>
<u>24%</u>	<u>29%</u>
<u>25%</u>	<u>30%</u>
<u>26%</u>	<u>31%</u>
<u>27%</u>	<u>32%</u>
<u>29%</u>	<u>34%</u>
<u>30%</u>	<u>35%</u>

1. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.

2. The density bonus for land dedication shall be in addition to any density bonus earned pursuant to Section 17.94.060 and up to a maximum combined increase of 35 percent.

3. An applicant with a land donation shall be eligible for the increased density bonus if all of the following conditions are met:

a. The applicant donates and transfers the land to the City no later than the date of approval of the City of the final subdivision map, parcel map, or housing development application for the proposed housing development seeking the density bonus.

b. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed housing development seeking the density bonus.

c. The land proposed to be donated to the City:

(1) Has the appropriate General Plan designation and is appropriately zoned for development at the density described in paragraph (3) of subsection (c) of Section 65583.2; and

(2) Is or will be served by adequate public facilities and infrastructures; and

(3) Is donated no later than the date of approval of the final subdivision map, parcel map or housing development application seeking a density bonus and has all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land; and

(4) Is transferred to the City or a housing developer approved by the City; and

(5) Shall be within the boundary of the proposed development or within one-quarter mile of the boundary of the proposed development; and

(6) Must have a proposed source of funding for the very low income units prior to the approval of the final subdivision map, parcel map or housing development application seeking the density bonus.

d. The transferred land and the affordable housing units shall be subject to a deed restriction, which shall be recorded on the property upon dedication, ensuring continued affordability of units for at least 30 years from the date of occupancy.

F. Condominium conversions. Density bonus for condominium conversion, shall be considered and approved in accordance with Section 65915.5 of the California Government Code for specifications.

17.94.070 Density bonus for development of child care facility.

A. A housing development meeting the requirements of Sections 17.94.050 and 17.94.060 and including a child care facility that will be located on the premises of, as part of, or adjacent to, such a housing development shall receive either of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

2. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

B. When a housing development is providing a child care facility consistent with the ordinance codified in this Chapter, then the conditions of approval shall require that:

1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the affordable units are required to remain affordable; and

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or persons or families of moderate income shall equal a percentage that is equal to or greater than the percentage of affordable units that are required pursuant to Section 17.94.050.

C. The City shall not be required to provide a density bonus or incentive or concession for a child care facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities.

17.94.080 Available incentives and concessions.

In addition to the applicable density bonus described above, an applicant may request incentives or concessions in connection with its application for a density bonus in accordance with the density bonus calculation set forth in Section 17.94.060.

A. An incentive or concession may mean:

1. A reduction in the site development standards or a modification of zoning code requirements including but not limited to:

a. Reduced minimum lot size or dimension,

b. Reduced minimum setbacks,

c. Reduced maximum lot coverage.

2. Approval of mixed-use development in conjunction with the proposed housing development if the nonresidential land uses will reduce the cost of the proposed housing development, and the nonresidential land uses are compatible with the proposed housing development and surrounding development;

3. Other regulatory incentives or concessions proposed by the applicant or that the City determines will result in identifiable, financially sufficient, and actual cost reductions.

B. The City shall grant incentive(s) or concession(s) requested by the applicant unless the City can make a written finding, based upon the substantial evidence, of any of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents.

2. The incentive or concession would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or physical environment or any real property that is listed in the California Register of Historical Resources and for which the City determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

3. The incentive or concession would be contrary to State or Federal law.

17.94.090 General provisions for density bonuses and incentives/concessions.

A. All density bonus calculations resulting in fractional units shall be rounded up to the next whole number.

B. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval.

C. Upon request by the applicant, the City shall not require the proposed housing development eligible for a density bonus pursuant to this Chapter to provide a parking ratio, including handicapped and guest parking that exceeds the following:

1. Zero to one bedrooms: one onsite parking space.

2. Two to three bedrooms: two onsite parking spaces.

3. Four and more bedrooms: two and one-half parking spaces.

D. If the total number of parking spaces required for the proposed housing development is other than a whole number, the number shall be rounded up to the next

whole number. For purposes of this subsection, a development may provide onsite parking through tandem parking or uncovered parking, but not through on-street parking.

E. The City shall not apply any development standard that would have the effect of precluding the construction of a proposed housing development meeting the requirements of Section 20.31.060 at the densities or with the incentives permitted by this Chapter. An applicant may submit with its application to the City a proposal for the waiver or reduction of development standards. A waiver or reduction of development standards, the application of which would physically preclude the development, shall not reduce nor increase the number of incentives or concessions being requested. Nothing in this subsection, however, shall be interpreted to require the City to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the City determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to prove that the waiver or modification is necessary to make the affordable units economically feasible.

F. Location of affordable units. The location of the affordable units within the housing development may be at the discretion of the developer. However, the affordable units shall:

1. Be constructed at the same time as the market units are constructed;
2. Be reasonably dispersed throughout the development and/or phases if applicable;
3. Be a similar unit type/size to the overall housing development; and
4. Be reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish.

17.94.100 Required Density Bonus Agreement and terms of agreement.

A. A Density Bonus Housing Agreement must be executed prior to recording any final map for the underlying property or prior to the issuance of any building permit for the housing development, whichever comes first. The Density Bonus Housing Agreement shall be binding on all future owners and successors of interests of the housing development.

B. The Density Bonus Housing Agreement shall:

1. Identify the type, size and location of each affordable housing unit required hereunder;

2. Identify the term of the agreement, which would define the term of affordability of the required units;

3. Require that the affordable housing units be constructed and completed by the developer as specified in this Chapter and in accordance with State law;

4. Require that each affordable housing unit be kept available only to members of the identified income group at the maximum affordable rent during the term of the agreement;

5. Identify the means by which such continued availability shall be secured and enforced and the procedures under which the affordable housing units shall be leased and shall contain such other terms and provisions, the Housing Authority may require. The agreement, in its form and manner of execution, shall be in a form able to be recorded with the Lassen County Recorder;

6. The Density Bonus Housing Agreement shall be reviewed and approved by same reviewing authority that approves the request for a density bonus and the affordability of the required units shall be monitored for compliance by the City's Community Development Division.

C. Required terms for the continued availability of affordable units.

1. Low and very low income households. A housing developer providing low and very low income units in accordance with this Chapter must continue to restrict those units to low or very low income households for a minimum of 30 years or longer term under another regulatory agreement from the date of initial occupancy.

2. Moderate income households. In the case of a housing development providing moderate income units in a common interest development, the initial occupant of the unit must be a person or family of moderate income.

a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy and its proportionate share of appreciation; which shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership. Any recaptured funds shall be deposited into a Trust Account to be used in accordance with subsection (e) of Section 33334.2 of the Health and Safety Code.

17. Section 17.104.070 A. is hereby amended to reflect current State regulations for large day care homes.

A. It provides care for nine to fourteen (14) children with the maximum number of children at any time being fourteen (14). This includes the licensee's children under the age of ten (10) and *the assistant provider's children under age 10.* ~~all other children under the age of eighteen (18);~~

18. Section 17.104.130 B. is amended to require that replacement parking spaces be covered.

17.104.130 Garage conversions.

An existing residential garage may be converted to an alternate use allowed by zoning if the following requirements are met:

B. The equivalent number of parking spaces being converted to non-parking uses shall be provided elsewhere on the lot. These spaces ~~may~~ *shall* be covered or ~~uncovered~~ and shall be located on a paved or graveled surface. This area can include an existing driveway or parking pad, *provided building setbacks can be met*, but cannot include conversion of landscaped areas between the primary dwelling and the street in the front yard setback. Tandem ~~or side-by-side~~ parking is *not* allowable;

19. Section 17.112.010 Variances, is hereby amended to include provision for issuing variance to the zoning code to accommodate individuals seeking reasonable accommodation under the American Disabilities Act as follows

Variances from the terms of any regulation established by the zoning plan shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this zoning title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. *In addition, an application for a variance to any provision of this Chapter may be made to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing. Whether a requested accommodation is reasonable is highly fact-specific and determined on a case-by-case basis by balancing the cost to the locality and the benefit to the disabled person. Whether a requested accommodation is necessary requires a showing that the desired accommodation will affirmatively enhance a disabled person's quality of life by ameliorating the effects of the disability.*

20. Section 17.112.020 J. is hereby added to provide for concurrent Architectural and Site Plan Review for applications that propose new structures or significant exterior remodeling:

J. When an application for a use permit proposes the construction of new structures or exterior changes/remodeling to an existing structure, such as changes in rooflines, new facades, new or relocated doors or windows, the use permit application shall also serve the function of an application for an Architectural and Site Plan Review. All of the requirement of section 17.112.080 including additional submittal information shall be required to make a complete application.

21. Section 17.112.080 is hereby added to provide application and procedures for Architectural and Site Plan Review applications.

Section 17.112.080 Architectural and Site Plan Review

When required by this chapter, applications for architectural and site plan reviews shall be processed and heard as set forth in this section when required by this code for new development or significant exterior changes to existing structures such as changes in rooflines, new facades, new or relocated doors or windows.

A. An application for an architectural and site plan review shall be made in writing on a form prescribed by the city, and shall be accompanied by an application fee, a clear and concise description and/or maps and drawings of how the proposed structure(s) meet the site development standards of the zone district in which the project is located. Fees for the permit applications shall be set by resolution of the city council.

B. When applicable, application plans shall include a plot plan parking plan, landscaping plan, conceptual drainage plan or any other information necessary to ensure that the proposed development meets the codes and standards of the City of Susanville and other public agencies which may be providing services to the development. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended.

C. All applications shall be reviewed by appropriate members of the city staff. The report of the staff members, including any recommended conditions of approval to ensure compliance with City codes and standards. The report shall be forwarded to the planning commission prior to a meeting on the application.

D. All applications shall be reviewed by the City of Susanville Planning Commission during either a regularly scheduled or special meeting. Public notice is not required for the review. The Planning Commission's review shall be limited to ensuring that the project complies with city codes and standards including the City's Design Guidelines. If the Commission finds that the project meets the City's development standards and is in conformance with the City's Design Guidelines they shall approve the application. Approval shall be by resolution and may include conditions to ensure compliance with City requirements or compliance with applicable statutory requirements of other public agencies. Reviews under this chapter are ministerial and the

Commission shall make their findings based on statutory requirements and not based upon their independent discretion.

E. If the Planning Commission finds that the proposal does not meet the City's code and standards the Commission may either add conditions to the approval or continue the item to a future meeting in order to allow the applicant time to incorporate changes in to the project to address the deficiencies. If the applicant fails to make the necessary changes to the project the Commission shall deny the project.

F. An appeal may be filed to the City Council if any interested party feels that the Planning Commission did not apply the City's codes and standards properly. Appeals must be filed within 10 days of the action taken by the Planning Commission. After the time for filing an appeal has expired, or if an appeal is timely filed, after the decision on the appeal, a copy of the executed resolution shall be mailed or delivered to the applicant or designee.

G. The approval shall be valid for 24 months from the approval date. Failure to obtain all necessary City permits to construct or obtain a time extension from the Planning Commission within that time period shall make the approval void and reapplication is required.

22. Section 17.112.090 Reasonable Accommodations under the Americans with Disabilities Act is here by added:

17.112.090 Reasonable Accommodations under the Americans with Disabilities Act

Pursuant to the American with Disabilities Act (ADA) the City is required to make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the City can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. Whether a requested accommodation is reasonable is highly fact-specific and determined on a case-by-case basis by balancing the cost to the City and the benefit to the disabled person. Whether a requested accommodation is necessary requires a showing that the desired accommodation will affirmatively enhance a disabled person's quality of life by ameliorating the effects of the disability. The focus is on whether the accommodation in the case at hand would be so at odds with the purposes behind the rule that it would be a fundamental and unreasonable change.

Variances to the provisions of the city zoning code may be granted to provide reasonable accommodations under the ADA. Applications for the variance shall be made on same form required for a variance under code section 17.112.010 and the application shall be reviewed by the Community Development Director or head of the Planning division if there. The review is administrative and a public hearing or public notice as per government code section 65091 is not required.

The Community Development Director shall grant the variance if it is found that the variance will provide reasonable accommodation to a qualified person under the ADA and that the variance would not be so at odds with the purpose of the zoning requirement that it would be a fundamental and unreasonable change. Appeals to decisions made by the Director may be made to the City Planning Commission 10 days of the initial decision.

The fee for processing the variance shall be set by resolution of the City Council.

23. Section 17.128.075 is hereby added to provide sign regulations for the Commercial Office (C-O) zone district:

17.128.060 C-O Commercial Office District.

The requirements for signs within the C-O commercial office district are as follows:

A. Building Signs. Building signs shall not exceed a combined size of one square foot in area for each lineal foot of building frontage.

B. Freestanding Signs, On-Site, Off-Site.

1. If there is one hundred (100) lineal feet or more of street frontage, one freestanding sign per zone lot, not to exceed one hundred (100) square feet in size and fifteen (15) feet in height, shall be permitted. For a double-faced sign, each face shall not exceed fifty (50) square feet. The sign shall be set back a minimum of twelve (12) feet from the front or street side property line or road right-of-way, and shall be located within a landscaped island equal in area to a minimum of one-half the total sign area of the free-standing sign. A portion of the permitted on-site freestanding sign area may be allocated to combine off-site signs identifying two or more establishments which are located within this district and which share adjoining zone lots for parking and/or access.

2. If there is less than one hundred (100) lineal feet of street frontage, one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six feet if located thirty-five (35) feet or more from the center of and driveway or a curb return at a street intersection.

C. Projecting Signs. If there is no freestanding sign or ground sign on a zone lot pursuant to subsection B of this section, one projecting sign not to exceed thirty-six (36) square feet in size (eighteen (18) square feet per face maximum) shall be permitted. A projecting sign may not project more than six feet from the wall it is constructed on and may not project above the top of the wall. Projecting signs shall have at least eight feet

of clearance between the bottom of the sign and the ground. If a sign is proposed to project into a public right-of-way, an encroachment permit shall be obtained prior to installation. No freestanding sign or ground sign shall be allowed on a zone lot with a projecting sign.

Section 2: If any section, subsection, sentence, paragraph, clause, term, word or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional for any reason, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portion this Ordinance, it being expressly declared that this Ordinance and each section, subsection, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

APPROVED: _____
Rod De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Susanville, held on the ____th day of _____, 2014 by the following polled vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM: _____
Peter M. Talia, City Attorney

RESOLUTION NO 14-5065

**A RESOLUTION OF THE SUSANVILLE CITY COUNCIL ADOPTING A
NEGATIVE DECLARATION FOR ZONING CODE AMENDMENT ZC13-004
ADOPTING CHANGES TO VARIOUS SECTIONS OF CHAPTER 17 OF THE
CITY OF SUSANVILLE MUNICIPAL CODE TO IMPLEMENT ACTION ITEMS
OF THE 2009-2014 HOUSING ELEMENT INCLUDING AN AMENDMENT TO
THE TEXT OF THE LAND USE ELEMENT OF THE CITY OF SUSANVILLE
GENERAL PLAN CHANGING THE MAXIMUM DENSITY FOR THE DUPLEX
AND TRIPLEX LAND USE DESIGNATION FROM 12 TO 15 DWELLING
UNITS PER ACRE**

WHEREAS, The City of Susanville adopted an updated 2009-2014 Housing Element on June 5, 2013; and

WHEREAS, the document includes 27 implementation programs of which 9 require changes to the zoning code and 1 change to the General Plan Land Use Element; and

WHEREAS, the change to the General Plan land Use Element is a change to the text which changes the maximum allowable density in the Duplex and Triplex Land use designation from 12 dwelling units per acre to 15 dwelling units per acre; and

WHEREAS, the City Council has reviewed the proposed changes contained in the proposed ordinance and proposed general plan amendment and found them to appropriately implement the programs contained in the 2009-2014 Housing Element; and

WHEREAS, an Initial Study and Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed changes and said negative declaration was noticed and distributed for public review pursuant to Section 15073 of the California Environmental Quality Act; and

WHEREAS, the Susanville City Council at a duly noticed public hearing held during its regular meeting of on June 18, 2014, considered both written and oral comments presented concerning the proposed Negative Declaration, proposed ordinance, and proposed general plan amendment.

NOW, THEREFORE, BE IT RESOLVED, the City of Susanville City Council adopts a Negative Declaration as included as "Exhibit A" to this resolution and made part hereof, as the environmental document for the project based on the following findings of fact:

- A. The initial study identified no potentially significant effects that would occur by the general plan amendment or amendments to the city's zoning code, Chapter 17.
- B. There is no significant evidence before the City that the project may have a significant impact on the environment.
- C. The text of the City of Susanville General Plan Land Use Element is hereby amended to change the maximum allowable density in the Duplex and Triplex land use designation from 12 dwelling units per acre to 15 dwelling units per acre and all such references in the document shall hereby be amended.

APPROVED: _____
Rod E. DeBoer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution No. 14-5065 was adopted at a regular meeting of the City Council of the City of Susanville held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:

Peter M. Talia, City Attorney

EXHIBIT A

Project: General Plan Amendment to the Land Use Element text and Zoning Code Amendment to Chapter 17, City of Susanville Municipal Code

Lead Agency: City of Susanville, CA

Project Description

This Initial Study and Mitigated Negative Declaration (IS/MND) evaluates the environmental effects of an amendment to the General Plan Land Use Element “Duplex and Triplex” land use designation to change the maximum density allowed from 12 dwelling units per acre to 15 dwelling units per acre. There are also several amendments to the City of Susanville Municipal Code Chapter 17, Zoning. Proposed changes include: an update the City’s land use element to change the density allowed in the Duplex and Triplex land use designation from 0 to 12 dwelling units per acre to 0 to 15 dwelling units per acre; new definitions for small and large family day care homes consistent with State law, single room occupancy, supportive housing, and target population; amendments to the R-1, R-2, R-3, and R-4 zone districts to allow supportive and transitional housing as a permitted use and to allow mobile home parks subject to a use permit; Amend the R-3 and R-4 zones to allow single room occupancy uses subject to a use permit; Amend the R-3 zone to reduce the minimum lot area per dwelling unit from 3,500 square feet to 2,800 square feet; amend the wording for the architectural and site plan review to clarify that the process is applicable to new construction of significant exterior remodels (affects the R-1, R-2, R-3, R-4, MHP, PD, C-1, C-2, C-O, C-M, M-L, and M zone districts); amends the PF zone district to make emergency shelters, transitional housing and supportive housing allowed uses rather than requiring a use permit; amends the off street parking standards to reduce parking requirements for senior housing complexes and housing for the disabled; adds chapter 17.94 “Density Bonus and Other Developer Incentives” implement State density bonus law; amends the garage conversion requirement to require that the replacement parking spaces be covered parking when a garage is converted; adds administrative procedures for architectural and site plan review applications; and provide for administrative variances to allow reasonable accommodations for qualified persons with disabilities.

Findings

An IS/MND has been prepared to assess the project’s potential effects on the environment and the significance of those effects. Based on the IS/MND, it has been determined that the proposed project would not have significant effects on the natural environment. No mitigation measures are required

Questions or comments regarding this MND may be addressed to:

Craig Sanders
City Planner
City of Susanville
66 North Lassen
Susanville, CA 96130
(530) 252-5104

Approval of Initial Study/Mitigated Negative Declaration

Certification by Those Responsible for Preparation of this Document. The City has been responsible for the preparation of this mitigated negative declaration and the incorporated initial study. I believe this document meets the requirements of the California Environmental Quality Act, is an accurate description of the proposed project, and that the lead agency has the means and commitment to implement the project design measures that will assure the project does not have any significant, adverse effects on the environment. I recommend approval of this document.

Craig Sanders, City Planner, City of Susanville

Date

Adoption of Mitigated Negative Declaration by the Lead Agency. Pursuant to Section 21082.1 of the California Environmental Quality Act, the City of Susanville City Council has independently reviewed and analyzed the initial study and mitigated negative declaration for the proposed project and finds that the initial study and mitigated negative declaration for the proposed project reflect the independent judgment of the City of Susanville. The lead agency finds that the project design features will be implemented as stated in the mitigated negative declaration.

Rod DeBoer
Mayor, City of Susanville

Date

1.0 Introduction

This Initial Study (IS) identifies and assesses the anticipated environmental impacts of the General Plan and Zoning Code Amendments to chapter 17 of the city municipal code.

1.1 Environmental Review Process

This document satisfies the requirements of the California Environmental Quality Act (CEQA).

The City of Susanville (City) is the lead agency under provisions of CEQA. CEQA requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The IS, prepared in accordance with the CEQA Statutes (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Administrative Code Section 15000 et seq.), presents sufficient information to allow the City to determine whether the project may have a significant effect on the environment. If the City finds substantial evidence that any aspect of the Project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the City must prepare an EIR. If the City finds no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the City recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration (MND) shall be prepared.

The IS provides sufficient information for Responsible and Trustee agencies to use as the basis for CEQA compliance. The IS is not, in and of itself, a decision document. The document's purpose is to evaluate the environmental consequences of implementing the project and to identify measures if necessary to avoid or mitigate significant impacts.

Although the lead agency must consider the information in the MND, the document's conclusions do not dictate the lead agency's discretion to approve or disapprove the project. The decision making document is the Notice of Determination that records the agency's decision and is circulated for public review. The minimum content requirements for a MND are:

- Description and title of the project;
- Location of the project
- Name of the project proponent;
- A proposed finding that the project will not have a significant effect on the environment;
- An attached copy of the Initial Study documenting reasons to support the finding; and
- Mitigation measures, if any, included in the project to avoid potentially significant effects.

1.2 Project Title

The *City of Susanville General Plan Amendment and Zoning Code Amendment 2013* (Project) serves as the project title for the proposed project.

1.3 Lead Agency

The City of Susanville serves as the lead agency for the Project.

1.4 Contact Person and Phone Number

Craig Sanders, City Planner, City of Susanville, is the project manager for the Project. His contact information is: 66 North Lassen, Susanville, CA 96130; (530) 252-5104.

1.5 Project Location

The Project amends the City General Plan Land Use Element and the City's Municipal Code Chapter 17, Zoning, both of which affect the incorporated limits of the City of Susanville. The project area is therefore within the City of Susanville city limits.

1.6 Project Sponsor's Name and Address

City of Susanville
66 North Lassen
Susanville, CA 96130
(530) 252-5104

1.7 Public Review

A formal public review of the Project IS/MND is accomplished with the circulation of this document, responses to comments received on this document, and through public hearings held to consider approval of the proposed action.

The IS/MND will be circulated for public and agency review from March 25, 2014 to April 25, 2014. Paper copies of the document are available for review at the following locations during business hours:

City Hall
66 North Lassen
Susanville, CA 96130

Comments on this document must be received by 5:00 p.m. on April 25, 2014. Written comments may be sent by postal, electronic mail or fax to:

Craig Sanders
City Planner
City of Susanville
66 North Lassen
Susanville, CA 96130
(530) 252-5104

1.8 Environmental Factors Potentially Affected/Areas of Known Controversy

The public input process and environmental analysis included in the preparation of the IS/MND identified key environmental issues and areas of known controversy. The environmental factors checked below could be affected by this Project.

Blank No impact

L Less than significant impact

M Less than significant impact with mitigation

PS Potentially significant

<u> </u> Aesthetics	<u> </u> Agriculture & Forestry Resources	<u> L </u> Air Quality
<u> L </u> Biological Resources	<u> L </u> Cultural Resources	<u> L </u> Geology/Soils
<u> </u> Greenhouse Gas Emissions	<u> </u> Hazards & Hazardous Materials	<u> </u> Hydrology/Water Quality
<u> </u> Land Use/Planning	<u> </u> Mineral Resources	<u> L </u> Noise
<u> L </u> Population/Housing	<u> L </u> Public Services	<u> L </u> Recreation
<u> L </u> Transportation/Traffic	<u> L </u> Utilities/Service Systems	<u> </u> Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

By: Craig Sanders Date: XXXX, 2013
Title: Planner Representing: City of Susanville
Signature: _____

2.0 Evaluation of Environmental Impacts

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an IS.

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources.

Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

The following CEQA direction applies to each checklist question.

- A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- "Less than Significant Impact" applies where the project creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource,
- "Less than Significant Impact with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource.

I. Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				√
b) Substantially damage scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?				√
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				√
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				√

I.a Substantial Adverse Effect on Scenic Vista

A significant impact would occur if the proposed Project has a substantial adverse effect on a scenic vista.

The proposed code changes will not allow any property to be developed within the City of Susanville that could not otherwise be developed without the code changes. The proposed increase in density in the duplex and triplex general plan may result in more two story apartment complexes if property owners choose to take advantage of the added density and zoning. The aesthetic impacts of any future development will be reviewed as per existing regulations which will not change as a result of the project

Environmental Analysis: *No Impact.*

I.b Substantially Damage Scenic Resources within a State Scenic Highway

A significant impact would occur if the proposed Project substantially damages scenic resources within a designated state scenic highway.

There are no California Department of Transportation (Caltrans) designated eligible state scenic highways in Lassen County. A portion of State Route 299 in northwest Lassen County is eligible to be designated a state scenic highway, but is not currently designated and is not located near the Project. The Project area is not located near nor will it be visible from a designated state scenic highway.

Environmental Analysis: *No Impact.*

I.c Substantially Degrade Existing Visual Character or Quality

A significant impact would occur if the proposed Project substantially degrades the existing visual character or quality of the site and its surroundings.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out on the same lands designated now designated for multifamily development. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to degrade the visual quality of the City.

Environmental Analysis: *No Impact.*

I.d Create New Source of Substantial Light or Glare

A significant impact would occur if the proposed Project creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

The project does not propose and new development or source of lighting as it is an amendment to various City code sections. The increased density in the R-3 zoning district will not alter the amount of exterior light or glare produced. The city has adopted exterior lighting standards for new development and those standards will be applied to all future development that could possible occur as a result of the proposed code changes. No lighting is proposed for the facility.

Environmental Analysis: *No Impact*.

II. Agricultural and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				√
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				√
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				√
d) Result in the loss of forest land or conversion of forest land to non-forest use?				√
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				√

Environmental Setting

There is no land within the City of Susanville designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, according to the State of California Resources Agency (DOC 2012 and NRCS 2013). There are no Williamson Act contracts within the City of Susanville.

II.a Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance

A significant impact would occur if the proposed Project converts farmland designated as “prime,” “unique” or “farmland of statewide importance” to non-agricultural uses.

The California Department of Conservation (DOC) applies the United States Department of Agriculture, National Resources Conservation Service (NRCS) soil classifications to identify agricultural lands. These designations are used in planning California’s present and future agricultural land resources. There are no lands within the City of Susanville that have been designated as “prime,” “unique” or “farmland of statewide importance.”

Environmental Analysis: *No Impact.*

II.b Conflict with Existing Agricultural Zoning or Williamson Act Contract

A significant impact would occur if the proposed Project conflicts with existing zoning for agricultural use, or a Williamson Act contract.

There are no lands within the City of Susanville that are subject to a Williamson Act contract.

Environmental Analysis: *No Impact.*

II.c Conflict with Existing Zoning for Forest Lands or Timberlands

A significant impact would be one that converts forest land to non-timber harvest uses; conflict with existing zoning for forest land use; or involve other changes in the existing environment, which could result in conversion of forest land to non-timber harvest use.

There are no areas of timberland within the City of Susanville that are suitable for commercial timber harvest.

Environmental Analysis: *No Impact.*

II.d Loss of Forest Land or Conversion of Forestland To Non-Forest Use

A significant impact would occur if the proposed Project results in the loss of forest and or conversion of forest and to non-forest use.

There is no significant forest land within the City of Susanville. No impact is associated with the Project.

Environmental Analysis: *No Impact.*

II.e Other Changes to Existing Environment

A significant impact would occur if the proposed Project involves other changes in the existing environment that due to their location or nature could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use.

Because the project does not propose any direct physical changes to the environment and the indirect potential for future development would not result in any parcels developing that cannot already be developed through a ministerial permit there will be no impact to the environment.

Environmental Analysis: *No Impact.*

III. Air Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			√	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				√
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				√
d) Expose sensitive receptors to substantial pollutant concentrations?				√
e) Create objectionable odors affecting a substantial number of people?				√

Environmental Setting

The City of Susanville lies within the Northeast Plateau Air Basin, for which the State of California has delegated air quality management responsibility to the Lassen County Air Pollution Control District (LCAPCD). Lassen County is classified as nonattainment for the state PM₁₀ ambient air quality standard and is an attainment area for all other air quality metrics.

III.a Conflict with Applicable Air Quality Plan

A significant impact would occur if the proposed Project conflicts with or obstructs implementation of the applicable air quality plan.

The only proposed regulatory change that has the potential to impact air quality is the increase in density for the duplex and triplex residential land use designation and associated change in zoning. Currently, the vacant R-3 land within the City is estimated to be able to be developed with 344 dwelling units. The proposed increase in density would raise that number to 430 dwelling units, an increase of 86 dwelling units over the full build out of the City's General Plan. It should be noted that the recent development of apartments in the City of Susanville has been very low with only 4 new units being developed within the past 8 years. Population trends over the past three years show a decreasing population within the City of Susanville and Lassen County as a whole. The regulatory change will therefore be less than significant on air quality due to the low number of potential homes being constructed.

Environmental Analysis: *Less Than Significant Impact.*

III.b Violation of Air Quality Standards or Substantially Contribute to an Existing or Projected Air Quality Violation

A significant impact would occur if the proposed Project violates any air quality standard or contributes substantially to an existing or projected air quality violation.

Lassen County is classified as nonattainment for the state PM₁₀ ambient air quality standard. The only proposed regulatory change that has the potential to impact air quality is the increase in density for the duplex and triplex residential land use designation and associated change in zoning. Currently, the vacant R-3 land within the City is estimated to be able to be developed with 344 dwelling units. The proposed increase in density would raise that number to 430 dwelling units, an increase of 86 dwelling units over the full build out of the City's General Plan. It should be noted that the recent development of apartments in the City of Susanville has been very low with only 4 new units being developed within the past 8 years. The increase in density does not come with an increase in lot coverage so the site disruption and therefore the potential for PM₁₀ generation will not change.

Environmental Analysis: *No Impact.*

III.c Cumulatively Considerable Net Increase of a Criteria Pollutant

A significant impact would occur if the Project results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The only state or federal nonattainment designation for Lassen County is related to the California PM₁₀ ambient air quality standard.

As discussed in Impact III.b, construction and operation of the Project would generate criteria pollutants at such low emission rates as to have no potential to cause a cumulatively considerable net increase, and hence, no mitigation is required.

Environmental Analysis: *No Impact.*

III.d Expose Sensitive Receptors to Pollutant Concentrations

A significant impact would occur if the proposed Project exposes sensitive receptors to substantial pollutant concentration.

Sensitive receptors are locations where human populations, especially children, seniors, and persons with health issues are present, and where there is a reasonable expectation of human exposure to pollutants. Sensitive receptors normally refer to people with heightened sensitivity to localized concentrations of toxic air contaminants, rather than regional criteria air pollutants. The proposed General Plan and zoning code changes do not allow new uses that would generate significant amounts of criteria air pollutants therefore there would be no impact to sensitive receptors in the City.

Environmental Analysis: *No Impact.*

III.e Creation of Objectionable Odors

A significant impact would occur if the proposed Project creates objectionable odors impacting a substantial number of people.

None of the proposed changes to the General Plan or zoning code have the potential to create objectionable odors.

Environmental Analysis: *No Impact*.

IV. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			√	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				√
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				√
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				√
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				√
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				√

IV.a Substantial Adverse Effect on Species through Habitat

A significant impact would occur if the proposed Project has a substantial adverse effect on species identified as candidate, sensitive, or special status species.

The Project site is located within the United States Geological Survey (USGS) Susanville 7.5-minute topographic quadrangle. The California Department of Fish and Game Natural Diversity Database (CNDDDB 2010) for records of special-status species occurrences within the Susanville 7.5 min Quad map was run on November 17, 2013.

A preliminary list of plant species scientific names and common names identified during the reconnaissance survey is found in the Biological Resource Memorandum (Appendix F). Wildlife species assemblage information was based upon existing documentation and information gathered from the *California Wildlife Habitat Relationships System* (CDFG 1999) and *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer 1988).

Table 5 below summarizes the database searches noted above for species that may occur in the project area, provides a general habitat description and determines if suitable habitat is present onsite.

Table 5				
Regional Species and Habitats of Concern				
Common Name Scientific Name	Status	General Habitat Description (Zeiner et al 1990)	Habitat Present/ Absent/Un known	Rationale
Birds				
<i>Accipiter gentilis</i> Northern goshawk	CSC	Within and in vicinity of coniferous forest. Uses old nests and maintains alternate sites. Usually nests on north slopes, near water. Dense stands of mature red fir, lodgepole pine, Jeffrey pine, and aspens are typical nest tree sites.	A	Suitable nesting and foraging habitat (coniferous forest) not present within the City.
<i>Riparia riparia</i> Bank swallow	T	Predominantly a colonial breeder. Colonies range in size of 10 to 1,500 nesting pairs in California, although most colonies have 100-200 nesting pairs (Garrison et al. 1987). Requires fine-textured or sandy banks or cliffs to dig horizontal nesting tunnel and burrow. Feeds predominantly over open riparian areas, but also over brushland, grassland, wetlands, water, and cropland.	A	Nesting habitat absent from project area due to the lack of sandy banks and cliffs. Foraging habitat not likely suitable due to ruderal nature of site.
Mammals				

Table 5				
Regional Species and Habitats of Concern				
Common Name Scientific Name	Status	General Habitat Description (Zeiner et al 1990)	Habitat Present/ Absent/Un known	Rationale
<i>Taxidea taxus</i> American badger	SSC	Badgers are carnivorous and eat rodents: rats, mice, chipmunks, and especially ground squirrels and pocket gophers and also eat some reptiles, insects, earthworms, eggs, birds, and carrion. Suitable habitat for badgers is characterized by herbaceous, shrub, and open stages of most habitats with dry, friable soils.	P	Some suitable habitat for badgers occurs within the City limits however the proposed zoning text would not affect the development potential or procedures for those properties.
Plants and Fungi				
<i>Geum aleppicum</i> Aleppo avens	List 2.2	Meadows, great basin scrub, lower montane coniferous forest. 450-1515 m. Blooms June-August.	A	Site elevation is within documented range, however the area within the City does not support the habitat of the plant. No observations of this plant have been made within the City limits.
<i>Penstemon sudans</i> Susanville beardtongue	List 1B.3	Great basin scrub, lower montane coniferous forest, pinyon-juniper woodland. 1200-1775 m. Blooms June-July.	P	Site elevation is within documented range, 3 observations of this plant have been made within the City limits

C- Candidate, T-Threatened, E – Endangered, SSC- Species of Special Concern, FP - Fully Protected, CNPS Rank 1B, 2.1, 2.2, 2.3, 3, 4.2

Environmental Analysis:

Special Status Wildlife

Based on the information provided in Table 5 above land within the City has potential habitat for two species: *Taxidea taxus* - American badger and *Penstemon sudans* – Susanville beard tongue.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as will the site coverage limitations. Therefore, the project will have a less than significant impact on rare, threatened or endangered species.

Environmental Analysis: *Less Than Significant Impact.*

IV.b Substantial Adverse Effect on Sensitive Natural Community

A significant impact would occur if the proposed Project has a substantial adverse effect on any riparian or other sensitive natural community. Sensitive vegetation communities are natural communities and habitats that are either unique, of relatively limited distribution in the region, or of particularly high wildlife value. However, these communities may or may not necessarily contain special-status species. Sensitive natural communities are usually identified in local or regional plans, policies or regulations. The California Department of Fish and Wildlife (CDFW) ranks sensitive communities as 'threatened' or 'very threatened' and keeps records of their occurrences in its Natural Diversity Database. Sensitive plant communities are also identified by CDFW on their List of California Natural Communities. In addition, streams, lakes, and riparian vegetation that are subject to jurisdiction by the CDFW under Sections 1600-1616 of the California Fish and Game Code are also regulated as sensitive communities. Impacts to sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or the USFWS must be considered and evaluated under the California Environmental Quality Act (California Code of Regulations: Title 14, Div. 6, Chap. 3, Appendix G).

Because the pattern of development and land use designations within the City will not be changed by the project no impact will occur.

Environmental Analysis: *No Impact*

IV.c Substantial Adverse Effect on Wetlands

A significant impact would occur if the proposed Project has a substantial adverse effect on federally protected wetlands. The U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into waters of the United States, including wetlands, under Section 404 of the Clean Water Act (CWA) (33 USC 1344). Waters of the United States are defined in Title 33 CFR Part 328.3(a) and include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds. Section 404 of the CWA requires a federal license or permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities). Section 401 of the CWA (33 U.S.C. 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the United States to obtain a certification from the state in which the discharge originates or would originate, or, if appropriate, from the interstate water pollution control agency having jurisdiction over the affected waters at the point where the discharge originates or would originate. The responsibility for the protection of water quality in California rests with the Regional Water Quality Control Board (RWQCB).

The pattern of development and the land use designations within the City will not change as a result of the proposed changes to the General Plan text and zoning code changes and therefore there will be no impacts to any wetland features resulting from this project.

Environmental Analysis: *No Impact*.

IV.d Substantial Interference with Movement of Species or Use of Nursery Sites

A significant impact would occur if the proposed Project interferes substantially with the movement of fish or wildlife species, established wildlife corridors, or use of native wildlife nursery sites.

No migratory corridors have been identified in the City nor is there a wildlife nursery site in the City.

Required Mitigation: *None*

Environmental Analysis: *No Impact.*

IV.e Conflict with Local Policies or Ordinances

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No Local policies and ordinances being changed are primarily as a direct result of the adoption of the City's Housing Element.

Environmental Analysis: *No Impact.*

IV.f Conflict with Conservation Plans

A significant impact would occur if the proposed Project conflicts with the provisions of an adopted Habitat Conservation Plan.

The City of Susanville is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Environmental Analysis: *No Impact.*

V. Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			√	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			√	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				√
d) Disturb any human remains, including those interred outside of formal cemeteries?			√	

V.a-b Substantial Adverse Change in Historical and Archeological Resources

A significant impact would be one that would cause a substantial adverse change in the significance of historical or archeological resources.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource, which is defined as any site which:

- (A.) Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
- (B) Meets any of the following criteria:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties remain the same as will the site coverage limitations. Therefore, the project will have a less than significant impact on historical and archaeological resources.

Environmental Analysis: *Less than Significant Impact.*

V.c Destroy a Unique Paleontological Resource or Unique Geological Feature

A significant impact would be one that would destroy a unique paleontological resource or site or unique geological feature.

There are no known unique geologic features or known paleontological resources within the City. The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties remain the same as will the site coverage limitations. Therefore, the project will have no impact on historical and paleontological or geologic resources.

This impact is less than significant.

Environmental Analysis: *No Impact.*

V.d Disturb Human Remains

A significant impact would be one that would disturb human remains.

While the potential exists that there may be unknown human burials within the City of Susanville the proposed project will not be disturbing any ground. The proposed changes to the General Plan text and zoning code text will not change the existing development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties remains the same, as will the site coverage limitations. Therefore, the project will have a less than significant impact any human remains.

Environmental Analysis: *Less than Significant Impact.*

VI. Geology and Solis

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				√
ii) Strong seismic ground shaking?				√
iii) Seismic-related ground failure, including liquefaction?				√
iv) Landslides?				√
b) Result in substantial soil erosion or the loss of topsoil?			√	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				√
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			√	
e) Have soils incapable of adequately supporting the use of septic tanks or				√

alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
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Environmental Setting

The California Division of Mines and Geology indicates Susanville is located within the Honey Lake Fault Zone, with four quaternary (potentially active) faults and three prequaternary (inactive) faults located in or near the city. As discussed in the City of Susanville General Plan, there are no faults classified as “active” or “historic” within the City’s Sphere of Influence. The four quaternary faults within the City include the “Hospital Fault”, west of the Project, “Inspiration Fault”, and “Grand Fault” and “College Fault” which runs parallel to and just southeast of State route 139.

VI.a-i Exposure to Loss, Injury, Death from Rupture of Known Earthquake Fault

A significant impact would occur if the Project results in exposure of people or structures to loss, injury or death from rupture of a known earthquake fault.

No substantial faults are known to be located within the Susanville area according to the Alquist-Priolo Earthquake Fault Zoning Maps and the State of California DOC. The City is not located within a mapped Alquist-Priolo Earthquake Fault Zone. The California Division of Mines and Geology indicates Susanville is located within the Honey Lake Fault Zone, with four quaternary (potentially active) faults and three prequaternary (inactive) faults located in or near the city. As discussed in the City of Susanville General Plan, there are no faults classified as “active” or “historic” within the City’s Sphere of Influence. The four quaternary faults within the City include the “Hospital Fault”, “Inspiration Fault,” “Grand Fault” and “College Fault. Due to the potential for seismic activity, the General Plan requires buildings to be constructed consistent with the standards established in the International Building Code (IBC).

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as will the site coverage limitations. All structures built within the City are required to meet California Building Code requirements which account for seismic activities, particularly ground motion and shaking. Therefore, the project will not have an impact that will change or increase loss, death or exposure from an earthquake or fault rupture or ground shaking.

Environmental Analysis: *No Impact.*

VI.a-ii Exposure to Loss, Injury, Death from Strong Seismic Ground Shaking

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from strong seismic ground shaking.

Impacts regarding strong seismic ground shaking have been discussed above in impact VI.a-i.

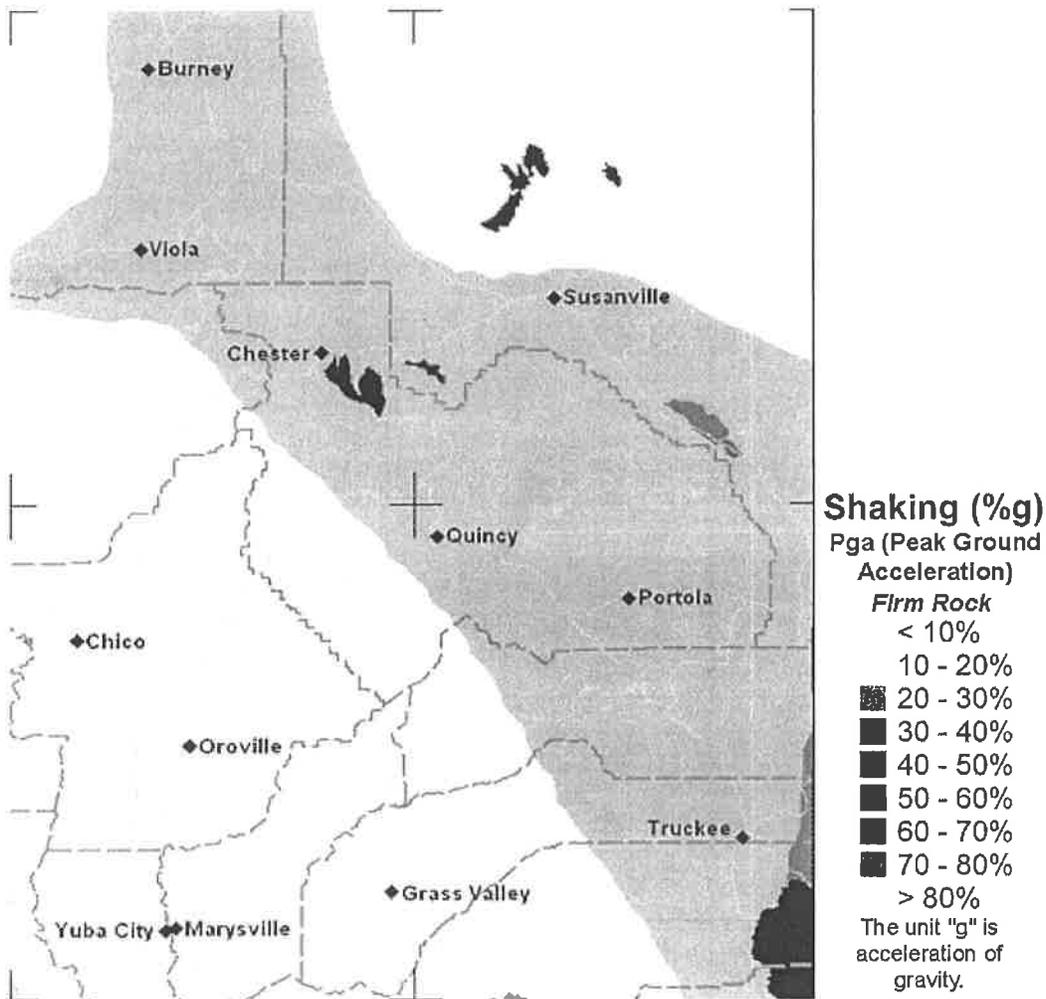
Ground Motions for Susanville

Ground motions (10% probability of being exceeded in 50 years) are expressed as a fraction of the acceleration due to gravity (g). Three values of ground motion are shown: peak ground acceleration (Pga), and spectral acceleration (Sa) at short (0.2 second), and moderately long (1.0 second) periods. Ground motion values are also modified by the local site soil conditions. Each ground motion value is shown for

three different site conditions: firm rock (conditions on the boundary between site categories B and C as defined by the building code), soft rock (site category C), and alluvium (site category D).

Ground Motion	Firm Rock	Soft Rock	Alluvium
Pga	0.215	0.235	0.275
Sa 0.2 sec	0.517	0.564	0.669
Sa 1.0 sec	0.172	0.218	0.298

NEHRP Soil Corrections were used to calculate Soft Rock and Alluvium. *Ground Motion values were interpolated from a grid (0.05 degree spacing) of calculated values. Interpolated ground motion may not equal values calculated for a specific site, therefore these values are not intended for design or analysis.*
<http://redirect.conservation.ca.gov/cgs/rghm/pshamap/pshamap.asp?Longitude=-120.58&Latitude=40.412>
 Source: California Geological Survey



Environmental Analysis: *No Impact.*

VI.a-iii Exposure to Loss, Injury, Death from Seismic-related Ground Failure

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from seismic-related ground failure.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as current practices. Therefore, the project will not have an impact that will change or increase loss, death or exposure from seismic related round failure.

Environmental Analysis: *No Impact.*

VI.a-iv Exposure to Loss, Injury, Death from Landslides

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from landslides.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as will the site coverage limitations. Therefore, the project will not have an impact that will change or increase loss, death or exposure from landslides.

Environmental Analysis: *No Impact.*

VI.b Result in Substantial Erosion or Loss of Topsoil

A significant impact would occur if the proposed Project results in erosion of the loss of topsoil.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same, as will the site coverage limitations. Individual projects will still be subject to the same erosion control measures when developin,g including the requirement for a storm water pollution prevention plan if disturbing more than 1 acre. Therefore, the project will not have a significant impact on soil erosion or loss of topsoil.

Environmental Analysis: *Less than Significant Impact.*

VI.c Location on an Unstable Geological Unit or Soil

A significant impact would occur if the proposed Project results in landslides, lateral spreading, subsidence, liquefaction, or collapse due to a location on an unstable geologic unit or soils.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as will the site coverage limitations. Therefore, the project will not have an impact that will place any development on unstable soil or geologic unit.

Environmental Analysis: *No Impact.*

VI.d Location on Expansive Soils

A significant impact would occur if the proposed Project results in substantial risk to life or property due to location on expansive soil.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties will remain the same as will the site coverage limitations. Therefore, the project will not have an impact that will place any new development on expansive soils.

Environmental Analysis: *Less than Significant Impact.*

VI.e Inadequate Soils for Wastewater Disposal Systems

A significant impact would occur if the proposed Project results in placement of septic tanks or alternative wastewater disposal systems where sewers are not available on appropriate soils.

All development in the city is required to be connected to a municipal sewer system. The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The requirement for connection to a sewer system will not change. Therefore, the project will not have an impact from inadequate soils for waste water disposal.

Environmental Analysis: *No Impact.*

VII. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			√	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			√	

Environmental Setting

The Project lies within the Northeast Plateau Air Basin, for which the State of California has delegated air quality management responsibility to the Lassen County Air Pollution Control District (LCAPCD). Currently there are no formally adopted quantitative thresholds of significance for project-related GHGs. The Bay Area Air Quality Management District (BAAQMD) suggests in its CEQA guidance the following significance thresholds: no threshold for GHG emitted during project construction, and 1,100 metric tons of CO₂e per year for project operation.

VII.a Generate Greenhouse Gas Emissions, Either Directly or Indirectly, that may have a Significant Impact on the Environment

Greenhouse gases (GHGs) that have the ability to absorb energy radiating away from the earth include water vapor, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These GHGs affect the thermal balance of the atmosphere between incoming solar radiation and outgoing thermal radiation, and, hence, the temperature of the atmosphere. Natural processes and human activities emit GHGs. Except for water vapor, the listed GHGs are subject to regulation by the State of California and the federal government.

The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020, and Executive Order S-3-05 states the goal of further reducing GHGs emissions to a level 80% lower than 1990 emissions by 2050.

ARB approved the Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.” A Mandatory Reporting Regulation has been in effect since December 2008, and a Cap-and-Trade Program is currently in the process of early implementation.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. Therefore, the project will have a less than significant impact on the generation of greenhouse gasses.

Environmental Analysis: *Less than Significant Impact.*

VII.b Conflict with any Applicable Plan, Policy, or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre. The land use designation will not change for any properties in the city. The review for developing the properties remain the same as will the site coverage limitations. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and its impacts will be less than significant.

Environmental Analysis: *Less than Significant Impact.*

VIII. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				√
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				√
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				√
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				√
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				√
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				√
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				√
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				√

VIII.a-b Hazard to the Public or the Environment through Transport, Use, or Disposal of Hazardous Materials, Foreseeable Upset and Accident of Release of Hazardous Materials

A significant impact would occur if the proposed Project produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material. A significant impact would occur if the proposed Project releases hazardous materials into the environment, creating significant hazards to the public or the environment.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. No changes will occur in the use, generation or transportation of hazardous wastes. Therefore, the project will have no impact resulting from the transport, use or disposal of hazardous wastes.

Environmental Analysis: *No Impact.*

VII.c Hazardous Materials Near School

A significant impact would occur if the proposed Project emits or handles hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential general Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. No changes will occur in the use, generation or transportation of hazardous wastes. Therefore, the project will have no impact resulting from the transport, use or disposal of hazardous wastes near any of the schools within the City.

Environmental Analysis: *No Impact.*

VIII.d Location on Hazardous Material Site

A significant impact would occur if the proposed Project is located on a list of hazardous materials sites.

There are two sites listed on the California Department of Toxic Substances Control Envirostor database in Lassen County. The sites are both located on Sierra Army Depot property in Herlong. There are no listed sites in Susanville.

Environmental Analysis: *No Impact.*

VIII.e-f Location near Airport Land Use Plan or Private Airstrip

A significant impact would occur if the proposed Project results in a location near a public airport or private airstrip.

The nearest airport, Susanville Municipal Airport, is over four miles southeast of the City of Susanville. The Project will not result in an airport safety hazard for people working in the City.

Environmental Analysis: *No Impact.*

VIII.g Impaired Implementation of Emergency Plan

A significant impact would occur if the proposed Project impairs implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan.

The Project will not interfere with implementation of an emergency response plan or evacuation.

Environmental Analysis: *No Impact.*

VIII.h Exposure to Loss, Injury or Death Due to Wildland Fires

A significant impact would occur if the proposed Project exposes people or structures to a significant risk of loss, injury or death involving wildland fires.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. No changes will occur that will alter the exposure, loss, injury, or death from wildland fires.

Environmental Analysis: *No Impact.*

IX. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			√	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				√
c) 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?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				√
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				√
f) Otherwise substantially degrade water quality?				√
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				√
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				√
j) Inundation by seiche, tsunami, or mudflow?				√

IX.a Violate Water Quality Standards or Waste Discharge Requirements

A significant impact would occur if the proposed Project violates water quality standards or water discharge requirements.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to water quality standard or waste discharge requirements and storm water pollution prevention plans will still be required for projects disturbing more than 1 acre.

Environmental Analysis: *Less Than Significant Impact.*

IX.b Deplete Groundwater Supplies or Interfere with Groundwater Recharge

A significant impact would occur if the proposed Project depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to groundwater supply or quality.

Environmental Analysis: *No Impact.*

IX.c Alter the Existing Drainage Pattern to Result in Substantial Erosion or Siltation

A significant impact would occur if the proposed Project alters the existing drainage pattern of the site or area, which would result in substantial erosion or siltation on- or off-site.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to change drainage patterns or increase erosion.

Environmental Analysis: *No Impact.*

IX.d Alter the Existing Drainage Pattern to Increase the Rate or Amount of Surface Runoff

A significant impact would occur if the proposed Project alters the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to change drainage patterns or increase surface runoff.

Environmental Analysis: *No Impact.*

IX.e Create or Contribute Runoff Water Exceeding Capacity of Stormwater Drainage

A significant impact would occur if the proposed Project creates or contributes runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city and the lot coverage standards will remain the same. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No changes will occur to change drainage patterns or increase runoff to existing storm drainage facilities.

Environmental Analysis: *No Impact.*

IX.f Substantially Degrade Water Quality

A significant impact would occur if the proposed Project substantially degrades water quality.

Impacts to water quality have been discussed in the impact analysis for IX.a.

Environmental Analysis: *No Impact.*

IX.g Place Housing within a 100-year Flood Hazard Area

A significant impact would occur if the proposed Project places housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The development of all parcels within the City is reviewed for the presence of a flood plain and the City's flood plain ordinance applied to affected parcels.

Environmental Analysis: *No Impact.*

IX.h Place Structures within 100-year Flood Hazard Area that would Impede or Redirect Flood Flows

A significant impact would occur if the proposed Project places structures within a 100-year flood hazard area, which would impede or redirect flood flows.

Impacts regarding the placement of structures in a 100-year flood hazard area that could impede or redirect flood flows have been discussed in the analysis of Impact IX.g.

Environmental Analysis: *No Impact.*

IX.i Expose People or Structures to a Risk of Loss, Injury, or Death

A significant impact would occur if the proposed Project exposes people or structures to risk of loss, injury or death involving flooding.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The development of all parcels within the City is reviewed for the presence of a flood plain and the City's flood plain ordinance applied to affected parcels which will keep development out of the flood plain.

Environmental Analysis: *No Impact.*

IX.j Hazards Due to Seiche, Tsunami, or Mudflow

A significant impact would occur if the proposed Project causes hazards of inundation by seiche, tsunami, or mudflow.

There are no lakes or major water bodies near within the City. The Susan River runs through the City but is not the type of water body that would carry a seiche, tsunami or mudflow.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly.

Environmental Analysis: *No Impact.*

X. Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				√
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				√
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				√

X.a Physically Divide an Established Community

A significant impact would occur if the proposed Project physically divided an established community.

The project just makes changes to the text to the General Plan land use element to increase the density of the Duplex and Triplex land use designation from 12 to 15 dwelling units. No land within the City shall have its designation changed. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses none of which have the potential to physically divide the community.

Environmental Analysis: *No Impact.*

X.b Conflict with Applicable Land Use Plan, Policy, or Regulation

A significant impact would occur if the project if the proposed Project conflicted with the City of Susanville General Plan or City of Susanville Zoning Code.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The increase in the density is being made to satisfy the State Department of Housing and Community Development to increase the opportunity for more affordable housing in the city. This will bring the land use element into conformity with the housing element which was adopted earlier in 2013 which will eliminate a current conflict.

Environmental Analysis: *No Impact.*

X.c Conflict with Applicable Habitat Conservation Plan or Natural Community Conservation Plan

A significant impact would occur if the proposed Project conflicts with a conservation plan.

The Project is not located within or will not conflict with any adopted conservation plans or natural community conservation plans.

Environmental Analysis: *No Impact.*

XI. Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				√
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				√

XI.a-b Loss of Known Mineral Resource or Locally-Important Mineral Resource Recovery Site

The state legislature adopted the Surface Mining and Reclamation Act (SMARA) in 1975, which designated Mineral Resource Zones (MRZ) for areas possessing minerals, which are of statewide or regional significance. A significant impact would occur if the proposed Project results in the loss of availability of a mineral resource of value to the region and state, or result in a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

There is no regional or locally important mineral resource within the City limits of Susanville.

Environmental Analysis: *No Impact.*

XII. Noise

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?			√	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			√	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			√	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				√

XII.a Exposure to Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance

A significant impact would occur if the proposed Project exposes people to or generates noise excessive than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling

units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The potential addition of 86 additional residences spread out across the City will not alter the noise environment to a significant level.

Environmental Analysis: *Less than Significant Impact.*

XII.b Exposure to or Generation of Excessive Groundborne Vibration or Noise Levels

A significant impact would occur if the proposed Project exposes people to or generates excessive groundborne vibration or noise levels.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The development of one and two story resident structure does not generate excessive ground borne vibrations or noise levels.

Environmental Analysis: *Less than Significant Impact.*

XII.c Permanent Increase in Ambient Noise Levels

A significant impact would occur if the proposed Project causes a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed Project.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. Having a 3 dwelling unit per acre increase in density for the Duplex and Triplex zoning designation will not result in a significant increase in overall noise levels.

Environmental Analysis: *Less than Significant Impact.*

XII.d Temporary or Periodic Increase in Ambient Noise Levels

A significant impact would occur if the proposed Project causes a substantial or temporary periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed Project.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. All construction activities result in some increase in temporary noise levels however, those levels are rarely significant or lasting more than a few weeks

Environmental Analysis: *Less than Significant Impact.*

XII.e Exposure to Excessive Noise Levels from an Airport

A significant impact would occur if the proposed Project exposes people to excessive noise levels due to airports.

The nearest airport, the Susanville Municipal Airport, is located over four miles to the southeast of the City; therefore the impact associated with airport noise is less than significant.

Environmental Analysis: *Less than Significant Impact.*

XII.f Exposure to Excessive Noise Levels from a Private Airstrip

A significant impact would occur if the proposed Project exposes people to excessive noise levels due to a private airstrip.

There are no private airstrips in the City.

Environmental Analysis: *No Impact.*

XIII. Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			√	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				√
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				√

Environmental Setting

According to the U.S. Census Bureau, the population of Susanville was 17,947 residents in 2010 and 4,256 housing units (U.S. Census Bureau 2010). The 2010 population figure includes 8,319 people incarcerated in State prison facilities located within the incorporated City limits who are not part of the general population, which brings the population down to 9,628. Population estimates for 2011, 2012, and 2013 from the California Department of Finance show a continuing decline in population with residents dropping to 17,685 in 2011, 16,746 in 2012, and 15,978 in 2013, again the incarcerated population would need to be deducted to arrive at the City's general population. American Factfinder estimates for the 2010 Census show an estimated 5,205 housing units in Susanville, of which an estimated 7% were vacant (<http://factfinder2.census.gov> 2/20/13). By comparison, the 2010 U.S. Census shows a population of 34,895 residents in Lassen County and 12,710 housing units. Census estimates for 2011 show the population of Lassen County falling to 34,200, with the 2012 estimate falling again to 34,040 and 2013 again falling to 33,887.

XIII.a Induce Substantial Population Growth

A significant impact would result if the proposed Project induces substantial population growth in an area, either directly or indirectly.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. As the City currently has a negative growth figure the addition of 86 potential new dwellings over the next 10 to 15 years will not be significant.

Environmental Analysis: *Less Than Significant Impact.*

XIII.b Displace Substantial Numbers of Existing Housing

A significant impact would result if the proposed Project displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No housing will be displaced as a result of the General Plan or zoning code changes.

Environmental Analysis: *No Impact.*

XIII.c Displace Substantial Numbers of Existing People

A significant impact would result if the proposed Project displaces substantial numbers of existing people, necessitating the construction of replacement housing elsewhere.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. No people will be displaced as a result of the General Plan or zoning code changes.

Environmental Analysis: *No Impact.*

XIV. Public Services

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			√	
Police protection?			√	
Schools?			√	
Parks?			√	
Other public facilities?			√	

Environmental Setting

The City of Susanville is served by the Susanville Police Department, Susanville Fire Department, Lassen Municipal Utility District, and Susanville School District, Richmond Elementary School District, Johnstonville Elementary District, and Lassen Union High District.

The Susanville Police Department is located at 1801 Main Street in Susanville and has an authorized staff level of 18 employees, 16 of whom are sworn peace officers. The 16 peace officers include the Chief of

Police, a lieutenant, three sergeants, a detective, a narcotics officer, and nine patrol officers. The non-sworn staff include the community service officer and administrative assistant (cityofsusanville.net 2/20/13).

The Susanville Fire Department is located at 1505 Main Street. Staff includes the Fire Chief, a battalion chief, two fire captains, and a volunteer fire captain. Response times range from three to five minutes from the time the emergency call is received (cityofsusanville.net 2/20/13).

The Lassen Municipal Utility District (LMUD) is located in Susanville and serves approximately 10,500 customers, with 425 miles of distribution lines and 80 miles of 60kV transmission lines. LMUD operates nine substations in the area. Currently transmission lines are located along Sierra Road on the Project site and along the Alexander Avenue easement area onsite.

There are three community parks in Susanville, including Memorial Park, Riverside Park, and Skyline Park. Memorial and Riverside parks provide developed recreation resources such as baseball diamonds, playgrounds, picnic facilities, and other park amenities. Skyline Park offers passive recreation resources through walking trails and natural surroundings.

The four school districts in Susanville provide a variety of learning opportunities for children in kindergarten through 12th grade. The Susanville School District includes Diamond View Middle School (grades 6 through 8), located within 0.25 miles of the Project site, Meadow View Elementary (grades 3 through 5), and McKinley School (grades Kindergarten through 2). The Richmond Elementary School District includes one school, Richmond Elementary, serving grades kindergarten through 8th grade. Johnstonville Elementary School District also includes one school, Johnstonville Elementary, serving grades kindergarten through 8th grade. Lassen Union High District operates Lassen High, Diamond Mountain Charter High School, and Credence Alternative Education High School.

XIV.a Substantial Adverse Physical Impacts Due to Maintaining Acceptable Service Levels

A significant impact would occur if the proposed Project requires construction of new public service facilities or expansion of such service facilities to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, and other public services. The Project will not rely on the addition or alteration of any public services.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The additional density will not spread out development within the city to any degree which might otherwise affect emergency response times. Adequate capacity exists in all public services to accommodate the additional potential dwelling units.

Environmental Analysis: *Less than Significant Impact.*

XV. Recreation

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			√	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			√	

Environmental Setting

The City of Susanville currently has three community park facilities, which are Memorial Park, Riverside Park, and Skyline Park. Memorial Park is located on North Street and includes a community center, baseball diamonds, playground, picnic facilities, skatepark, tennis courts, and other park facilities. Riverside Park is located on Riverside Drive and provides baseball diamonds, playground, picnic facilities, and other park amenities. Skyline park is a passive recreation area with walking trails overlooking the City.

Area schools provide additional recreational resources, such as playgrounds and sports fields that may be used during non-school hours.

XV.a Increase Use of Existing Recreational Facilities

A significant impact would occur if the proposed Project substantially increases the use of existing recreational facilities such that substantial physical deterioration would occur or be accelerated.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The Project will not increase the demand for recreational facilities nor will it place a strain on the existing recreational facilities to any significant degree.

Environmental Analysis: *Less than Significant Impact.*

XV.b Include or Require Construction or Expansion of Recreational Facilities

A significant impact would occur if the proposed Project includes recreational facilities or requires construction of such facilities that might have an adverse physical effect on the environment.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The existing parks in the City are capable of accommodating the likely incremental increase in population particularly since the population is shrinking at this time.

Environmental Analysis: *Less than Significant Impact*

XVI. Transportation and Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			√	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				√
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				√

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				√
e) Result in inadequate emergency access?				√
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			√	

XVI.a Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System

A significant impact would occur if the proposed Project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. Minor incremental increase in traffic may occur as a result of the potential increase of 86 dwelling units, which may be offset by the City’s decreasing population.

Environmental Analysis: *Less than Significant Impact.*

XVI.b Conflict with an Existing Congestion Management Plan

A significant impact would occur if the proposed Project conflicts with an applicable congestion management program.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The City does not have a congestion management program therefore; the minor incremental traffic would not conflict with it.

Environmental Analysis: *No Impact.*

XVI.c Result in Change in Air Traffic Patterns

A significant impact would occur if the proposed Project results in a change in air traffic patterns.

The City is located over four miles northwest of the Susanville Municipal Airport. The proposed changes to the General Plan and zoning code would not affect airport operations or traffic patterns.

Environmental Analysis: *No Impact.*

XVI.d Increase Hazards due to Design Feature

A significant impact would occur if the proposed Project substantially increases hazards due to a design feature or incompatible uses.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. There are no design features to the project as no construction will occur as a direct result of the proposed General Plan text and zoning code changes.

Environmental Analysis: *No Impact.*

XVI.e Result in Inadequate Emergency Access

A significant impact would occur if the proposed Project results in inadequate emergency access.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. There are no physical changes that would affect any emergency service as no construction will occur as a direct result of the proposed General Plan text and zoning code changes.

Environmental Analysis: *No Impact.*

XVI.f Conflict with Adopted Policies, Plans, or Programs Regarding Public Transit

A significant impact would occur if the proposed Project conflicts with adopted policies, plans, or programs regarding public transit.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. There are no public transit changes that would occur as no construction will occur as a direct result of the proposed General Plan text and zoning code changes.

Environmental Analysis: *Less than Significant Impact.*

XVII. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			√	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			√	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			√	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			√	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			√	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			√	

g) Comply with federal, state, and local statutes and regulations related to solid waste?			√	
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Environmental Setting

Water service in Susanville is provided by the City of Susanville, while wastewater service is provided by the Susanville Consolidated Sanitary District. Water sources include local springs (Cady Springs and Bagwell Springs) and three wells, totaling 1199.3 million gallons in annual use (Susanville Water Management Plan, 2010). Most of the water is provided through the springs (75%) according to the 2010 Water Management Plan. The Susanville Consolidated Sanitary District provides wastewater service within the City of Susanville and operates underground pipes within the vicinity of the Project site; however, no sewer connections are currently located within the Project site.

XVII.a Exceed Wastewater Treatment Requirements

A significant impact would occur if the proposed Project caused water treatment requirements to be exceeded.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. There are no design features to the project as no construction will occur as a direct result of the proposed General Plan text and zoning code changes. All new development that might occur as a result of the proposed General Plan and zoning changes will be served by the Susanville Sanitation District (SSD). SSD has the capacity to accommodate the incremental development that the proposed changes would allow.

Environmental Analysis: *Less than Significant Impact*

XVII.b Require the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities

A significant impact would occur if the proposed Project caused the construction of water or wastewater systems that could cause a significant effect on the environment.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The potential 86 dwelling units would generate additional waste water and require additional domestic water. The potential dwelling units are in keeping

with the City's projected growth and are capable of being served by both the existing waste water and domestic water systems without expansion.

The City of Susanville Urban Water Management Plan 2010 provides estimates of water demand over a 20-year period. These projections show water demand increasing from 1199.3 million gallons per year in 2010 to 1207.7 million gallons per year in 2015, however, based on recent population decreases the increase in water usage may not be realized. The increase in demand would not exceed the 2015 estimate.

Environmental Analysis: *Less than Significant Impact.*

XVII.c Construction or Expansion of Stormwater Drainage Facilities

A significant impact would occur if the proposed Project requires the construction or expansion of stormwater drainage systems that could cause a significant effect on the environment.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. Individual projects as they are developed would have to meet local storm water quality and peak runoff detention requirements.

Environmental Analysis: *Less than Significant Impact.*

XVII.d Sufficient Water Supplies Available

A significant impact would occur if the proposed Project impacts the water supply entitlements serving the project.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. As discussed in XVII.b adequate water supply exists to serve the incremental development.

Environmental Analysis: *Less Than Significant Impact.*

XVII.f Sufficient Landfill Capacity and Regulatory Compliance

A significant impact would occur if the proposed Project affects the ability of a landfill to accommodate project needs.

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The City, through the Lassen Regional Solid Waste Management Authority, currently contracts with C&S Waste Solutions to provide trash and recycling services. The projected life expectancy of the Bass Hill facility is an additional 18 years, however the facility has been experiencing a 30% reduction in the waste stream since approximately 2006 and which could increase that time frame. Adequate capacity exists to accommodate solid waste generated by the potential increase in dwellings.

Environmental Analysis: *Less than Significant Impact.*

XVII.g Federal, State, and Local Statutes and Regulations Related to Solid Waste

A significant impact would occur if the proposed Project does not comply with federal, state, and local statutes and regulations relating to solid waste.

The Project will comply with federal, state, and local regulations as service would fall under City contract, which requires regulation compliance.

Environmental Analysis: *Less than Significant Impact.*

XVIII. Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			√	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			√	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			√	

XVIII.a Potential to Degrade the Quality of the Environment

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The potential for additional dwelling to be constructed under General Plan build out will result in incremental cumulative increases in traffic, water demand, wastewater generation, and all public services, however if the current migration of population out of Susanville continues to occur as seen over the past 3 years the demand for new housing will not be realized. Current vacancy rates are estimated to be between 7% and 10% of the housing stock reflecting a low demand for new housing. All sites in the city currently designated for multi family dwelling units are within the urban area and typically do not contain significant wildlife habitat as they are surrounded by other development. As no impacts were identified as being potentially significant there is no potential for the project to significantly degrade the environment.

Environmental Analysis: *Less than Significant Impact.*

XVIII.b Cumulative Impacts

The proposed changes to the General Plan text and zoning code text will not change the development pattern in the City. The most significant change proposed is to increase the maximum density in the Duplex and Triplex Residential General Plan and zoning designations from 12 dwelling units per acre to 15 dwelling units per acre which will allow 86 more dwelling units to be constructed at General Plan build out. The land use designation will not change for any properties in the city. The other changes to the city zoning code are minor in nature such as amending parking standards, adding definitions, adding administrative procedures and clarifying land uses all of which do not have the potential to create significant physical changes to the environment, either directly or indirectly. The potential for additional dwelling to be constructed under General Plan build out will result in incremental cumulative increases in traffic, water demand, wastewater generation, and all public services, however if the current migration of population out of Susanville continues to occur as seen over the past 3 years the demand for new housing will not be realized. Current vacancy rates are estimated to be between 7% and 10% of the housing stock reflecting a low demand for new housing.

Environmental Analysis: *Less than Significant Impact.*

XVIII.c Adverse Effects on Human Beings

The Project will not result in substantial adverse effects on human beings, either directly or indirectly as none of the impacts affecting people have been identified as having a potentially significant impact.

Environmental Analysis: *Less than Significant Impact.*

Reviewed by:  City Administrator
 City Attorney

- Motion only
- Public Hearing
- Resolution
- Ordinance
- Information

Submitted By: Deborah Savage, Finance Manager

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution No. 14-5055 - Adopting the City of Susanville 2014-2015 Budget

PRESENTED BY: Jared G. Hancock, City Administrator
Deborah Savage, Finance Manager

SUMMARY: On June 4th, staff held a budget workshop to discuss and receive input from the community and the City Council on their priorities for the 2014-2015 budget. Staff received these recommendations and is presenting a budget that reflects the priorities set by the City Council and the citizens while allowing the City to maintain current levels of service to our community.

This proposed budget includes additional transfers to the Airport for replacement of the existing fuel tank and the city match for FAA projects. These transfers will increase the General Fund deficit spending to (\$75,000). This deficit will be taken from General Fund fund balance.

FISCAL IMPACT: General Fund expenditures budget of \$5,243,442, all other funds budget \$10,359,338, for a total City budget of \$15,602,780.

ACTION

REQUESTED: Motion to adopt Resolution No. 14-5055, Adopting the City of Susanville 2014-2015 Budget

ATTACHMENTS: Resolution No. 14-5055
Exhibit "A"

RESOLUTION NO. 14-5055
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ADOPTING THE CITY OF SUSANVILLE FY 2014/2015 BUDGET

WHEREAS, the City Council of the City of Susanville conducted a budget workshop on June 4, 2014 soliciting and considering comments on the proposed budget; and

WHEREAS, the City Council has conducted a public hearing to receive comments on the proposed Fiscal Year 2014/2015 Budget as set forth in Exhibit A; and

WHEREAS, the City Council has received and reviewed the proposed Fiscal Year 2014/2015 Budget as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Susanville that the fiscal year 2014/2015 City of Susanville Budget as set forth in Exhibit A, is hereby adopted.

BE IT FURTHER RESOLVED, that in the event total projected revenues fall significantly below projections, approved budget expenditures will also be reduced to avoid excessive use of fund balances.

Dated: June 18, 2014

APPROVED: _____
Rod E De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution was adopted at a regular adjourned meeting of the City Council of the City of Susanville held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM: _____
Peter Talia, City Attorney

EXHIBIT A

FY 2014-15 Budget

S:\Finance\2013-14 Budget\Exhibit A

6/13/2014 16:15

Fund #	Fund Title	Projected 6/30/14 Fund Balance	Adopted Budget Revenues	Adopted Budget Expenses	Projected Rev. Over (Under) Exp	Projected 6/30/15 Fund Balance
100X	GF- General Fund	2,478,951	5,168,442	5,243,442	(75,000)	2,403,951
2002	State COPS	36,297	100,000	100,000	0	36,297
2006	Snow	115,897	15,000	100,000	(85,000)	30,897
2007	Streets	368,587	732,184	732,184	0	368,587
2010	Street Mitigation	110,001	23,000	0	23,000	133,001
2011	Police Mitigation	58,481	30,000	55,000	(25,000)	33,481
2012	Fire Mitigation	140,936	32,000	65,000	(33,000)	107,936
2013	Park Dedication	25,672	850	0	850	26,522
2014	State of CA - Prop 30/AB 109	28,273	26,674	26,674	0	28,273
2016	CDBG Revolving	935,921	20,000	100,000	(80,000)	855,921
2017	State Econ Revolving	436,978	2,198	0	2,198	439,176
2018	Home Revolving	748,126	10,155	0	10,155	758,281
2030	Traffic Safety Fund	87,011	10,158	32,000	(21,842)	65,169
2035	Paul Bunyan/Ash Street (Hwy 139) Signal	95,795	500	0	500	96,295
2037	Skyline Bike Lane	7,464	100	0	100	7,564
3025	Sierra Park Project	172,479	0	0	0	172,479
4001	Miller Fletcher	841,100	148,988	148,988	0	841,100
4003	City Hall Debt Service	42,117	142,051	142,051	0	42,117
4004	Calpers Refunding Loan	894,447	0	372,836	(372,836)	521,611
711X	Water Funds	2,225,230	2,727,838	2,644,843	82,995	2,308,225
7201	Airport	1,778,681	134,463	258,158	(123,695)	1,654,986
7301	Geothermal	529,067	92,000	77,682	14,318	543,385
7401	Natural Gas	211,514	4,578,450	4,578,450	0	211,514
7530	Golf Course	2,513,023	352,950	352,950	0	2,513,023
7610	OPEB	(132,060)	44,640	0	44,640	(87,420)
7620	PW Admin/Engineering	0	12,030	12,030	0	0
7630	Risk Management	100,000	560,492	560,492	0	100,000
TOTALS		14,849,988	14,965,163	15,602,780	(637,617)	14,212,371

Reviewed by: ~~CA~~ City Administrator
 City Attorney

 Motion only
 Public Hearing
 X Resolution
 Ordinance
 Information

Submitted By: Deborah Savage, Finance Manager

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: FY 2014-15 Appropriation Limitation – **Resolution No. 14-5056**

PRESENTED BY: Deborah Savage, Finance Manager

SUMMARY: APPROPRIATION LIMIT

The State of California Constitution Article XIII-B and Government Code Sect. 7910 require cities to establish appropriations for each budget year. In November of 1979, the voters of California approved Proposition # 4, "Spending Limitation". The proposition provides for limits to annual appropriations that are funded by proceeds of taxes for each fiscal year beginning in FY 1980-81. Proposition # 4 established 1978-1979 as the base fiscal year for computing the limitation. The tax limit may be adjusted each year for the percentage change in population plus the percentage change in Per Capita Personal Income (PCPI) for California, or the percentage change in the local assessment roll due to the addition of local non-residential new construction. The City reserves the right to amend the limit if it is determined that the percentage change in the local assessment roll due to the addition of non-residential new construction is greater than the percentage change in PCPI.

The amount determined to be the appropriation limit for FY 2014-15 was computed by using the information provided by the State of California Department of Finance as follows:

Appropriation limit for 2013-14	\$ 9,153,119
Change in population from Jan 2013 to Jan 2014 (-2.78%)	(254,457)
	<hr/> \$ 8,898,663
Change in PCPI for Jan 2013 to Jan 2014 (-0.23%)	(204,669)
Appropriation Limit for FY 2014-15	<hr/> \$ 8,693,993
Anticipated Appropriations for 2014-15	\$ 4,645,265

FISCAL IMPACT: The City is required to operate with an adopted budget and an appropriation limit.

ACTION

REQUESTED: Motion to adopt Resolution No. 14-5056 Establishing Appropriation Limit for FY 2014-15.

ATTACHMENTS: Resolution No. 14-5056

RESOLUTION NO. 14-5056
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ESTABLISHING APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014/2015
PURSUANT TO CALIFORNIA CONSTITUTION ARTICLE XIII-B
AND GOVERNMENT CODE §7910

WHEREAS, on November 6, 1979 the voters of California approved Proposition 4 – Spending Limitation; and

WHEREAS, Proposition 4 provides for limits to annual appropriations which are funded by proceeds of taxes for each fiscal year beginning with the 1980-1981 fiscal year; and

WHEREAS, Proposition 4 establishes 1978-1979 as the base year for computing the limitation; and

WHEREAS, the limit may be adjusted each year for the percentage change in population, plus the percentage change in the Per Capita Personal Income (PCPI) for California or the percentage change in the local assessment roll due to the addition of local non-residential new construction; and

WHEREAS, the City reserves the right to amend the limitation in the future if the percentage change in the local assessment roll is greater; and

WHEREAS, the amount determined to be the appropriations limit for 2014/2015 was computed by using the information provided by the State Controller's Office; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Susanville that the appropriations limit of proceeds of taxes for the City of Susanville for fiscal year 2014/2015 is hereby determined to be the sum of \$ 8,693,993.

Dated: June 18, 2014

APPROVED: _____
Rod De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution was adopted at a regular adjourned meeting of the City Council of the City of Susanville held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:

Peter Talia, City Attorney

Reviewed by: City Administrator
 City Attorney

Motion only
 Resolution
 Ordinance
 Information

Submitted by: Deborah Savage, Finance Manager

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: **Resolution No. 14-5054**, Establishing salary schedule for part-time, temporary and unrepresented employees

PRESENTED BY: Deborah Savage, Finance Manager

SUMMARY: The City occasionally hires part-time or temporary employees, and it is necessary to update the salary schedule from time to time. The last formal update was in December 2010. The State of California increased the State Minimum Wage to \$9.00 per hour. This change will be effective July 1, 2014. Approval of the salary schedule will formalize the step and range information, and provide compliance with state law.

FISCAL IMPACT: Increased wage costs for temporary employees. Included in Fiscal Year 2014/2015 budget

ACTION REQUESTED: Motion to approve **Resolution No. 14-5054**, Establishing salary schedule for part-time, temporary and unrepresented employees.

ATTACHMENTS: **Resolution No. 14-5054**
Resolution No. 10-4712

RESOLUTION NO. 14-5054
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ESTABLISHING SALARY SCHEDULE FOR PART-TIME, TEMPORARY, AND
UNREPRESENTED EMPLOYEES AND RESCINDING RESOLUTION NO. 10-4712

WHEREAS, the current salary schedule for unrepresented employees was adopted in 2010 and there is a need to modify it from time to time as the City's staffing needs change; and

WHEREAS, it is necessary to adopt the salary schedule in order to accurately reflect positions and the costs associated with those positions and updates to State Minimum Wage Law.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Susanville hereby adopts the salary schedule for Part-Time, Temporary and Unrepresented Employees, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that these rates are effective July 1, 2014.

APPROVED: _____
Rod E. De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Susanville, held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM: _____
Peter Talia, City Attorney

**Salary Matrix - Part-Time, Temporary and Unrepresented
EFFECTIVE 7/1/2014**

2014	A	B	C	D	E	F
901	9.00	9.23	9.46	9.69	9.93	10.18
902	9.23	9.46	9.69	9.93	10.18	10.44
903	9.46	9.69	9.93	10.18	10.44	10.70
904	9.69	9.93	10.18	10.44	10.70	10.97
905	9.93	10.18	10.44	10.70	10.97	11.24
906	10.18	10.44	10.70	10.97	11.24	11.52
907	10.44	10.70	10.97	11.24	11.52	11.81
908	10.70	10.97	11.24	11.52	11.81	12.10
909	10.97	11.24	11.52	11.81	12.10	12.41
910	11.24	11.52	11.81	12.10	12.41	12.72
911	11.52	11.81	12.10	12.41	12.72	13.03
912	11.81	12.10	12.41	12.72	13.03	13.36
913	12.10	12.41	12.72	13.03	13.36	13.69
914	12.41	12.72	13.03	13.36	13.69	14.04
915	12.72	13.03	13.36	13.69	14.04	14.39
916	13.03	13.36	13.69	14.04	14.39	14.75
917	13.36	13.69	14.04	14.39	14.75	15.12
918	13.69	14.04	14.39	14.75	15.12	15.49
919	14.04	14.39	14.75	15.12	15.49	15.88
920	14.39	14.75	15.12	15.49	15.88	16.28
921	14.75	15.12	15.49	15.88	16.28	16.69
922	15.12	15.49	15.88	16.28	16.69	17.10
923	15.49	15.88	16.28	16.69	17.10	17.53
924	15.88	16.28	16.69	17.10	17.53	17.97
925	16.28	16.69	17.10	17.53	17.97	18.42
926	16.69	17.10	17.53	17.97	18.42	18.88
927	17.10	17.53	17.97	18.42	18.88	19.35
928	17.53	17.97	18.42	18.88	19.35	19.83
929	17.97	18.42	18.88	19.35	19.83	20.33
930	18.42	18.88	19.35	19.83	20.33	20.84
931	18.88	19.35	19.83	20.33	20.84	21.36
932	19.35	19.83	20.33	20.84	21.36	21.89
933	19.83	20.33	20.84	21.36	21.89	22.44
934	20.33	20.84	21.36	21.89	22.44	23.00
935	20.84	21.36	21.89	22.44	23.00	23.58
936	21.36	21.89	22.44	23.00	23.58	24.17
937	21.89	22.44	23.00	23.58	24.17	24.77
938	22.44	23.00	23.58	24.17	24.77	25.39
939	23.00	23.58	24.17	24.77	25.39	26.02
940	23.58	24.17	24.77	25.39	26.02	26.67
941	24.17	24.77	25.39	26.02	26.67	27.34
942	24.77	25.39	26.02	26.67	27.34	28.02
943	25.39	26.02	26.67	27.34	28.02	28.73
944	26.02	26.67	27.34	28.02	28.73	29.44
945	26.67	27.34	28.02	28.73	29.44	30.18
946	27.34	28.02	28.73	29.44	30.18	30.93
947	28.02	28.73	29.44	30.18	30.93	31.71
948	28.73	29.44	30.18	30.93	31.71	32.50
949	29.44	30.18	30.93	31.71	32.50	33.31
950	30.18	30.93	31.71	32.50	33.31	34.15
951	30.93	31.71	32.50	33.31	34.15	35.00
952	31.71	32.50	33.31	34.15	35.00	35.87
953	32.50	33.31	34.15	35.00	35.87	36.77
954	33.31	34.15	35.00	35.87	36.77	37.69
955	34.15	35.00	35.87	36.77	37.69	38.63
956	35.00	35.87	36.77	37.69	38.63	39.60
957	35.87	36.77	37.69	38.63	39.60	40.59
958	36.77	37.69	38.63	39.60	40.59	41.60
959	37.69	38.63	39.60	40.59	41.60	42.64
960	38.63	39.60	40.59	41.60	42.64	43.71

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RESOLUTION NO. 10-4712

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ESTABLISHING SALARY SCHEDULE FOR
PART-TIME, TEMPORARY, AND UNREPRESENTED EMPLOYEES
(Replacing Resolution No. 07-4250)

WHEREAS, the current salary schedule for unrepresented employees was adopted in May, 2007 and there is a need to modify it from time to time as the City's staffing needs change; and

WHEREAS, it is necessary to adopt the salary schedule in order to accurately reflect positions and the costs associated with those positions;

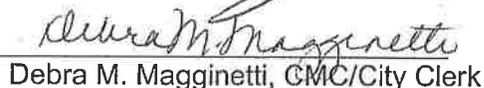
NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Susanville hereby adopts the salary schedule for Part-Time, Temporary and Unrepresented Employees, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that these rates are effective immediately.

APPROVED:


Lino P. Callegari, Mayor

ATTEST:


Debra M. Magginetti, CMC/City Clerk

The foregoing Resolution was adopted at a regular meeting of the Susanville City Council held on the 15th day of December, 2010 by the following vote:

AYES:	De Boer, Sayers, Franco, McDonald and Callegari
NOES:	None
ABSENT:	None
ABSTAINING:	None


Debra M. Magginetti, CMC/City Clerk

APPROVED AS TO FORM:


Peter M. Talia, City Attorney

UNREPRESENTED EMPLOYEES SALARY SCHEDULE:
Resolution No. 10-4712 (Exhibit A)

Position	Range	A Step	B Step	C Step	D Step	E Step	F Step
Child Care Assistant	901	8.00	8.20	8.41	8.62	8.83	9.05
Golf Course Asst I							
Laborer I							
Laborer II	903	8.41	8.62	8.84	9.06	9.28	9.52
Maintenance Asst.							
Office Asst I	905	8.83	9.05	9.28	9.51	9.75	9.99
Golf Course Asst II	910	9.99	10.24	10.50	10.76	11.03	11.30
Office Asst II							
Animal Control Aide	911	10.24	10.50	10.76	11.03	11.30	11.59
Maintenance Worker I							
Meter Reader							
Police Records Clerk							
Firefighter I	915	11.30	11.58	11.87	12.17	12.47	12.78
Reserve Officer	919	12.48	12.79	13.11	13.44	13.78	14.12
Maintenance Worker II							
Senior Clerk	921	13.11	13.44	13.77	14.12	14.47	14.83
Senior Typist							
Secretary	924	12.12	14.47	14.83	15.21	15.59	15.98
Intern -- Building							
Intern - Engineering							
Intern - Police							
Intern - Other							
Building Inspector	929	15.97	16.37	16.78	17.20	17.63	18.07
Engineering Technician							
Golf Course Supervisor							
Maintenance Worker III							
Planning Technician							
Plumbing Technician							
Streets Technician							
Parks Maintenance Tech I	933	17.63	18.07	18.52	18.99	19.46	19.95
Parks Maintenance Tech II	935	18.52	18.98	19.46	19.94	20.44	20.95
IT Technician I	937	19.46	19.95	20.45	20.96	21.48	22.02
IT Technician II	944	23.13	23.71	24.30	24.91	25.53	26.17
Building Maintenance Tech	955	30.35	31.11	31.89	32.69	33.50	34.34
Building Official	960	34.34	35.20	36.08	36.98	37.90	38.85

Reviewed by: JH City Administrator
MA City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Heidi Whitlock, Assistant to the City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Susanville Municipal Airport Hangar for sale

PRESENTED BY: Jared G. Hancock, City Administrator

SUMMARY: As part of the agreement between the City of Susanville and those currently owning hangars at the Susanville Municipal Airport, the City has first right of refusal when a current owner decides to sell his/her hangar. At this time, Kathy Barker, owner of Hangar #26 submitted her official notice of intent to sell said hangar for the price of \$42,000.00.

FISCAL IMPACT: \$42,000.00 if purchased.

ACTION REQUESTED: Direction to staff.

ATTACHMENTS: Official intent to sell from Kathy Barker.

May 19, 2014

City of Susanville
Public Works Dept – Airport Division
720 South St.
Susanville, CA 96130

Re: Hangar Lot #26

To Whom It May Concern:

I have decided to sell my hangar at the Susanville Municipal Airport and have reached an agreed upon price with a local aircraft owner. Per contract agreement, I am to offer the hangar to the City of Susanville before selling it to someone else.

Please consider this as my official notice of intent to sell.

Jerry and Lori Pool have offered to purchase my hangar for \$42,000.00.

Respectfully,



Kathy Barker
PO Box 765
Susanville, CA 96130
(530) 257-4245

Reviewed by: ~~City Administrator~~
~~City Attorney~~

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Heidi Whitlock, Assistant to the City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Susanville Municipal Airport Hangar for sale

PRESENTED BY: Jared G. Hancock, City Administrator

SUMMARY: As part of the agreement between the City of Susanville and those currently owning hangars at the Susanville Municipal Airport, the City has first right of refusal when a current owner decides to sell his/her hangar. At this time, Gary and Judy Davis, owners of Hangar #27 submitted their official notice of intent to sell said hangar for the price of \$50,000.00.

FISCAL IMPACT: \$50,000.00 if purchased.

ACTION REQUESTED: Direction to staff.

ATTACHMENTS: Official intent to sell from Gary Davis.

Notice of Instructions to Title Company

Hangar #27 @ Susanville Airport

471-920 Johnstonville Road

Susanville, Ca 96130

1. Being sold to Robin Henry (Cell phone #626-833-3645)
2. Purchase Price \$50,000.00 10% Down
3. \$2,500.00 non-refundable deposit (if Robin backs out of the sale). Deposit is refundable if the City of Susanville does not approve the sale.
4. Additional \$2,500.00 down at closing of escrow.
5. Owner will carry note for 10 years @ 5% interest. Note to be paid in full by maturity of note or before.
6. Building must be insured for at least \$50,000.00 to protect sellers' interest.
7. Airport lot is owned by the City of Susanville – City of Susanville is not to change the title to Robin Henry until the close of escrow.
8. Title for the hangar building is to be held in the name of the sellers' trust
Gary L. Davis or Judith A. Davis, Trustees
of the G. L. or J.A. Davis Revocable Living Trust
dated April 8, 1999.
9. Escrow fees are to be split between the Buyer and Sellers
10. Sellers: Gary L. Davis or Judith A. Davis, Trustees
688-145 Laurel Way
Susanville, Ca 96130
Email address: judy@quailpoint.com

Gary's Cell Phone: 530-308-8135

Judy's Cell Phone: 530-304-9045

Reviewed by: JGH City Administrator
PJD City Attorney

Motion Only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Airport- Fuel Farm

PRESENTED BY: Jared Hancock, City Administrator

SUMMARY: The City of Susanville currently possesses a 5,000 gallon jet tank for Jet A Storage which requires it to be all but empty when filled. This increases the risk of running out of fuel. Currently, an 8,000 gallon tank has been located which can be added to our current tank giving the Airport 13,000 gallons of storage. The cost of said tank is \$10,000.00. The City can purchase the tank or Susanville Aviation is willing to purchase the tank if the City is willing to purchase it from them for the same price, making payments until paid off at a later date.

FISCAL IMPACT: \$10,000.00 from General Fund. Fund balance.

ACTION REQUESTED: Direction to staff.

ATTACHMENTS: Letter from Airport Manager, Steve Datema

Jared Hancock

From: Steve Datema <sve@frontiernet.net>
Sent: Sunday, June 08, 2014 8:29 AM
To: Jared Hancock
Subject: Fuel Farm

Jared,

Right now the City of Susanville has a 5000 gallon jet tank for Jet A Storage. It has filtration and a pump that runs at about 15 gallons per minute. The biggest problem with only 5000 gallon storage is that we need to be almost out of fuel in order to order a full load (7,800) of Jet A. This makes fire season very difficult and risks us running out of Jet A from time to time. I have located an 8000 gallon storage tank in Chester, Ca. with filtration and a pump that pumps at 70 gallons per minute. My idea is to link the two giving us 13,000 gallons of storage. I have checked with Dan Newton and the current spill containment is sufficient in size but the calculation would have to be redone to account for the displacement of the new tank. The cost of the tank is \$10,000.00 including shipping and placement. The City should really own the tank since it owns everything else at the fuel farm but Susanville Aviation would be willing to purchase the tank if the City would allow it to be placed in the spill containment. The City could then purchase the tank from Susanville Aviation at a later date for the same price, or make payments until it is paid off. I will try to get you photos of the tank and of the fuel farm where I intend to put it.

Steve



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Reviewed by: JGH City Administrator
MD City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared G. Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: **Resolution No. 14-5068** – Natural Gas Purchasing Authority: Amending Resolution no. 10-4704 and authorizing City Administrator to negotiate and Mayor to sign for the purchase of natural gas commodity within the parameters established by the City Council of the City of Susanville

PRESENTED BY: Jared G. Hancock, City Administrator

SUMMARY: Currently, the City has purchased natural gas out to October 31, 2016. Approval of Resolution No. 14-5068 will extend the purchasing authority out to July 31, 2018.

FISCAL IMPACT: **Resolution No. 14-5068** extends gas purchasing authority out to 2018 for 80% of anticipated needs. This will likely result in substantial savings over time as wholesale prices are low at this time.

ACTION

REQUESTED: Motion to approve **Resolution No. 14-5068**.

ATTACHMENTS: **Resolution No. 14-5068**
Resolution No. 10-4704
Supply Portfolio Chart for FY 2014/2015 and 2015/2016

RESOLUTION NO. 14-5068
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AMENDING RESOLUTION NO. 10-4704 AND AUTHORIZING THE CITY
ADMINISTRATOR TO NEGOTIATE AND THE MAYOR TO SIGN FOR THE
PURCHASE OF NATURAL GAS COMMODITY WITHIN THE PARAMETERS
ESTABLISHED BY THE SUSANVILLE CITY COUNCIL FOR THE
SUSANVILLE MUNICIPAL NATURAL GAS UTILITY

WHEREAS, the city Council of the City of Susanville having established a Municipal Natural Gas Utility finds that the purchase of the natural gas commodity is necessary to operate the utility; and

WHEREAS, the City of Susanville being duly authorized by law to purchase such commodity; and

WHEREAS, the Susanville City Council previously entered into a Transportation Service Agreement with Tuscarora Gas Transmission Company/TransCanada for the transportation of the natural gas commodity; and

WHEREAS, the Susanville City Council previously entered into a Natural Gas Marketing Agreement with IGI Resources/BP for the purchase and delivery of natural gas commodity to the Susanville Municipal Natural Gas Utility; and

WHEREAS, the Susanville City Council previously entered into a Natural Gas Consulting Agreement with Interstate Gas Service, Inc. for gas purchase analysis and advise;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Susanville, as follows:

Section 1. The Susanville City Council authorizes the City Administrator to negotiate for the purchase of natural gas for up to 80% of the City's projected gas needs under the following parameters:

- Purchase of natural gas on the futures market at a cost of \$6.00 or less per dekatherm for the period from July 2016-June 2018.

Section 2. The Mayor of the City of Susanville is hereby authorized to execute purchase agreements for natural gas purchases that are negotiated within the parameters set forth in Section 1.

Dated: June 18, 2014

APPROVED: _____
Rod E De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution No. 14-5068 was adopted at a regular meeting of the City Council of the City of Susanville held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:

Peter M. Talia, City Attorney

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RESOLUTION NUMBER 10-4704

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AMENDING RESOLUTION NO. 09-4498 AND
AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND
THE MAYOR TO SIGN FOR THE PURCHASE OF NATURAL GAS
COMMODITY WITHIN THE PARAMETERS ESTABLISHED BY
THE SUSANVILLE CITY COUNCIL FOR
THE SUSANVILLE MUNICIPAL NATURAL GAS UTILITY

WHEREAS, the City Council of the City of Susanville having established a Municipal Natural Gas Utility finds that the purchase of the natural gas commodity is necessary to operate the utility; and

WHEREAS, the City of Susanville being duly authorized by law to purchase such commodity; and

WHEREAS, the Susanville City Council previously entered into a Transportation Service Agreement with Tuscarora Gas Transmission Company/TransCanada for the transportation of the natural gas commodity; and

WHEREAS, the Susanville City Council previously entered into a Natural Gas Marketing Agreement with IGI Resources/BP for the purchase and delivery of natural gas commodity to the Susanville Municipal Natural Gas Utility; and

WHEREAS, the Susanville City Council previously entered into a Natural Gas Consulting Agreement with Interstate Gas Services, Inc. for gas purchase analysis and advice;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Susanville, as follows:

Section 1. The Susanville City Council authorizes the City Administrator to negotiate for the purchase of natural gas for up to 80% of the City's projected gas needs under the following parameters:
• Purchase of natural gas on the futures market at a cost of \$12.00 or less per decatherm for period from November 1, 2014.- October 31, 2016.

Section 2. The Mayor of the City of Susanville is hereby authorized to execute purchase agreements for natural gas purchases that are negotiated within the parameters set forth in Section 1.

Dated: November 3, 2010

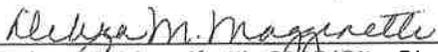
APPROVED: *Lino Callegari*
Lino Callegari, Mayor

ATTEST: *Debra M. Maggnetti*
Debra M. Maggnetti, CMC/City Clerk

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The foregoing **Resolution No. 10-4704** was adopted at a regular meeting of the City Council of the City of Susanville, held on the 3rd day of November 2010, by the following vote:

AYES: **Sayers, Franco, De Boer, McDonald and Callegari**
NOES: **None**
ABSENT: **None**
ABSTAINING: **None**

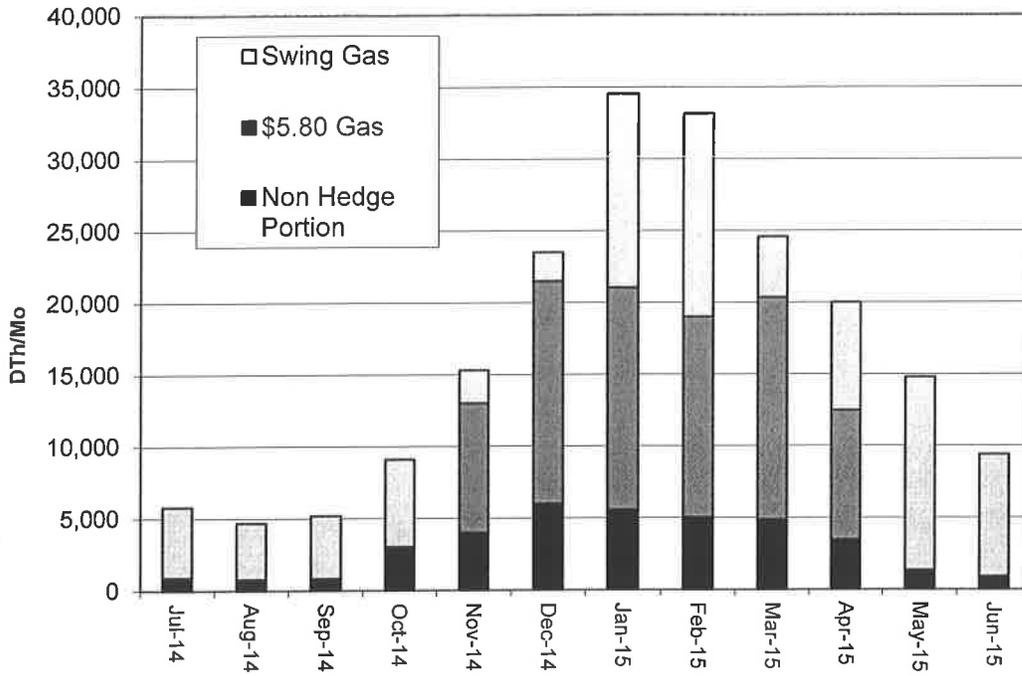


Debra M. Maggionetti, CMC/City Clerk

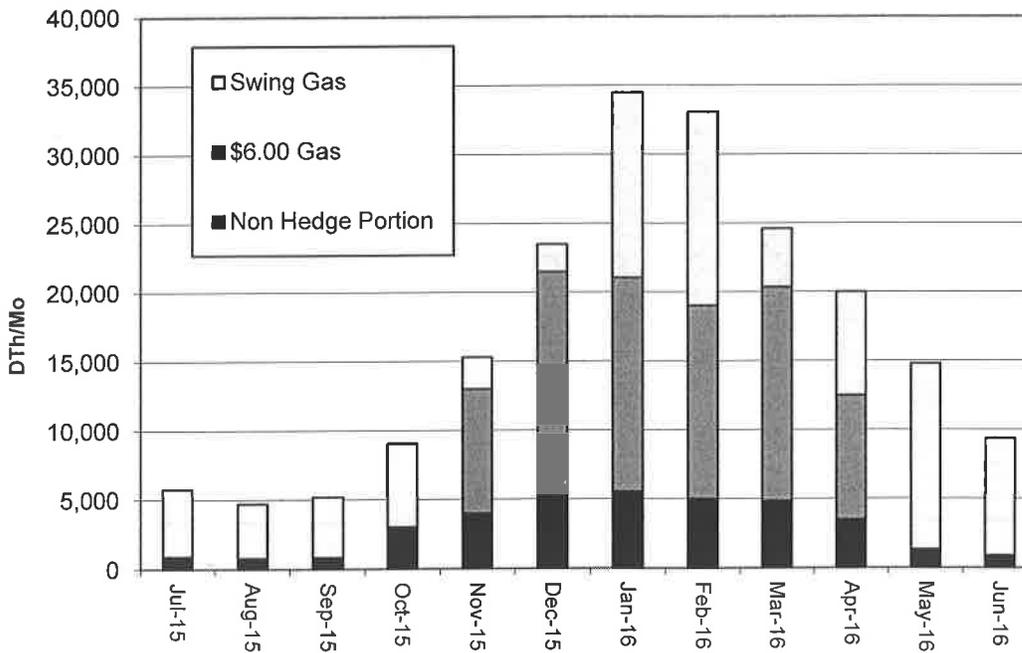
APPROVED AS TO FORM: 

Peter M. Talia, City Attorney

Susanville FY 14/15 Supply Portfolio Forecast



Susanville FY 15/16 Supply Portfolio



Reviewed by: JGH City Administrator
PMJ City Attorney

- Motion only
- Public Hearing
- Resolution
- Ordinance
- Information

Submitted by: Jared G. Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution No. 14-5069 amending Resolution No. 13-4952 and setting fees and policies for the natural gas utility

PRESENTED BY: Jared G. Hancock, City Administrator

SUMMARY: City Council directed Staff to look at a natural gas rate reduction on the current small commercial and residential pricing structure for the FY 2013-2014. At its June 19, 2013 meeting, the City Council approved a rate reduction of six cents (\$.06) per therm for the Tier 1 (\$2.20) and Tier 2 (\$2.12) small commercial and residential pricing structure. This rate reduction has a sunset clause of June 30, 2014. Staff has analyzed the impact of this reduction on the revenues for the gas fund as well as the mild winter and increased daily market purchase costs and only estimate approximately \$100,000 in revenue loss.

The City Council has the option to allow this reduction to sunset, or continue with the discount. Staff is recommending making this rate reduction a permanent price reduction of \$2.14 (formally \$2.20) per therm for Tier 1 and \$2.06 (formally \$2.12) per therm for Tier 2.

FISCAL IMPACT: The gas rate reduction will cost the Natural Gas Enterprise Fund approximately \$100,000 in revenue.

ACTION REQUESTED: Motion to approve Resolution No. 14-5069 amending Resolution No. 13-4952 and setting fees and policies for the natural gas utility.

ATTACHMENTS: Resolution No. 14-5069

RESOLUTION NUMBER 14-5069
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AMENDING RESOLUTION 13-4952 AND SETTING FEES
AND POLICIES FOR THE NATURAL GAS UTILITY
OF THE CITY OF SUSANVILLE

WHEREAS, the City Council of the City of Susanville has established a natural gas utility; and

WHEREAS, the City Council of the City of Susanville has heretofore established various rates, fees, charges and policies for the natural gas utility; and

WHEREAS, pursuant to the provisions of the California Constitution and the laws of the State of California, the City of Susanville is authorized to adopt and implement rates, fees and charges for municipal utilities, provided however, that such rates, fees and charges do not exceed the estimated reasonable cost of providing such services; and

WHEREAS, the City Council desires to adjust the rates, fees and charges and implement new rates, fees and charges for the municipal natural gas services provided by the City of Susanville, as set forth herein; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED:

1. This City Council hereby finds and determines that based upon the data, information, analysis, oral and written documentation presented to this City Council concerning the rates, fees and charges described below do not exceed the established reasonable cost of providing the service for which the rates, fees, or charges are levied.

2. The rates, fees and charges set forth below are hereby confirmed and continued as the rates, fees and charges for the services identified for each such rate, fee and/or charge.

3. Natural Gas rates, fees and charges:

A. Fixed monthly fee:

The monthly meter charge shall remain **\$7.00** for single meters.

B. Baseline winter rate: This rate has been eliminated.

C. Tiered rates:

Tier 1: The established volumetric rate is **\$2.14** per therm for up to **450 therms** per meter reading cycle. This rate is effective with the next billing cycle.

Tier 2: There remains the established volumetric rate of **\$2.06** per therm for all metered usage above **450 therms** per meter reading cycle.

E. Fixed Price Option:

Natural gas customers consuming a minimum of 1,500 therms annually are offered the option to lock in a fixed price for their supply for a specific term. The price shall be a mutually agreeable fixed price offered by Susanville based on New York Mercantile Exchange (NYMEX) futures contracts for natural gas, plus a geographical price basis adjustment to the Susanville city gate, plus \$1.30 per therm.

F. Welcome rate:

New gas hookups, defined as any residence or business that is not using natural gas as of September 1, 2009, shall qualify for the Welcome Rate. The Welcome Rate is effective immediately and retroactive to September 1, 2009.

Provisions: The volumetric rate for the first 12 billing cycles will be **\$1.95** per therm. The rate will reflect the current adopted rates beginning in the 13th billing cycle. Offer requires the customer to have a natural gas fired furnace and to sign a two-year contract for natural gas services.

Failure to retain natural gas service for two years will require payment of fully established rate for the first 12 billing cycles.

G. Optional variable rate:

There remains the established variable natural gas rate available to large natural gas consuming customers capable of using alternate fuels as their primary energy source in place of natural gas as per Resolution Number 07-4306 adopted by the City Council at its September 4, 2007 meeting. The details of these rates as amended are attached hereto as Exhibit "A". based on current sales tax rate at time of billing. When natural gas is the lowest priced fuel, the price charged each month shall not be lower than **\$0.50** below the next highest price competing fuel.

H. Low Income Assistance Program:

Natural gas customers meeting the criteria for low-income assistance, as established in Exhibit B, receive an annual flat rate of \$1.95 per therm. This rate is effective with the next billing cycle.

4. If any section, subsection, sentence, clause or phrase of this Resolution is, for any reason, held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Resolution and each section, subsection, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more other sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED: _____
Rod E. De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Susanville, held on the 18th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

Gwenna Macdonald, City Clerk

APPROVED AS TO FORM: _____
Peter M. Talia, City Attorney

EXHIBIT A
ATTACHMENT TO RESOLUTION NO. 14-5069
Variable Natural Gas Rate

Applicability:

This is an optional rate schedule for customers using more than 30,000 therms per year. Customers electing this rate schedule shall not participate in wintertime baseline rates.

Participation in this variable rate requires written request to the City of Susanville. Requests should include a description of alternate fuels available and ability for alternate fuels to serve installed end-use devices.

Customers returning from this rate to the general rate shall be required to remain on the general rate for a period of twelve months before being eligible to return back to this rate.

Variable Price:

One or both the propane and heating oil indices shall be used dependent upon a customer's ability to readily convert to one or both fuels in the end-use device being supplied. If both apply, the lower index price each month shall be used, or the natural gas index shall be used if it is the lowest. *CSTR = current sales tax rate

Meters registering more than 75,000 therms per year:

- 1 Propane: [(BPN, SF + \$0.33/gal) x 1.0725] / 0.92 = \$/Th
- 2 Heating Oil: [(OPIS, Chico + \$0.18/gal) x 1.0725] / 1.41 = \$/Th
- 3 Natural Gas: Susanville variable monthly gas cost + \$1.24/Th = \$/Th

Meters registering more than 30,000 therms per year:

- 1 Propane: [(BPN, SF + \$0.38/gal) x 1.0725] / 0.92 = \$/Th
- 2 Heating Oil: [(OPIS, Chico + \$0.23/gal) x 1.0725] / 1.41 = \$/Th
- 3 Natural Gas: Susanville variable monthly gas cost + \$1.30/Th = \$/Th

Option for Customer to Fix Price:

Customers qualifying under this variable natural gas rate are offered the option to lock in a fixed price for their supply for a specific term. The price shall be a mutually agreeable fixed price offered by Susanville based on New York Mercantile Exchange (NYMEX) futures contracts for natural gas, plus a geographical price basis adjustment to the Susanville city gate, plus \$1.24 per therm or \$1.30 per therm based on the customer's annual usage as specified above. When natural gas is the lowest priced fuel, the price charged each month shall not be lower than **\$0.50** below the next highest price competing fuel.

Notes:

The variable price shall be adjusted once per month for the purpose of customer billing statements. The base index for propane and heating oil shall be the average of all postings for each month.

BPN: Butane Propane News, weekly propane newsletter for San Francisco, CA

OPIS: Oil Price Information Services for Chico, CA

Susanville variable monthly gas cost: Billed amount from Susanville's supplier for gas priced for one month, also referred to as "monthly spot price" or "swing price".

Upon request, supporting calculations and documents shall be available from the City of Susanville Finance Department.

**EXHIBIT B
ATTACHMENT TO RESOLUTION NO. 14-5069**

2014/2015 Low Income Assistance Gross Household Income Guidelines

Based on 170% of Federal Guideline

# Persons	Annual \$	Monthly \$
1	22,980	1,915
2	31,020	2,585
3	39,060	3,255
4	47,100	3,925
5	55,140	4,595
6	63,180	5,265
7	71,220	5,935
8	79,260	6,605

Reviewed by: [Signature] City Administrator
[Signature] City Attorney

- Motion Only
- Public Hearing
- Resolution
- Ordinance
- Information

Submitted By: Jared G. Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution No. 14-5063 – Amending the 2013/2014 natural Gas Budget for Increased Costs to Purchasing Natural Gas.

PRESENTED BY: Jared G. Hancock, City Administrator

SUMMARY: The City of Susanville purchases approximately 4 of its natural gas commodities on the open market and locks in pricing for future years. The additional 60% is purchased on the open daily market. These daily prices increased more than projected during the fiscal year and the Natural Gas Fund needs to increase the purchasing line item to reflect these increased prices.

FISCAL IMPACT: Increase in Natural gas line item 7401-430-62-4621 in the amount of \$204,000.

ACTION

REQUESTED: Motion to approve **Resolution No. 14-5063** and authorize the Finance Manager to increase the Natural Gas budget accordingly.

ATTACHMENTS: **Resolution No. 14-5063**

RESOLUTION NO. 14-5063

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
AMENDING THE FISCAL YEAR 2013-2014 CITY OF SUSANVILLE NATURAL
GAS BUDGET FOR INCREASED COSTS TO PURCHASE NATURAL GAS**

WHEREAS, the City of Susanville purchases 60% of its natural gas on the open daily market; and

WHEREAS, the cost of purchasing natural gas on the open daily market increased; and

WHEREAS, the City of Susanville needs to increase the Natural Gas Utility Budget for 2013-2014 to cover these costs;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Susanville hereby approves a budget amendment to increase the expenses for the Natural Gas Fund in the amount of \$204,000.

Dated: June 18, 2014

APPROVED: _____
Rod E. De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution No. 14-5063 was adopted at a regular meeting of the City Council of the City of Susanville held on the 18th day of June, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM:

Peter M. Talia, City Attorney

Reviewed by: JKH City Administrator
QMD City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Kristin Shepard, Administrative Specialist

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: **Resolution Number 14-5066** approving closure of Main Street (State Route 36) from Roop Street to Fair Drive on Saturday, July 19, 2014, from 9:30 a.m. to 11:30 a.m. for the Lassen County Fair Parade and authorizing Mayor to execute a Caltrans encroachment permit application.

PRESENTED BY: Dan Newton, Interim Public Works Director

SUMMARY: The Lassen County Fair Office is requesting City Council support for the Lassen County Fair Parade event. Specifically, the Fair Office is asking for closure of Main Street (State Route 36) from Roop Street to Fair Drive on Saturday, July 19, 2014, between the hours of 9:30 a.m. to 11:30 a.m. and for the City to facilitate the application process to Caltrans for an encroachment permit for the street closure. Caltrans does not charge the City an Encroachment Permit fee, but they do require the City to accept all liability for this event as the Encroachment Permit Permittee.

A total of six (6) Public Works Department employees will set up and take down traffic control signs and assist the ten (10) Police Officers with traffic control.

FISCAL IMPACT:	Public Works Estimated	\$2,660
	Police Department Estimated	<u>\$2,063</u>
	TOTAL ESTIMATED COST	\$4,723

ACTION REQUESTED: Motion to approve **Resolution Number 14-5066** approving closure of Main Street (State Route 36) from Roop Street to Fair Drive on Saturday, July 19, 2014, from 9:30 a.m. to 11:30 a.m. and authorizing Mayor to execute a Caltrans Encroachment Permit application for this event.

ATTACHMENTS: Resolution Number 14-5066
 Letter of request from the Lassen County Fair Office
 Caltrans Encroachment Permit Application with required attachments

RESOLUTION NUMBER 14-5066

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE SUPPORTING CLOSURE OF MAIN STREET (STATE ROUTE 36) FROM ROOP STREET TO FAIR DRIVE ON SATURDAY, JULY 19, 2014, FROM 9:30 A.M. TO 11:30 A.M. FOR THE LASSEN COUNTY FAIR PARADE AND AUTHORIZING MAYOR TO EXECUTE AN ENCROACHMENT PERMIT APPLICATION REQUIRED BY CALTRANS FOR THE STREET CLOSURE

WHEREAS, the Lassen County Fair Office is requesting City Council support for the Lassen County Fair Parade; and

WHEREAS, the Fair Office is more specifically asking for closure of Main Street (State Route 36) from Roop Street to Fair Drive on Saturday, July 19, 2014, between the hours of 9:30 a.m. to 11:30 a.m. and authorizing the Mayor to execute an Encroachment Permit Application required by Caltrans for this street closure; and

NOW, THEREFORE, BE IT RESOLVED, the Susanville City Council hereby authorizes closure of Main Street (State Route 36) from Roop Street to Fair Drive for the Lassen County Fair Parade to be held on Saturday, July 19, 2014, from 9:30 a.m. to 11:30 a.m.

BE IT FURTHER RESOLVED that the Susanville City Council supports application for an encroachment permit from Caltrans for this event and authorizes the Mayor to execute said permit.

APPROVED: _____
Rod E. De Boer, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Susanville, held on the 18th day of June, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

Gwenna MacDonald, City Clerk

APPROVED AS TO FORM: _____
Peter M. Talia, City Attorney

Lassen County Fair

"RamaRicaBULL"



195 Russell Avenue
Susanville, CA 96130
Telephone (530) 251-8900
Fax (530) 251-2715
Email lfair@lassenca.gov
www.lassencountyfair.org

Jim Wolcott, Fair Manager

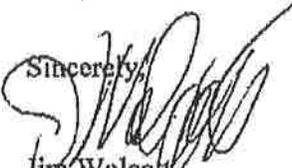
June 20, 2012

City of Susanville
Susanville City Council
66 North Lassen
Susanville, Ca 96130

Attn: Kristen Shepard

The Lassen County Fair would like to request that Main Street be closed from the top, at the Elk's Lodge to Fair Dr, on Saturday July 19th, 2014 from 9:30-11:30 for the Lassen County Fair Parade.

Sincerely,



Jim Wolcott

Lassen County Fair Manager

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STANDARD ENCROACHMENT PERMIT APPLICATION
 TR-0100, (REV. 07/2007)

Permission is requested to encroach on the State Highway right-of-way as follows:
 (Complete all BOXES [write N/A if not applicable] Please print single sided)
 This application is not complete until all requirements have been approved.

FOR CALTRANS USE					
PERMIT NO.					
DIST/CO/RTE/PM					
SIMPLEX STAMP					
DATE OF SIMPLEX STAMP					
1. COUNTY LASSEN		2. ROUTE 36 & 139		3. POSTMILE VARIOUS	
4. ADDRESS OR STREET NAME MAIN STREET/ ASH STREET				5. CITY SUSANVILLE	
6. CROSS STREET (Distance and direction from site) VARIOUS				7. PORTION OF RIGHT-OF-WAY ENTIRE STREET	
8. WORK TO BE PERFORMED BY <input checked="" type="checkbox"/> OWN FORCES <input type="checkbox"/> CONTRACTOR			9. EST. START DATE 07/19/14		10. EST. COMPLETION DATE 07/19/14
11. EXCAVATION	MAX. DEPTH NA	AVG. DEPTH NA	AVG. WIDTH NA	LENGTH NA	SURFACE TYPE NA
12. EST. COST IN STATE HIGHWAY RIGHT-OF-WAY NA				FUNDING SOURCE(S) <input type="checkbox"/> FEDERAL <input type="checkbox"/> STATE <input type="checkbox"/> LOCAL <input type="checkbox"/> PRIVATE	
13. PIPES	PRODUCT TYPE NA	DIAMETER NA	VOLTAGE / PSIG NA	14. CALTRANS' PROJECT CODE NA	
15. <input type="checkbox"/> Double Permit Parent Permit Number _____ Applicant's Reference Number / Utility Work Order Number _____					
16. Have your plans been reviewed by another Caltrans branch? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (If "YES") Who? _____					

17. Completely describe work to be done within STATE highway right-of-way :

Attach 6 complete sets of plans (folded to 8.5" x 11"), and any applicable specifications, calculations, maps, etc.
 All dimensions shall be in U.S. Customary (English) Units.

CONDUCT LASSEN COUNTY FAIR PARADE ON STATE HIGHWAYS ROUTE 36 (MAIN STREET) FROM ROOP STREET TO FAIR DRIVE ON SATURDAY, JULY 19, 2014, FROM 9:30 A.M. THROUGH 11:30 A.M. THE SUSANVILLE POLICE AND PUBLIC WORKS DEPARTMENTS WILL PLACE DETOUR SIGNS AND DIRECT TRAFFIC.

ATTACHED ITEMS: DETOUR MAP, LETTER OF SUPPORT FROM THE SUSANVILLE POLICE DEPARTMENT, LETTER OF SUPPORT FROM THE CALIFORNIA HIGHWAY PATROL, & RESOLUTION #14-5066 SUPPORTING THE EVENT.

18. Is a city, county, or other agency involved in the approval of this project?

YES (If "YES", check type of project and attach environmental documentation and conditions of approval.)

COMMERCIAL DEVELOPMENT BUILDING GRADING OTHER _____

CATEGORICALLY EXEMPT NEGATIVE DECLARATION ENVIRONMENTAL IMPACT REPORT OTHER _____

NO (If "NO", please check the category below which best describes the project, and complete page 4 of this application.)

DRIVEWAY OR ROAD APPROACH, RECONSTRUCTION, MAINTENANCE, OR RESURFACING

PUBLIC UTILITY MODIFICATIONS, EXTENSIONS, HOOKUPS

FLAGS, SIGNS, BANNERS, DECORATIONS, PARADES AND CELEBRATIONS

OTHER _____

FENCE

MAILBOX

EROSION CONTROL

LANDSCAPING

19. Will this project cause a substantial change in the significance of a historical resource (45 years or older), or cultural resource? YES NO
 (If "YES", provide a description)

20. Is this project on an existing highway or street where the activity involves removal of a scenic resource including a significant tree or stand of trees, a rock outcropping or a historic building? YES NO (If "YES", provide a description)

21. Is work being done on applicant's property? YES NO (If "YES", attach site and grading plans.)

PERMIT NO.

22. Will this proposed project require the disturbance of soil? YES NO
 If "YES", estimate the area within State Highway right-of-way in square feet AND acres: _____ (ft²) AND _____ (acres)
 estimate the area outside of State Highway right-of-way in square feet AND acres: _____ (ft²) AND _____ (acres)

23. Will this proposed project require dewatering? YES NO
 If "YES", estimate total gallons AND gallons/month. _____ (gallons) AND _____ (gallons/month)
 SOURCE*: STORM WATER NON-STORM WATER
 (*See Caltrans SWMP for definitions of non-storm water discharge: <http://www.dot.ca.gov/hq/env/stormwater/index.htm>)

24. How will any storm water or ground water be disposed of from within or near the limits of this proposed project?
 Storm Drain System Combined Sewer / Storm System Storm Water Retention Basin
 Other(explain): _____

PLEASE READ THE FOLLOWING CLAUSES PRIOR TO SIGNING THIS ENCROACHMENT PERMIT APPLICATION.

The applicant, understands and herein agrees that an encroachment permit can be denied, and/or a bond required for non-payment of prior or present encroachment permit fees. Encroachment Permit fees may still be due when an application is withdrawn or denied, and that a denial may be appealed, in accordance with the California Streets and Highways Code, Section 671.5. All work shall be done in accordance with Caltrans rules and regulations subject to inspection and approval.

The applicant, understands and herein agrees to the general provisions, special provisions and conditions of the encroachment permit, and to indemnify and hold harmless the State, its officers, directors, agents, employees and each of them (Indemnitees) from and against any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, judgments, losses and liabilities of every kind and nature whatsoever (Claims) arising out of or in connection with the issuance and/or use of this encroachment permit and the placement and subsequent operation and maintenance of said encroachment for: 1) bodily injury and/or death to persons including but not limited to the Applicant, the State and its officers, directors, agents and employees, the Indemnitees, and the public; and 2) damage to property of anyone. Except as provided by law, the indemnification provisions stated above shall apply regardless of the existence or degree of fault of Indemnitees. The Applicant, however, shall not be obligated to indemnify Indemnitees for Claims arising from the sole negligence and willful misconduct of State, its officers, directors, agents or employees.

An encroachment permit is not a property right and does not transfer with the property to a new owner

DISCHARGES OF STORM WATER AND NON-STORM WATER: Work within State Highway right-of-way shall be conducted in compliance with all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Department of Transportation (Department), to govern the discharge of storm water and non-storm water from its properties. Work shall also be in compliance with all other applicable Federal, State and Local laws and regulations, and with the Department's Encroachment Permits Manual and encroachment permit. Compliance with the Departments NPDES permit requires amongst other things, the preparation and submission of a Storm Water Pollution Protection Plan (SWPPP), or a Water Pollution Control Program (WPCP), and the approval of same by the appropriate reviewing authority prior to the start of any work. Information on the requirements may also be reviewed on the Department's Construction Website at:

<http://www.dot.ca.gov/hq/construc/stormwater>

25. NAME of APPLICANT or ORGANIZATION (Print or Type) CITY OF SUSANVILLE		E-MAIL ADDRESS	
ADDRESS of APPLICANT or ORGANIZATION WHERE PERMIT IS TO BE MAILED (Include City and Zip Code) 66 NORTH LASSEN STREET, SUSANVILLE, CA 96130			
PHONE NUMBER (530) 257-1041	FAX NUMBER (530) 257-1057		
26. NAME of AUTHORIZED AGENT / ENGINEER (Print or Type) DAN NEWTON	IS LETTER OF AUTHORIZATION ATTACHED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	E-MAIL ADDRESS dnewton@cityofsusanville.org	
ADDRESS of AUTHORIZED AGENT / ENGINEER (Include City and Zip Code) 720 SOUTH STREET, SUSANVILLE, CA 96130			
PHONE NUMBER (530) 257-1041	FAX NUMBER (530) 257-1057		
27. SIGNATURE of APPLICANT or AUTHORIZED AGENT	28. PRINT OR TYPE NAME Rod E. DeBoer	29. TITLE Mayor	30. DATE

STANDARD ENCROACHMENT PERMIT APPLICATION

TR-0100 (REV. 07/2007)

PERMIT NO.
WORK ORDER/REFERENCE NUMBER

FEE CALCULATION – FOR CALTRANS USE					
<input type="checkbox"/> CASH <input type="checkbox"/> CREDIT CARD NAME ON CARD _____ PHONENUMBER _____					
<input type="checkbox"/> CHECK NUMBER _____ NAME ON CHECK _____ PHONENUMBER _____					
<input type="checkbox"/> EXEMPT <input type="checkbox"/> PROJECT CODE _____ <input type="checkbox"/> DEFERRED BILLING (Utility)					
CALCULATED BY	(1)		(2)		
REVIEW	1. FEE / DEPOSIT	DATE	2. FEE / DEPOSIT	DATE	TOTAL FEE / DEPOSIT
1. _____ HOURS @ \$ _____ *	\$ _____		\$ _____		\$ _____
2. _____ HOURS @ \$ _____ *					\$ _____
INSPECTION	1. FEE / DEPOSIT	DATE	2. FEE / DEPOSIT	DATE	TOTAL FEE / DEPOSIT
1. _____ HOURS @ \$ _____ *	\$ _____		\$ _____		\$ _____
2. _____ HOURS @ \$ _____ *					\$ _____
FIELDWORK					
_____ HOURS @ \$ _____ *	\$ _____		\$ _____		\$ _____
EQUIPMENT & MATERIALS	DEPOSIT	DATE	DEPOSIT	DATE	DEPOSIT
	\$ _____		\$ _____		\$ _____
CASH DEPOSIT IN LIEU OF BOND	\$ _____		\$ _____		\$ _____
TOTAL COLLECTED	\$ _____		\$ _____		
CASHIER'S INITIALS	_____		_____		\$ _____
* The Standard Hourly Rate is set annually by HQ Encroachment Permits. District Office staff do not have authority to modify this rate.					
PERFORMANCE BOND	<input type="checkbox"/>	DATE		AMOUNT	\$
PAYMENT BOND	<input type="checkbox"/>	DATE		AMOUNT	\$
LIABILITY INSURANCE REQUIRED?	<input type="checkbox"/> YES <input type="checkbox"/> NO			AMOUNT	\$

PERMIT NO. _____

INSTRUCTIONS
for completing page 4

This page needs to be completed when the proposed project DOES NOT involve a City, County or other public agency.

Your answers to these questions will assist departmental staff in identifying any physical, biological, social or economic resources that may be affected by your proposed project within the State highway right-of-way and to determine which type of environmental studies may be required to approve your application for an encroachment permit.

It is the applicant's responsibility for the production of all required environmental documentation and supporting studies and in some cases this may be costly and time-consuming. If possible, attach photographs of the location of the proposed project.

Please answer these questions to the best of your ability. Provide a description of any "YES" answers (type, name, number, etc.)

1. Will any existing vegetation and/or landscaping within the highway right-of-way be disturbed?

NO

2. Are there waterways (e.g. river, creek, pond, natural pool or dry streambed) adjacent to or within the limits of the project or highway right-of-way?

NO

3. Is the proposed project located within five miles of the coast line?

NO

4. Will the proposed project generate construction noise levels greater than 86 dBA (e.g. jack-hammering, pile driving)?

NO

5. Will the proposed project incorporate land from a public park, recreation area or wildlife refuge open to the public?

NO

6. Are there any recreational trails or paths within the limits of the proposed project or highway right-of-way?

NO

7. Will the proposed project impact any structures, buildings, rail lines, or bridges within highway right-of-way?

NO

8. Will the proposed project impact access to any businesses or residences?

NO

9. Will the proposed project impact any existing public utilities or public services?

NO

10. Will the proposed project impact existing pedestrian facilities, such as sidewalks, crosswalks, or overcrossings?

NO

11. Will new lighting be constructed within or adjacent to highway right-of-way?

NO

City of Susanville
POLICE DEPARTMENT

Thomas V. Downing, Chief of Police
Pride in Service—Service with Pride

June 11, 2014

Cal Trans District II
1657 Riverside Dr. MS-20
Redding, CA 96001-0536

Kristin Shepard
Public Works Dept
720 South Street
Susanville, CA 96130

Re: Fair parade

I have received a request from the City on behalf of the Susanville Fair Association regarding the 2014, Lassen County, Fair Parade scheduled for July 19, 2014 beginning at 9:30 a.m. The parade will begin at Lassen St. and end at the fairgrounds on Fair Dr. State Highway 36 will be closed between Cottage St. and Riverside Dr. West and East bound traffic will be diverted from Cottage St. to Riverside Dr. E. Police Chief, Thomas V. Downing has reviewed and approved the route closure.

Sgt. J. Hopkins will be the Officer in Charge of the event. He can be reached at 530-257-5603.

Sincerely,



Denise Bera
Admin Asst.

Thomas V. Downing
Chief of Police

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

472-400 Diamond Crest Road
Susanville, Ca 96130
(530) 257-2191
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



June 11, 2014

File No.: 140.11872.17561

Kristin Shepard
City of Susanville Public Works
720 South Street
Susanville, CA 96130

Dear Ms. Shepard:

I was recently advised of the upcoming Lassen County Fair Parade to take place on Saturday, July 19, 2014 beginning at 9:30 AM till 11:30 PM.

The event is scheduled to take place on Main Street in Susanville. This letter confirms the California Highway Patrol (CHP) has been informed and supports this event, provided all applicable permits are obtained and proper traffic controls are in place to ensure public safety.

If you have any questions regarding this letter, contact myself or Officer Shaun Simmons at (530)257-2191.

Sincerely,

A handwritten signature in black ink, appearing to read "J. A. Micheletti".

J. A. Micheletti, Captain
Commander
Susanville Area



Reviewed by: JCH City Administrator
ME City Attorney

Motion Only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Administrative Unit

PRESENTED BY: Jared Hancock, City Administrator

SUMMARY: The Administrative/Confidential Unit is being updated to better reflect the needs of the City by adding exempt and non-exempt positions throughout the City into one cohesive Unit to be referred to as the Administrative Unit.

FISCAL IMPACT: None at this time.

ACTION REQUESTED: Direction to staff.

ATTACHMENTS: To be provided at meeting.

Reviewed by: ~~SA~~ City Administrator
~~MA~~ City Attorney

Motion Only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Consider request from Lassen Senior Services

PRESENTED BY: Jared Hancock, City Administrator

SUMMARY: Penny Artz, the Executive Director for Lassen Senior Services has contacted the City requesting \$2,000.00 in funding to assist with interior painting projects.

FISCAL IMPACT: \$2000.00 from Civic Contributions

ACTION REQUESTED: Direction to staff.

ATTACHMENTS: None.

Reviewed by:  City Administrator
 City Attorney

Motion Only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted By: Jared Hancock, City Administrator

Action Date: June 18, 2014

CITY COUNCIL AGENDA ITEM

SUBJECT: Consideration of Parking Lot Improvement with Don MacVitie

PRESENTED BY: Jared Hancock, City Administrator

SUMMARY: Staff is currently in negotiations to complete the parking lot improvements for City Hall. Staff will bring forward information as direction is given out of closed session. Once negotiations are finalized, staff will bring back a resolution for formal adoption.

FISCAL IMPACT: None.

ACTION REQUESTED: None.

ATTACHMENTS: None.