



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**
FROM: Scott Friend, AICP – City Planner
MEETING DATE: February 17, 2022; 5:30 p.m., Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **CUP 2021-01, LLA 2021-04, and SPR 2021-04:** A request to develop a new 14-position automobile, 6-position commercial vehicle (high-volume/flow) fueling station with a 9,084-square foot convenience store. Located at 4463, 4473, and 4483 Commerce Lane (APNs 045-170-040, 041, and 042). The project involves a conditional use permit to allow the use of trucks on the site, a lot merger to merge the three parcels into one, and a site plan review. The three subject parcels are designated Commercial on the City of Orland General Plan Land Use Diagram and located in the Highway Service Commercial (C-H) zoning district.

Environmental Review: An Initial Study was prepared, and the potential environmental impacts of the project were evaluated. The analysis concluded that the project will not have a significant effect on the environment, provided that specified mitigation measures are adopted and implemented concurrently with the project plan. A Mitigated Negative Declaration was prepared and circulated, and responses to comments were prepared. Staff is recommending that the Planning Commission approve a Resolution approving the Lot Line Adjustment and an Ordinance approving the Use Permit adopting the Initial Study – Mitigated Negative Declaration with mitigation measures as presented (State Clearinghouse #2021120299).

APPLICANT: Maverik, Inc.
Attn.: Christie Hutchings
185 South State St. #800
Salt Lake City, UT 84111

LANDOWNER:	Land Developers Inc.	RCM Investments, LLC
	Attn.: Paul Farsai	740 Broadway
	60 Independence Circle #202	Chico, CA 95928
	Chico, CA 95973	

GENERAL PLAN: C, Commercial

ZONING: C-H, Highway Service Commercial

Summary:

The applicant is requesting approval of a Use Permit, Lot Line Adjustment, and Site Plan Review to construct a new Marverik automobile and commercial vehicle fueling facility on a 5.56-acre vacant site. The Project includes the following: a 9,084-square-foot building, which includes a convenience store and fast-food restaurant with drive thru, outside seating area, automobile gas fueling dispensers, a high-volume/flow fueling island location with six (6) dispensers, two short-term (30 minutes maximum) commercial-vehicle parking stalls, and a RV wastewater dumping station,

The Proposed Project is located on approximately 5.56-acres of land, currently identified as three separate parcels.

Staff recommends the Planning Commission approve a Resolution recommending that the City Council adopt the Maverik Fueling Center Project Initial Study and Mitigated Negative Declaration and approve the Lot Line Adjustment, Conditional Use Permit, and Site Plan Review for the Project, subject to the attached Conditions of Approval.

Pursuant to Orland Municipal Code Section 16.12.070 - *Lot line adjustments*, the Planning Commission may approve a Lot Line Adjustment action and pursuant to Orland Municipal Code Section 17.80.010 and .030, “[a] request for a use permit may be granted, granted subject to conditions, or denied by the planning commission for any use for which a use permit is permitted or required ...”.

Background and Discussion:

Maverik, Inc. proposes the development of an automobile and truck fueling center on a 5.56-acre site. The project includes: a 9,084-square-foot convenience store and drive-thru restaurant, 14 automobile gas fueling stations, and a separate high-volume/flow fueling island location with six (6) dispensers (See **Attachment A – Project Application**).

The project site is located in the City of Orland and is comprised of three existing parcels located at the southwest corner of Newville Road and Commerce Lane, Orland, California (See **Attachment B – Project Location**). Project Site addresses include 4463, 4473, and 4483 Commerce Lane. The County Assessor’s Parcel Numbers (APN) on the site are 045-170-040, 041 and 042. The applicant has applied for a lot line adjustment to merge the three existing parcels into one single parcel.

The parcels are designated Commercial (C) on the Orland General Plan Land Use Diagram and located in the Highway Service Commercial (C-H) zoning district and are located entirely within the City Limits of the City of Orland. Surrounding uses are as follows:

North: Single-family dwelling, former Eagles Hall building, and across Newville Road, the Black Butte mobile home park and a gas station (*Sportsman’s Market*).

South: Vacant land, a portion of which is approved for development as a hotel/lodging and restaurant use and south of Ide Street, land approved for use with a truck wash/truck service center and zoned with the C-2, Community Commercial zoning.

East: Pilot/Flying J truck stop/gas station/fast-food restaurant and vacant land (C-H Highway Service Commercial zoning)

West: Agricultural use, rural residential uses, and vacant land. Outside city limits – no City zoning

Project Details:

The project site is currently vacant and undeveloped. The Proposed Project is the development of an automobile and truck fueling center on a vacant 5.56-acre site. The Project includes the following:

1. A 9,084-square-foot building, which includes a convenience store and fast-food restaurant with drive thru,
2. Outside seating area,
3. Seven automobile gas fueling dispensers with two fueling stations each,
4. A separate high-volume/flow fueling location with six dispensers,
5. Canopies covering both fueling locations,
6. 50 parking stalls,
7. Two short-term (30 minutes maximum) commercial vehicle parking stalls,
8. An RV wastewater dumping station,
9. Underground and above ground fuel storage tanks, and
10. Two site access driveways on Commerce Lane.

The underground storage tanks will be double-walled, non-corrodible fiberglass tanks. The tanks are connected to the fueling dispensers through non-corrodible flexible plastic piping.

Construction activities associated with the proposed project would require grading, utility connections, building construction, frontage improvements (curb, gutter, sidewalk, and driveway construction) and landscaping. Construction is anticipated to begin in Spring 2022.

The hours of operation will 24 hours per day, seven days a week. The project anticipates that there will be a total of 16 to 20 employees per day divided over three shifts in the 24-hour period.

Lot Line Adjustment:

The applicant intends to merge the three adjacent existing parcels that comprise the site prior to development (See **Attachment A.2. Lot Merger Application**). Lot line adjustment applications are approved by the Planning Commission in compliance with Title 16 of the Orland Municipal Code (OMC 16.12.070).

The current project site consists of three parcels:

Existing Lot B: 045-170-040 - ±1.36 AC (59,517 SF) (045-170-040)

Existing Lot C: 045-170-041 - ±1.60 AC (69,543 SF) (045-170-041)

Existing Lot D: 045-170-042 - ±2.60 AC (113,289 SF) (045-170-042)

Total: ±5.56 AC (242,349 SF)

Conditional Use Permit:

Pursuant to OMC Section 17.44.030(A)(29), a Use Permit is required for a “truck stop” in the Highway Service Commercial (C-H) Zone district. OMC does not provide a formal definition of a “truck stop”, however, as the project involves the installation of high-volume/flow fueling dispensers and provides two 30-minute short term commercial vehicle parking stalls, approval of a CUP is being required to facilitate the use of trucks on the project site. Approval of Use Permit 2021-01 would allow for the development of the Maverik Fueling Center as described in the

project application and as further described in in the Initial Study and Mitigated Negative Declaration (SCH# 2021120299).

Chapter 17.80 of the OMC provides the legal authority and basis for the issuance of a Conditional Use Permit in the City. Section 17.80.010 establishes that:

“A request for a use permit may be granted, granted subject to conditions, or denied by the planning commission for any use for which a use permit is permitted or required by these regulation, or for any use which, while not specifically enumerated in these regulation, is, in the opinion of the planning commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.”

Section 17.80.040 of the OMC states that, *“Approval of an application for a use permit shall be based upon a written finding that:*

Establishment, maintenance, or operation of the use of building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property of improvements in the neighborhood or to the general welfare of the City.”

As established in OMC Section 17.80.010, the Planning Commission may impose conditions of approval on a use permit that it finds necessary to carry out the purpose of this title.

Upon review of the application, staff believes that the establishment, maintenance, or operation of the proposed project will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Site Plan & Onsite Circulation:

As previously stated, the proposed project includes a 9,084 sq. ft. convenience store, 7 gasoline dispensers (14 pump stations) for passenger vehicles, 6 diesel dispensers for commercial vehicles, and 50 vehicle parking stalls. Adequate on-site parking (50 stalls total) with accessible spaces are located along the perimeter of the convenience store. The site plan provides 43 standard stalls, 2 electrical vehicle (EV) stalls, 3 clean air/vanpool stalls, and 2 accessible stalls. Bicycle parking is also available near the entrance of the convenience store.

Vehicle access to the project site will be provided from two driveways constructed on Commerce Lane. The proposed driveway located closest to the intersection of Commerce Lane and Newville Road (north) will be a right-in, right-out only driveway and the southern-most driveway will be a two-way drive allowing for both right and left turn movements. A barrier or median approved by the City will be constructed in the northern driveway to prohibit left turns.

As proposed, the southerly drive access will require the re-location on an existing power pole however the existing overhead powerline along Commerce Lane has not been required to be placed underground due to line voltage and construction cost / logistical difficulties.

In addition to the two driveways on Commerce Lane, the project is being conditioned to construct and install a new traffic signal at the existing intersection of Commerce Lane and Newville Road. As established in the traffic study that was prepared for the project, the cumulative traffic condition at the intersection justifies the installation of the signal. The project has been conditioned

(Attachment E) to install a new traffic signal to replace the existing four-way stop controlled intersection control. As conditioned, the traffic signal shall be installed and operational prior to the issuance of a certificate of occupancy (CoO) for the project. The applicants project team is working with the City to coordinate the installation of the signal with the project.

In addition to the above noted site improvements, the project also includes an enclosed trash enclosure as required by City standards, air station, RV dump station, and a drive-thru along the southern portion of the convenience store.

Site Plan Consistency Review:

The project was reviewed against all site development standards Pursuant to OMC Section 17.44 and meets all City standards outlined in the City Code. The project, as submitted, meets all OMC site development standards and is not requesting or requiring any development standard modifications, variances, or standard deviations.

Street Improvements

As noted above, primary access to site will be taken from two proposed driveways on Commerce Lane. The street frontage of the project site is currently undeveloped with no street improvements. As a condition of approval, the applicant will be required to construct curb, gutter, and sidewalks to the specifications of the City Engineer such that Commerce Lane will be developed to the adopted Industrial Street standard of the City of Orland along with meeting adopted development standards for commercial driveways; curb, gutter, sidewalk and accessible ramp improvements, fire and life safety improvements (hydrants), and site access and walk improvements. As proposed with this approval, there would be no parking of commercial vehicles permitted along Commerce Lane on the street frontage for the project site. Appropriate signage and visual identifications (e.g. painting of curbs, etc.) shall be installed as approved by the City.

As outlined and discussed in the traffic study prepared for the project, the project has been conditioned to work with the California Department of Transportation (Caltrans) to widen the south-bound Interstate 5 off-ramp to accommodate a dedicated right-turn lane on the existing off-ramp. As the City of Orland does not own, operate or control the right-of-way upon which this improvement would be made, nor can the City control the timing or logistics of the improvements, the project has been conditioned to engage with Caltrans on the improvement and to pursue the construction but has not been conditioned to require that the improvement is completed prior to the issuance of certificate of occupancy for the project.

Landscaping:

OMC Section 17.76.110 requires at least 5% of the parking lot be landscaped. Landscaping will occupy approximately 10% of the site which meets the OMC requirement. Landscaping will consist of a variety of grasses, shrubs, and trees. Landscaping will be installed mainly at the perimeter of the project site, with some landscaping near the convenience store and along the proposed quick stop restaurant drive-thru. (See **Attachment A.6.– Preliminary Landscape Plan**).

Architecture and Elevation:

The exterior of the convenience store will consist of metal roof elements, fiber cement, cultured stone, glass storefront, and steel truss beams (See **Attachment A.7. – Conceptual Architectural Plans**). The fuel canopy includes the same architectural elements and materials for consistency.

OMC Section 17.44.105 requires roof equipment to be fully screened. The proposed architectural plans illustrate mechanical roof equipment being screened from view by a parapet wall.

The floor plan for the convenience store includes a retail area, food and beverage prep area, restrooms, freezer and coolers, a housekeeping pad, an office, a utility room, and storage rooms.

Utilities:

The proposed project would be connected to the city utility system (water and sewer) via existing water and sewer lines located in Commerce Lane. Information provided by the City of Orland Public Works Department indicates that the City has both adequate water supply and sewer capacity in both the existing utility lines and at the City's treatment plant to accommodate the proposed project. Currently, water and sewer services are provided to the existing businesses on Commerce Lane via an existing 10" water line and 10" sewer line. The proposed parcel would be served, and can be served, by the existing lines. No offsite improvements are required.

As previously noted, a fire hydrant(s) will need to be installed at a location(s) approve by Orland Volunteer Fire Department's Chief in order to provide fire connection service to the proposed project site.

Noise:

As part of the analysis of the project, a Noise Impact Assessment was prepared for the Maverik Fueling Center Project by ECORP Consulting, Inc. The Assessment found that predicted project noise levels would range from 40.1 to 46.5 dBA Leq during Project operations. The adopted standard of the City of Orland and Glenn County for non-transportation related uses (e.g. roadways) are 50 dBA Leq during the daytime activities (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq during the nighttime activities (10:00 p.m. to 7:00 a.m.). Per information provided by the applicant, the facilities on the Project Site (i.e., gas station, convenience store and fast-food restaurant with drive thru) are anticipated to operate 24-hours a day. Thus it was identified that noise levels from the project resulting from project operations would exceed the nighttime noise standard allowable for proximate residential uses. The nearest existing noise-sensitive land uses to the project site are residential properties adjacent to the northern, southwestern, and northwestern Project Site boundary with the closest being approximately 50 feet distant.

In order to mitigate excess noise and protect existing noise-sensitive land uses, the construction of a sound wall on the northern and western Project Site boundary, presented as Mitigation Measure NOI-1 in the CEQA study prepared for the project, was identified as being necessary to reduce noise as a result of Project operations, specifically to achieve compliance with projected nighttime noise standards.

The required sound wall has been required along the northern and western Project Site boundary and must be at least 6 feet in height in order to break the line of sight between the project site and adjacent residential uses. As outlined in the Noise Impact Assessment, the wall shall be constructed of CMU block rated for sound attenuation, mortared masonry, stucco, gypsum board, or material of similar density, use or comparable acoustic ratings.

Environmental determination:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment. An Initial Study/Mitigated Negative Declaration (SCH# 2021120299) has been prepared to analyze the potential environmental effects associated with the Project and to reduce any and all "potentially significant" impacts to a level identified as being "less than significant" with application of the appropriate mitigation measure(s).

Based upon the study that was prepared for the project, the project was found to have a mitigable impacts in the following topic areas: Cultural Resources, Geology and Soils, and Noise. The mitigation measures that were identified in the Maverik Fueling Center Project Mitigated Negative Declaration (SCH#2021120299) are summarized below:

- **CUL-1: Cultural or Archaeological Resource Discovery:** All construction plans and grading plans shall include the following: If subsurface deposits believed to be cultural or human in origin are discovered during any roadway or future construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. Depending on the nature of the find, the qualified professional archaeologist will notify the appropriate agencies who will then determine the best course of action.
- **GEO-1: Paleontological or Sensitive Geologic Resource Discovery:** If paleontological or other geologically sensitive resources are identified during any phase of development including roadway development and future developments on the Project Site, the applicant shall cease operation at the site of the discovery and immediately notify the City. Work shall be halted until a qualified paleontologist retained by the City can provide an evaluation of the find and prescribe mitigation measures to reduce impacts to a less than significant level.
- **NOI-1: Sound Wall:** The applicant shall construct a minimum 6-foot-high sound wall spanning the northern and western Project Site boundary a in order to break the line of sight between the Project Site and adjacent residents. The wall shall be constructed of CMU block, mortared masonry, stucco, gypsum board, or material of similar density, use or comparable acoustic ratings.

Recommendation:

Staff requests that the Planning Commission consider the proposed Maverik Fueling Center Project and recommend changes, if necessary. If no changes are considered necessary, staff recommends that the Planning Commission approve the Initial Study and Mitigated Negative Declaration (SCH# 2021120299) (**Attachment F**) for the proposed action. Staff also recommends that the Planning Commission recommend for approval to the City Council, the Maverik Fueling Center Project, as contained herein, through adoption of Planning Commission Resolution #2022-XX (**Attachment G**) and #2022-XX (**Attachment H**) and Ordinance #2022-XX and thus approving the project as presented.

Staff recommends that the Planning Commission utilize the following process for consideration of this matter:

1. Accept a presentation of the project by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the members of the Planning Commission; and
4. Motion and vote by the Planning Commission.

If the Planning Commission determines that it intends to approve the Maverik Fueling Center Project as presented, staff presents the following motions for consideration:

1. California Environmental Quality Act:

Move that the Planning Commission approve Planning Commission Resolution #2022-XX approving and adopting of the Initial Study and Mitigated Negative Declaration for the Maverik Fueling Center Project.

2. Lot Line Adjustment:

Move that the Planning Commission approve Resolution #2022-XX approving Lot Line Adjustment #2021-04 as presented herein.

3. Conditional use Permit:

Move that the Planning Commission approve Planning Commission Ordinance #2022-XX approving Use Permit #2021-01 as presented herein.

ATTACHMENTS

- **Attachment A** – Project Application
 - A.1. Site Plan Review Application
 - A.2. Lot Line Adjustment/Merger Application
 - A.3. Lot Merger Exhibit
 - A.4. Conceptual Site Plan
 - A.5. Preliminary Civil Plans
 - A.6. Preliminary Landscape Plan
 - A.7. Conceptual Architectural Plans
 - **Attachment B** – Project Location
 - **Attachment C** – Initial Study and Mitigation Negative Declaration
 - **Attachment D** – Findings for Approval CUP 2021-01
 - **Attachment E** – Conditions of Approval CUP 2021-01
 - **Attachment F** – Planning Commission Resolution 2022-XX – MND
 - **Attachment G** – Planning Commission Resolution 2022-XX – LLA
 - **Attachment H** – Planning Commission Ordinance 2022-XX – CUP
-

Date Filed: _____

Site Plan Review # _____

CITY OF ORLAND

815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (Fax)

APPLICATION FOR SITE PLAN REVIEW (Failure to answer applicable questions and required attachments could delay the processing of your application).

1. APPLICANT(S):

Name: Maverik, Inc., Attn: Christie Hutchings, AICP

Address: 185 South State Street, Suite 800, Salt Lake City, UT 84111

Business Phone: (801) 683-3631

Fax: _____

Mobile: (801) 699-5750

Email Address: Christie.Hutchings@maverik.com

2. LANDOWNER(S):

Name: Paul Farsai for Land Developers Inc.

Address: 60 Independence Circle #202

Business Phone: _____

Fax: _____

Mobile: 530-342-7337

Email Address: Paul@LandDevelopers.land

3. **REQUEST:** Site Plan Review and Lot Merger for a 9,084 s.f. Convenience Store and Quick Stop Restaurant with 14 automobile fueling stations and 6 commercial truck fueling stations.

4. Address of the Site: 4463, 4473, 4483 Commerce Lane

5. Current Assessor's Parcel Number: 045-170-040, 041, and 042

6. Existing Zoning: C-H

7. Existing Use of Property: Vacant

It is understood that any permit issued pursuant to this application will not grant any right or privilege to use any building or land either contrary to the provisions of law or of any ordinance of the City of Orland. All provisions of law or of any ordinance governing the use of the aforesaid building or land will be complied with whether specified herein or not.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by the applicant and the property owner)

I am (we are) the owner(s) and/or applicant(s) of property involved in this application, and I (we) have completed this application and all other documents required.

I am (we are) the owner(s) and/or applicants of the property consenting to the preparation and submission of this application.

I (we) also shall agree to abide by the conditions of approval as issued by the Planning Commission.

I (we) declare under penalty of perjury that the foregoing is true and correct.

The property owner(s) and/or applicant(s) by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action, or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement, whether or not there is concurrent passive or active negligence on the part of the City.

Property Owners(s):

Paul Farsai for Land Developers Inc.

Print Name

Paul P. Farsai

Signature

08-26-2021

Date

Print Name

Signature

Date

Applicant(s):

Christie Hutchings, AICP, Sr. Planning Project Manager

Print Name

Christie Hutch

Signature

8/26/2021

Date

Print Name

Signature

Date

CITY OF ORLAND

815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)

**SITE PLAN REVIEW REQUIREMENTS FOR
“C-1”, “C-2”, “C-H”, “M-L”, and “M-H” Zoning Districts**

1. Prior to application for a Building Permit, the Applicant shall submit to the City of Orland a complete site plan and all other documentation necessary for review by the City to ensure compliance with all of the requirements of the Orland Municipal Code.
2. The “Site Plan” shall contain the following information in order that a complete evaluation may be made by the City:
 - A. The “Site Plan” shall be drawn to scale (on a sheet of paper 11” x 17” or larger) large enough to give all information legibly; Applicant shall submit twenty-five (25) copies. The City may require additional copies if necessary).
 - B. Name, address, and telephone number of property owner, applicant and agent.
 - C. Current Glenn County Assessor’s Parcel Number (APN).
 - D. Property dimensions and acreage.
 - E. North arrow and scale. Lettering shall be right side up with North arrow at the top of the page (see attached sample Site Plan).
 - F. Names of all adjoining streets or roads, width of City road right-of-way, location of center of road.
 - G. All existing and proposed buildings and structures including all locations from property lines, square footage, size and height, and distances from existing and proposed buildings and structures.
 - H. Hardline drawings of building elevations, showing all sides of the proposed building(s) as they will appear upon completion, including proposed colors and materials, screening details for mechanical equipment, and building height.
 - I. Fully dimensioned floor plans showing the proposed use of each area, and all corridors, doorways and restrooms.

- J. Existing and proposed walls and fences including location, height and construction materials.
- K. Proposed use or type of business.
- L. All signs and their location(s), size(s), height(s), material(s) and lighting. All signs shall comply with Chapter 17.78, Sign Ordinance, of the Orland Municipal Code.
- M. Off-street parking and loading area(s) locations, number of spaces and dimensions of parking spaces and parking area, internal circulation pattern and type of paving.
- N. ADA required parking spaces: locations, ramps, number of spaces and dimensions of parking spaces. Note: One (1) ADA parking space, van accessible is required for every 25 parking spaces.
- O. Pedestrian, vehicular, and service access, and points of ingress and egress.
- P. Landscaping and Irrigation Plan showing location, spacing and size of landscape materials, a list of proposed species, including the common botanical name. Street trees and existing on-site trees shall also be shown and identified. Existing trees to be removed or retained shall also be shown and identified. Landscaping shall be in conformance with Chapter 17.76, General Use and Design Requirements, of the Orland Municipal Code.
- Q. Lighting locations and details, hooding devices.
- R. Required street dedications, and improvements.
- S. Location and nature of utilities.
- T. Drainage patterns and structures.
- U. Location of all US Bureau of Reclamation facilities (canals, laterals, etc).

Site Plan Review Requirements
City of Orland

3. A written statement explaining why the establishment, maintenance or operation of the use of building applied for will not, under the circumstance of the particular case, be detrimental to the health, safety (including traffic safety, peace, morals, comfort and general welfare) of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City of Orland.
4. Please submit twenty-five (25) copies of the Site Plan for review. One copy will be returned to you following review. A sample Site Plan is attached.
5. **FILING FEE: \$390.00**

Note: The Filing Fee is based on four (4) hours of the City Planner's time (\$50.00/hour) and two (2) hours of the City Engineer's time (\$95.00/hour). If the Site Plan requires additional time, then the applicant shall be invoiced for the additional cost at the same hourly rate as listed above for the City Engineer and the City Planner.

DECLARATION UNDER PENALTY OF PERJURY
(Application SHALL be signed by the Property Owner and the Applicant)

I am (we are) the owner(s) and/or applicant(s) of property involved in this application, and I (we) have completed this application and all other documents required.

I am (we are) the owner(s) and/or applicants of the property consenting to the preparation and submission of this application.

I (we) also shall agree to abide by the conditions of approval as issued by the Planning Commission.

I (we) declare under penalty of perjury that the foregoing is true and correct.

The property owner(s) and/or applicant(s) by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action, or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement, whether or not there is concurrent passive or active negligence on the part of the City.

Property Owners(s):

Paul P Farsai

Print Name

Paul P. Farsai

Signature

08-26-2021

Date

Print Name

Signature

Date

Applicant(s):

Christie Hutchings, AICP, Sr. Planning Project Manager

Print Name

Christie Hutchings

Signature

8/26/2021

Date

Agent:

Print Name

Signature

Date

ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information

Maverik, Inc.
185 South State Street, Suite 800
Salt Lake City, UT 84111

1. Name and address of developer/project sponsor: _____

2. Address of PROJECT: 4463, 4473, 4483 Commerce Lane

3. Assessor's Parcel Number: 045-170-040, 041, and 042

4. Name, address and telephone number of person to be contacted concerning this project:

Christie Hutchings, AICP, Sr. Planning Project Manager (801)-683-3631

185 South State Street, Suite 800, Salt Lake City, UT 84111

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

Site Plan Review, Lot Merger

6. Existing Zoning District: C-H

7. Proposed use of the site (Project for which this form is filed): Convenience Store with attached

Quick Stop Restaurant, along with 14 Automobile Fueling Stations and 6 Commercial Truck

Fueling Stations

Project Description

8. Site size: 5.6 +/- Acres

9. Square footage: 9,084 s.f.

10. Number of floors to be constructed: 1-story

11. Amount of off-street parking provided: 62 Stalls (not including gas canopy locations)

12. If residential: N/A

Number of units:

Design of units (i.e. single family, multi-family, etc):

Square footage of each unit:

13. If commercial:

Type of use: Convenience Store, Quick Stop Restaurant, Auto & Commercial Truck Fueling Station

Square footage of each building (existing and proposed): Existing: none; Proposed: 9,084 sf

Number of employees (if applicable): 16-20

Number of shifts (if applicable): 3-shifts

Hours of operation: 24 hours per day, 7 days per week

14. If industrial: N/A

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

15. If institutional: N/A

Estimated occupancy:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

16. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A

17. Attach site plan(s).

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

18. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____ No X

ENVIRONMENTAL INFORMATION FORM
City of Orland

19. Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No X

20. Change in pattern, scale or character of general area of project.

Yes _____ No X

21. Significant amounts of solid waste or litter.

Yes _____ No X

22. Change in dust, ash, smoke, fumes or odors in the vicinity.

Yes _____ No X

23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Yes _____ No X

24. Substantial change in existing noise or vibration levels in the vicinity.

Yes _____ No X

25. Site on filled land or on slope of 10 percent or more.

Yes _____ No X

26. Use ~~of disposal~~ of potentially hazardous materials, such as toxic substances, flammables or explosives.

Yes X No _____

27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.),

Yes _____ No X

28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)

Yes _____ No X

29. Relationship to a larger project or series of projects.

Yes _____ No X

ENVIRONMENTAL INFORMATION FORM
City of Orland

Environmental Setting

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. [See attached.](#)
31. Describe the surrounding properties, including information on plant – and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc) intensity of land use (one-family, apartment houses, shops, department stores etc.) and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. [See attached.](#)

Certification

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



Signature

Date: 8/26/2021

For: _____

Case Number M # OR LLA # _____

Date Application Received _____

CITY OF ORLAND
MERGER or LOT LINE ADJUSTMENT

815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)

Time Limits:

The total time for processing a Merger or Lot Line Adjustment is generally fifteen (15) days. However, pursuant to California Government Code Sections 65943 and 65950, the City has thirty (30) days from the date of application submittal to determine if an application is complete; and six (6) months from the date of complete application to take final action.

Notice of Pending Amendments:

Pursuant to California Government Code Section 65945, an applicant can make a written request to receive notice of any pending amendments to: the General Plan, Specific Plans, the land use regulations, ordinances affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the applicant's project.

Note:

By signing the front of this application form, the applicant is indicating that the project is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Additional information may be obtained from the City of Orland Planning Department at the above address and telephone number.

Signature: Paul P. Farsai

Date: 08-26-2021

Print Name: Paul P Farsai for Land Developers Inc.

**REQUIREMENTS FOR A COMPLETE
CERTIFICATE OF MERGER or LOT LINE ADJUSTMENT**

The following items are REQUIRED for a complete application:

SUBMITTAL REQUIREMENTS

1. ***Application Fees: \$200.00 + \$100.00 Engineering Deposit. Additional Engineering fees may be required. The City Engineer will calculate the appropriate deposit, against which engineering services will be billed at the current hourly rate.***
2. ***Completed application form including:***
 - a) Name and address of owner of record of all parcels and engineer/surveyor who prepared map.
 - b) Date of preparation.
 - c) Current Assessor's Parcel Number(s)
 - d) Layout, dimensions and acreage of EXISTING LOT(S)
 - e) Layout dimensions and acreage of MERGED LOT(S)
 - f) A scale and north arrow.
 - g) A location/vicinity map identifying the project site within an identifiable geographic area.
 - h) The location and dimensions of all existing building and structures including location from all property lines.
 - i) The name, location, and width of all existing interior, abutting, and proposed streets and easements.
 - j) Location and nature of all utilities in accordance with the requirements of the City of Orland.
 - k) Listing of adjacent recorded or known proposed land divisions, lot line adjustment(s), or any other application for entitlement, which may or will affect or be affected by the subject application.
3. **One copy of the deeds for existing parcels and a current Preliminary Title Report (within the last 90 days).**
4. One copy of the Assessor's Parcel Map(s) with the subject site clearly identified.
5. Other information as may be required to facilitate a comprehensive evaluation of the application by the City of Orland.
6. Additional information may be required to determine if significant adverse environmental impacts could result from the proposal.

Case Number M # OR LLA # _____

MERGER or LOT LINE ADJUSTMENT APPLICATION

Please submit completed application form and fees to:

**City of Orland
Planning Department
815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)**

NOTE: APPLICATIONS THAT ARE NOT COMPLETELY FILLED OUT AND WHICH DO NOT HAVE ALL REQUIRED SUBMITTALS WILL NOT BE ACCEPTED FOR FILING.

Contact Information:

- | | | | | |
|----|---------------------|--|--------------------------------|------|
| 1. | Applicant Name (s): | Christie Hutchings, AICP, Sr. Planning Project Manager | | |
| | Address: | 185 South State Street, Suite 800, Salt Lake City, UT 84111 | | |
| | Phone: | Street | City/State/Zip | |
| | | (801)-683-3631 | (801)-699-5750 | |
| | | Business | Home | Cell |
| | Fax: | | | |
| | Email: | Christie.Hutchings@maverik.com | | |
| 2. | Property Owner(s): | Land Developers Inc. | | |
| | Address: | 60 Independence Circle #202 | | |
| | | Chico, CA 95973 | | |
| | Phone: | Street | City/State/Zip | |
| | | 530-342-7337 | | |
| | | Business | Home | Cell |
| | Fax: | | | |
| | Email: | Paul@LandDevelopers.land | | |
| 3. | Property Owner(s): | | | |
| | Address: | | | |
| | | Street | City/State/Zip | |
| | Phone: | | | |
| | | Business | Home | Cell |
| | Fax: | | | |
| | Email: | | | |
| 4. | Engineer/Surveyor: | Cartwright Nor Cal, Inc. | | |
| | Address: | 3010 Lava Ridge Court, Suite 160, Roseville, CA 95661 | | |
| | | Street | City/State/Zip | |
| | Phone: | (916)-978-4001 | (916)-812-0777 | |
| | | Business | Home | Cell |
| | Fax: | | | |
| | Email: | | | |

Case Number M # OR LLA # _____

Date Application Received _____

APPLICANT(S)/OWNER(S) DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by ALL applicants and property owners)

I am (we are) the owner(s) of the property that is the subject of this application and I (we) have completed this application and all other documents and maps required herein, or have permitted the person(s) identified as the Applicant to do so on my (our) behalf. Owner(s) and/or Applicant(s) hereby certify that the information and statements made herein are, in all respects, true and correct to the best of my (our) knowledge and belief.

I (we) also declare under penalty of perjury that the foregoing is true and correct as evidenced by my (our) signature(s) below.

1. Property Owner(s):

Print: Paul P Farsai Signed: Paul P. Farsai Date: 08-26-2021

Property Owner(s):

Print: _____ Signed: _____ Date: _____

2. Applicant(s):

Print: Christie Hutchings Signed: Christie Hutchings Date: 8/26/2021

Applicant(s):

Print: _____ Signed: _____ Date: _____

***Note: If the owner or applicant is other than an individual(s), a copy of a Resolution from the corporation or partnership agreement authorizing this application must be attached hereto.**

PROJECT DESCRIPTION:

Address and location of project site:
4463, 4473, 4483 Commerce Lane; East side of Commerce Lane just south of Newville Road

Assessor’s Parcel Number (APN): 045-170-040, 041, and 042

Current Zoning of property: C-H

Size of Property (Acres/Square feet): 5.6+/- Acres

Number and Size of lots to be modified: 3 parcels (1.3 acres, 1.36 acres, and 1.6 acres)

Current Use of Project Site: Vacant

Additional information that may be helpful in evaluating this request:

Case Number M # OR LLA # _____
Date Application Received _____

TO BE COMPLETED BY THE PLANNING DEPARTMENT

Date Filed: _____ By: _____
Fee Paid: _____ Notice of Exemption Fee Paid: _____
Receipt Number: _____

FOR PLANNING DEPARTMENT USE ONLY

General Plan Designation: _____
Zoning Designation: _____
Chapter: _____
Property Owner Verified: _____
Yes No
Minimum lot size allowed: _____
More Information Needed: _____
Yes No
Application Complete: _____
Yes No
Sebacks: Front: _____ Rear: _____ Side: _____
Special Circumstances: _____
Yes No
Application Reviewed by: _____
Name Date

Login Name: wadevry
Plot Date: August 30, 2021 - 3:03 pm
File Name: U:\221023-Maverik Orland\CAD_LDI\Production Drawings\221023-00-C5.0-LOT MERGER.dwg

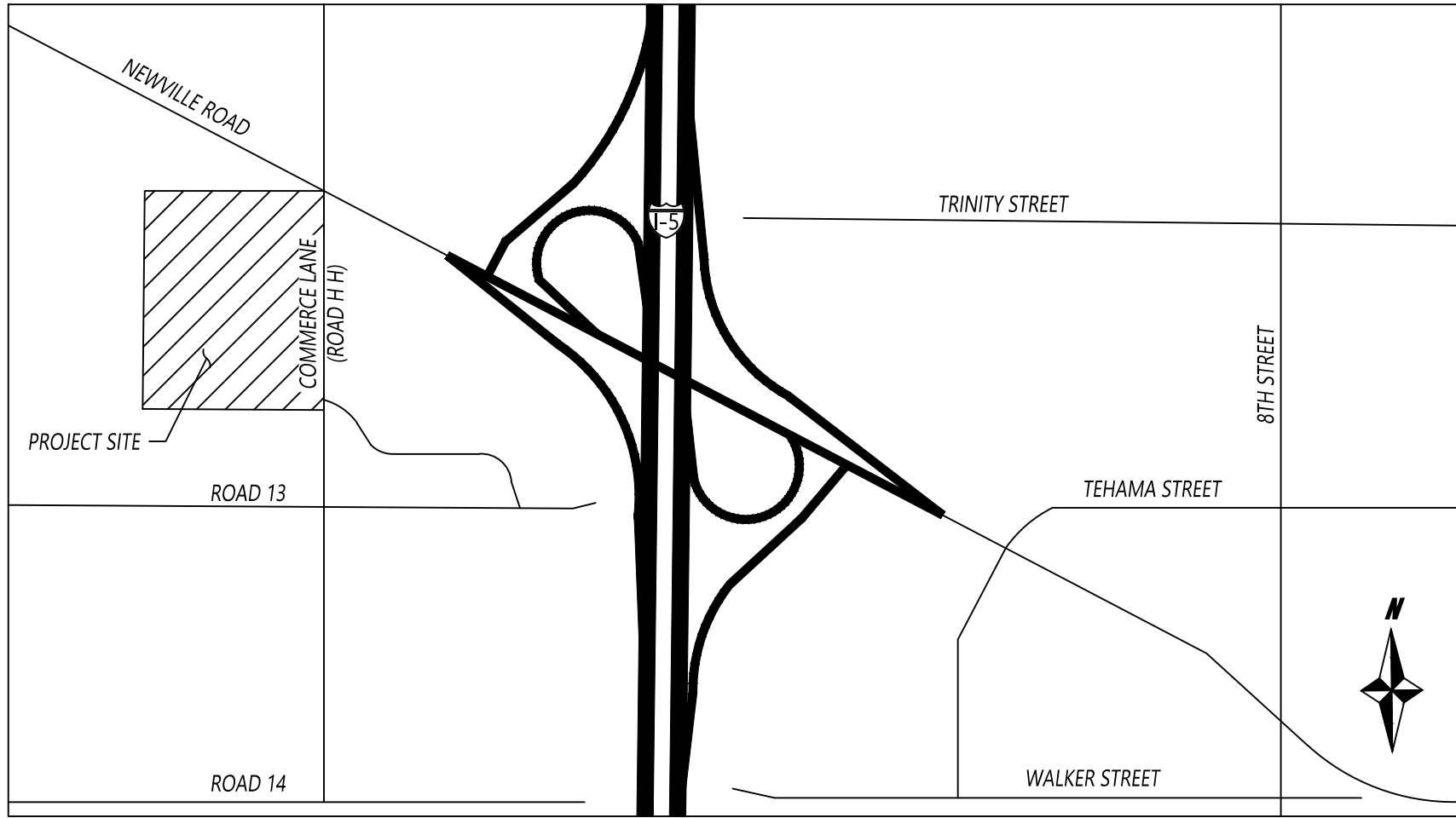
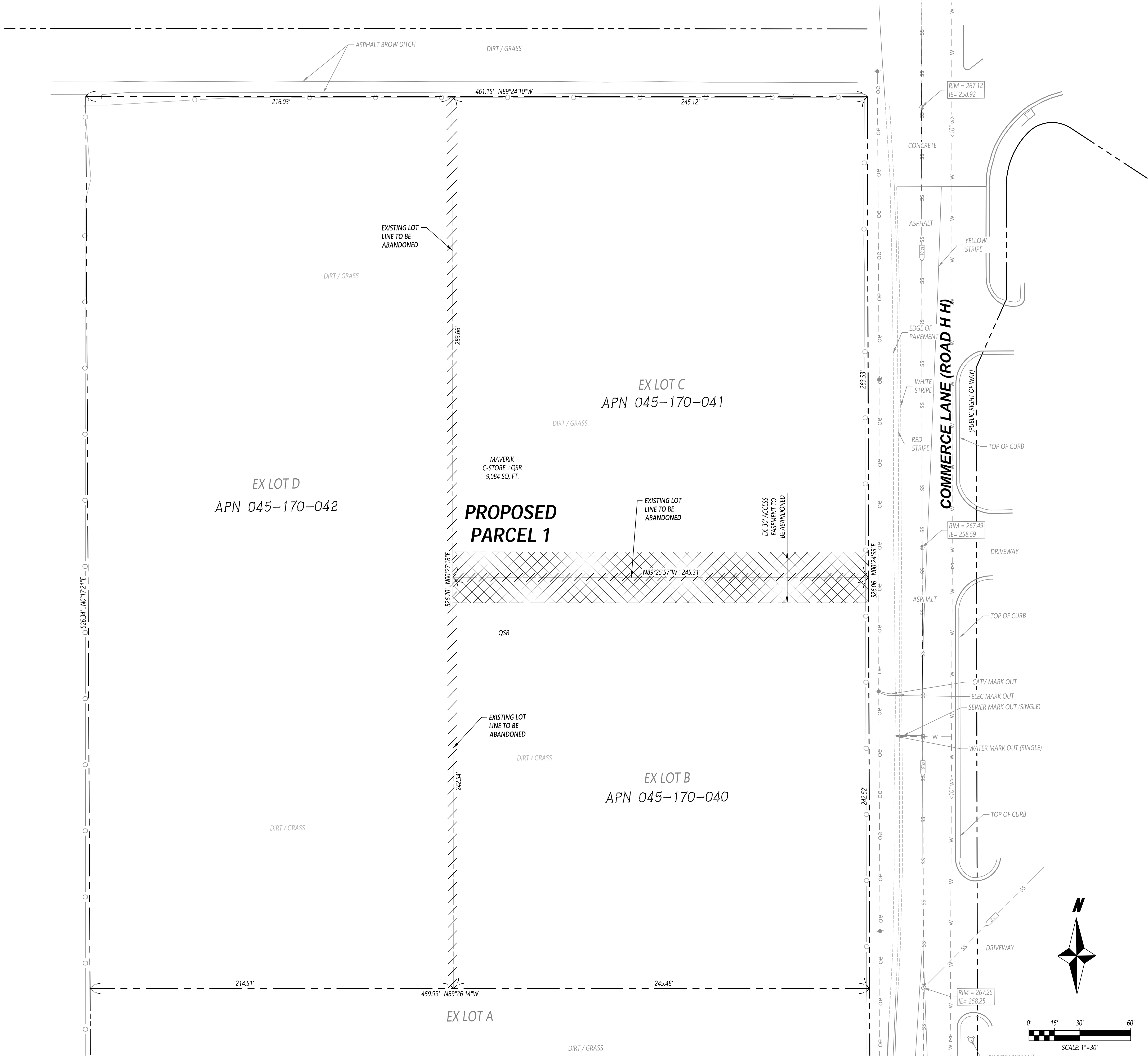
CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

LOT MERGER MAVERIK - ORLAND

COMMERCE LANE
ORLAND, CA

C5.0
DATE: 8/31/2021
SCALE: 1"=30'
DRAWN BY: WY/HK/AC



VICINITY MAP
NOT TO SCALE

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING LOT LINE TO BE ABANDONED
- EXISTING EASEMENT LINE
- EXISTING EASEMENT TO BE ABANDONED

PARCEL INFORMATION:

APN
EXISTING LOT B: 045-170-040
EXISTING LOT C: 045-170-041
EXISTING LOT D: 045-170-042

SITE INFORMATION:

EXISTING LOT B AREA: ±1.36 AC (59,517 SF)
EXISTING LOT C AREA: ±1.60 AC (69,543 SF)
EXISTING LOT D AREA: ±2.60 AC (113,289 SF)
TOTAL: ±5.56 AC

PROPOSED PARCEL 1 AREA: ±5.56 AC (242,349 SF)

OWNER:

LAND DEVELOPERS, INC.
PAUL P. FARSAI
60 INDEPENDENCE CIRCLE #202
CHICO, CA 95973
PHONE: 530-342-7337
EMAIL: PAUL@LANDDEVELOPERS.LAND

APPLICANT:

MAVERIK, INC.
CHRISTIE HUTCHINGS
185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT 84111
PHONE: 801-683-3631

CIVIL ENGINEER:

CARTWRIGHT NOR CAL
MIKE MICHEELS
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CA 95661
PHONE: 916-759-8593
EMAIL: MIKEM@CARTWRIGHTENGINEERS.COM

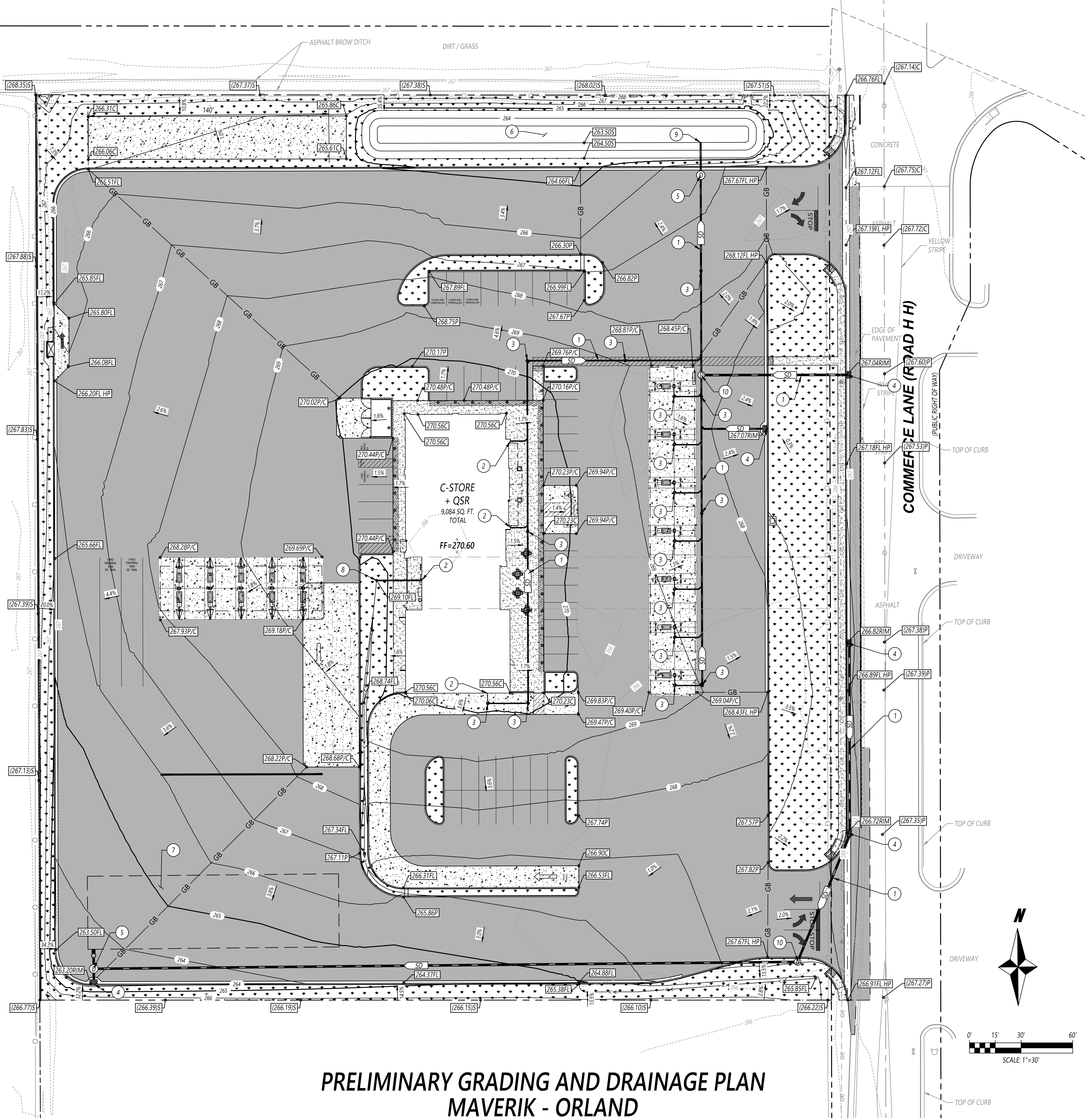
ZONING:

C-H: HIGHWAY SERVICE COMMERCIAL (EXISTING & PROPOSED)

Login Name: wadev
Plot Date: August 30, 2021 - 3:03 pm
File Name: U:\221023-Maverik Orland\CAD_LID\Production Drawings\221023-00-C2.0-GRAD.dwg

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM



GRADING LEGEND:

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CENTERLINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED PAVEMENT CREASE
- PROPOSED SWALE FLOWLINE
- CONCRETE ELEVATION
- FLOWLINE ELEVATION
- FLOWLINE HIGHPOINT ELEVATION
- PAVEMENT ELEVATION
- EXISTING ELEVATION
- GROUND ELEVATION
- RIM ELEVATION
- BUILDING FINISHED FLOOR ELEVATION
- GRADE BREAK

STORM DRAIN KEY NOTES:

- PROPOSED STORM DRAIN LINE. PIPE SIZE TO BE FINALIZED DURING CONSTRUCTION DOCUMENTS.
- PROPOSED ROOF DRAIN LEADER.
- PROPOSED STORM DRAIN CLEANOUT.
- PROPOSED DRAIN INLET.
- PROPOSED CONTECH CDS UNIT.
- PROPOSED BIORETENTION/RETENTION BASIN.
- PROPOSED UNDERGROUND STORMTECH INFILTRATION CHAMBERS.
- PROPOSED ROOF DRAIN LEADER TO DAYLIGHT.
- DAYLIGHT STORM DRAIN LINE AT BOTTOM OF BIORETENTION/RETENTION BASIN.
- PROPOSED STORM DRAIN MANHOLE.

NOTES:

- THIS PRELIMINARY GRADING AND DRAINAGE WAS PREPARED TO DEPICT THE PROPOSED DRAINAGE AND GRADING CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- THIS PRELIMINARY GRADING AND DRAINAGE PLAN IS BASED ON THE PRELIMINARY SITE PLAN PREPARED BY MAVERIK INC. DATED 08/16/2021.
- PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
- EXISTING UTILITY IMPROVEMENTS SHOWN HEREON ARE BASED ON AVAILABLE RECORD DRAWINGS. ACTUAL SIZES, TYPES, AND LOCATIONS OF UTILITIES MAY VARY FROM INFORMATION SHOWN.
- ACCESSIBLE PATH OF TRAVEL SHALL MAINTAIN LONGITUDINAL SLOPES LESS THAN 5% AND CROSS SLOPES LESS THAN 2%. ACCESSIBLE RAMPS SHALL MAINTAIN LONGITUDINAL SLOPES LESS THAN 8.33% AND CROSS SLOPES LESS THAN 2%.
- FUELING STATION CONCRETE SHALL MAINTAIN SLOPES LESS THAN 3% IN ANY DIRECTION.

**PRELIMINARY GRADING AND DRAINAGE PLAN
MAVERIK - ORLAND**

COMMERCE LANE
ORLAND, CA

C2.0

DATE: 8/31/2021
SCALE: 1"=30'
DRAWN BY: WY/HK/AC

UTILITY LEGEND

	EXISTING ELECTRICAL LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	EXISTING STORM DRAIN LINE
	EXISTING SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING MANHOLE
	PROPOSED DRAIN INLET
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED GREASE INTERCEPTOR

PRELIMINARY WATER NOTES:

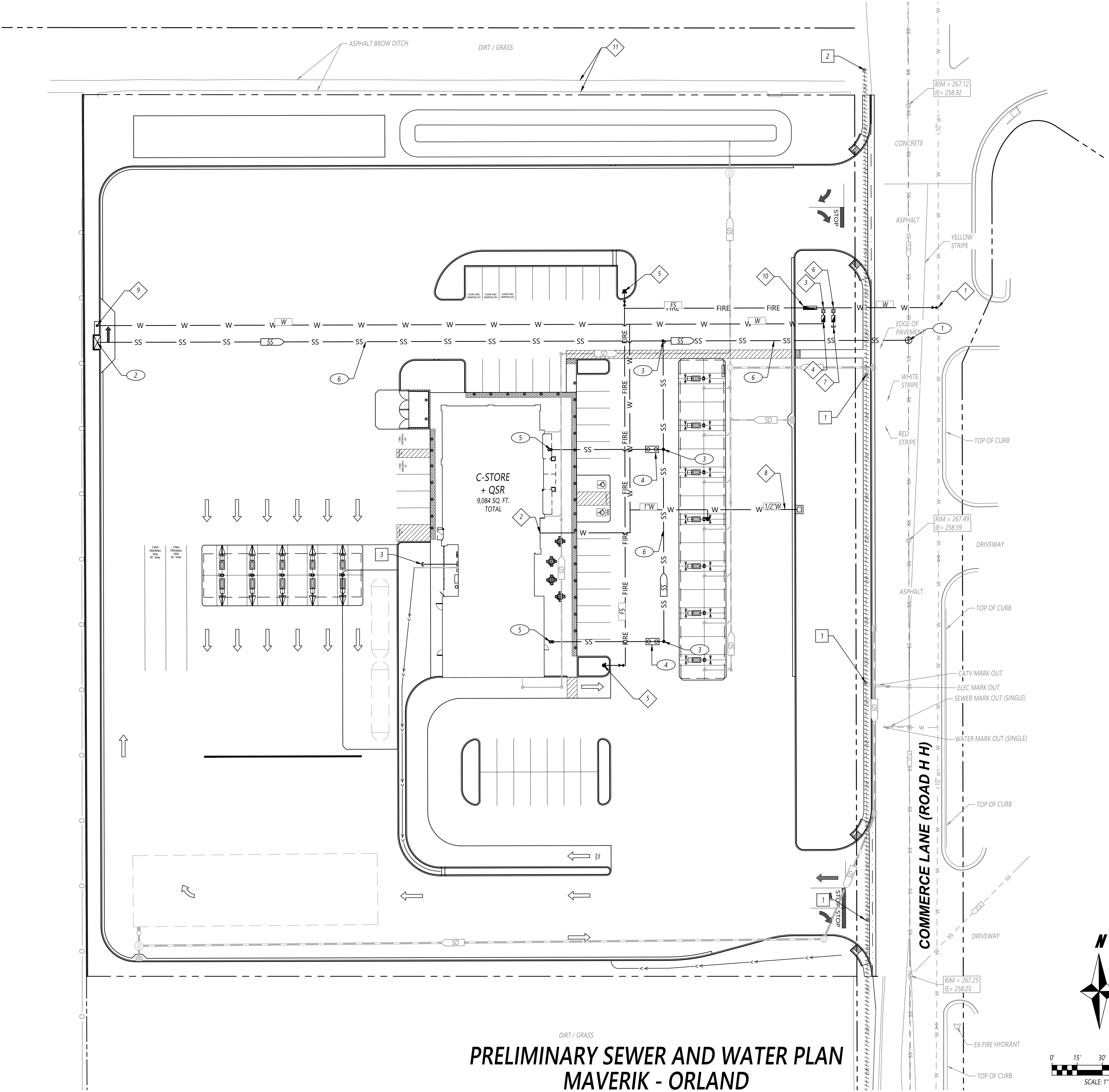
- 1 CONNECT PROPOSED WATER SERVICE TO EXISTING 10" PUBLIC WATER MAIN.
- 2 PROPOSED DOMESTIC WATER SERVICE TO WITHIN 5.0' OF PROPOSED BUILDING WALL.
- 3 CONNECT PROPOSED DOMESTIC WATER SERVICE TO PROPOSED PRIVATE WATER MAIN.
- 4 PROPOSED DOMESTIC WATER METER AND BACKFLOW.
- 5 PROPOSED FIRE HYDRANT.
- 6 CONNECT PROPOSED IRRIGATION SERVICE TO PROPOSED PRIVATE WATER MAIN.
- 7 PROPOSED IRRIGATION METER AND RP ASSEMBLY.
- 8 PROPOSED 1/2" WATER STUB TO AIR STATION.
- 9 PROPOSED WATER SERVICE TO RV DUMP.
- 10 PROPOSED DCDA.
- 11 EXISTING IRRIGATION CANAL TO BE ABANDONED.

PRELIMINARY SEWER NOTES:

- 1 PROPOSED SANITARY SEWER MANHOLE. CONNECT TO EXISTING 10" PUBLIC SEWER MAIN.
- 2 PROPOSED SEWER POINT OF CONNECTION AT RV DUMP.
- 3 PROPOSED SANITARY SEWER CLEANOUT.
- 4 PROPOSED GREASE INTERCEPTOR.
- 5 PROPOSED SEWER POINT OF CONNECTION WITH TWO-WAY CLEANOUT WITHIN 5.0' OF PROPOSED BUILDING WALL.
- 6 PROPOSED SANITARY SEWER SERVICE.

PRELIMINARY DRY UTILITY NOTES:

- 1 EXISTING UTILITY POLE AND OVERHEAD LINES TO BE REMOVED AND REROUTED UNDERGROUND.
- 2 EXISTING UTILITY POLE TO REMAIN - PROTECT IN PLACE.
- 3 PROPOSED GAS SERVICE LINE.



PRELIMINARY SEWER AND WATER PLAN
MAVERIK - ORLAND

COMMERCE LANE
ORLAND, CA

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

C3.0

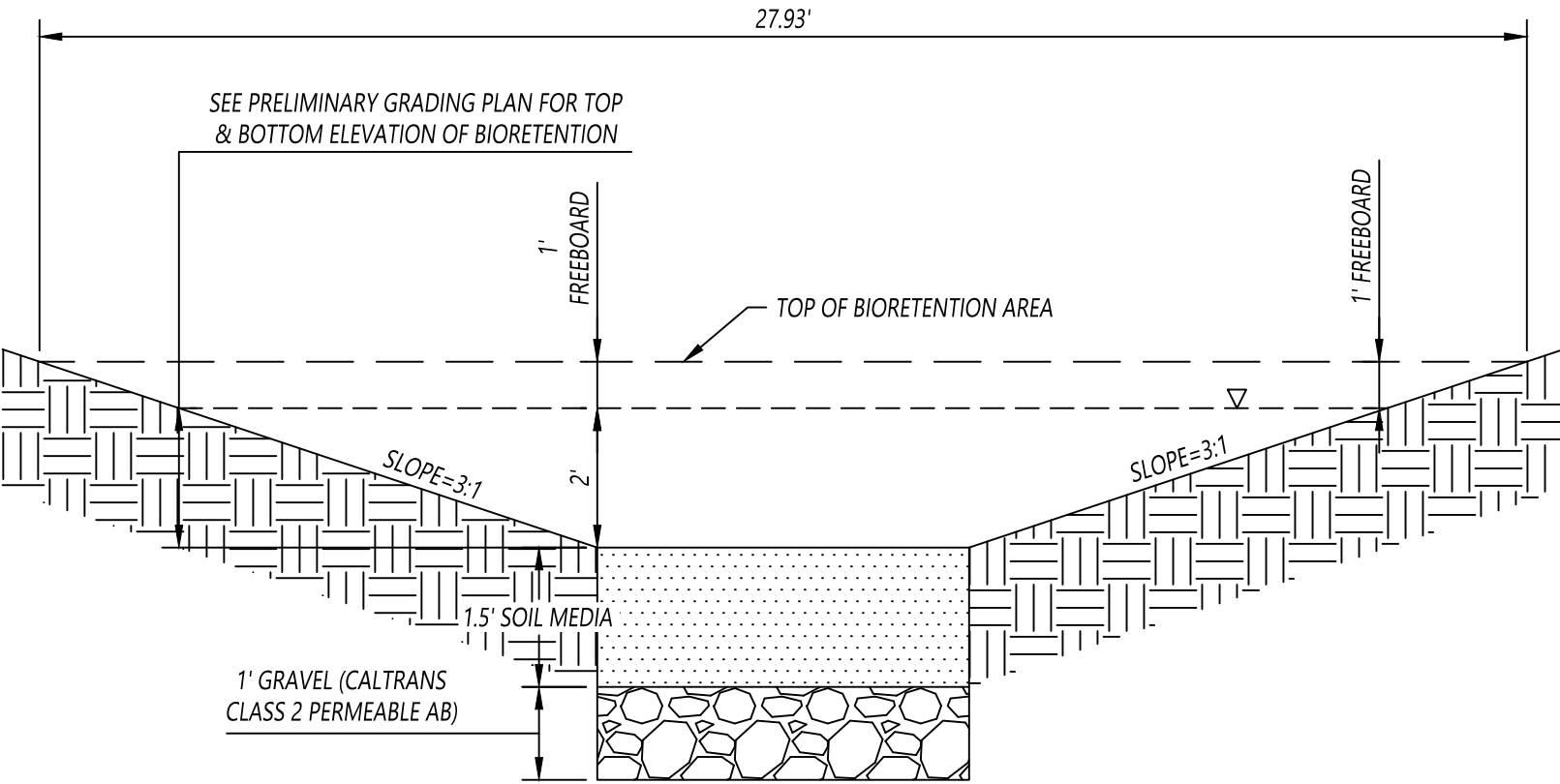
DATE: 8/31/2021
SCALE: 1"=30'
DRAWN BY: WY/HK/AC

DMA LEGEND:

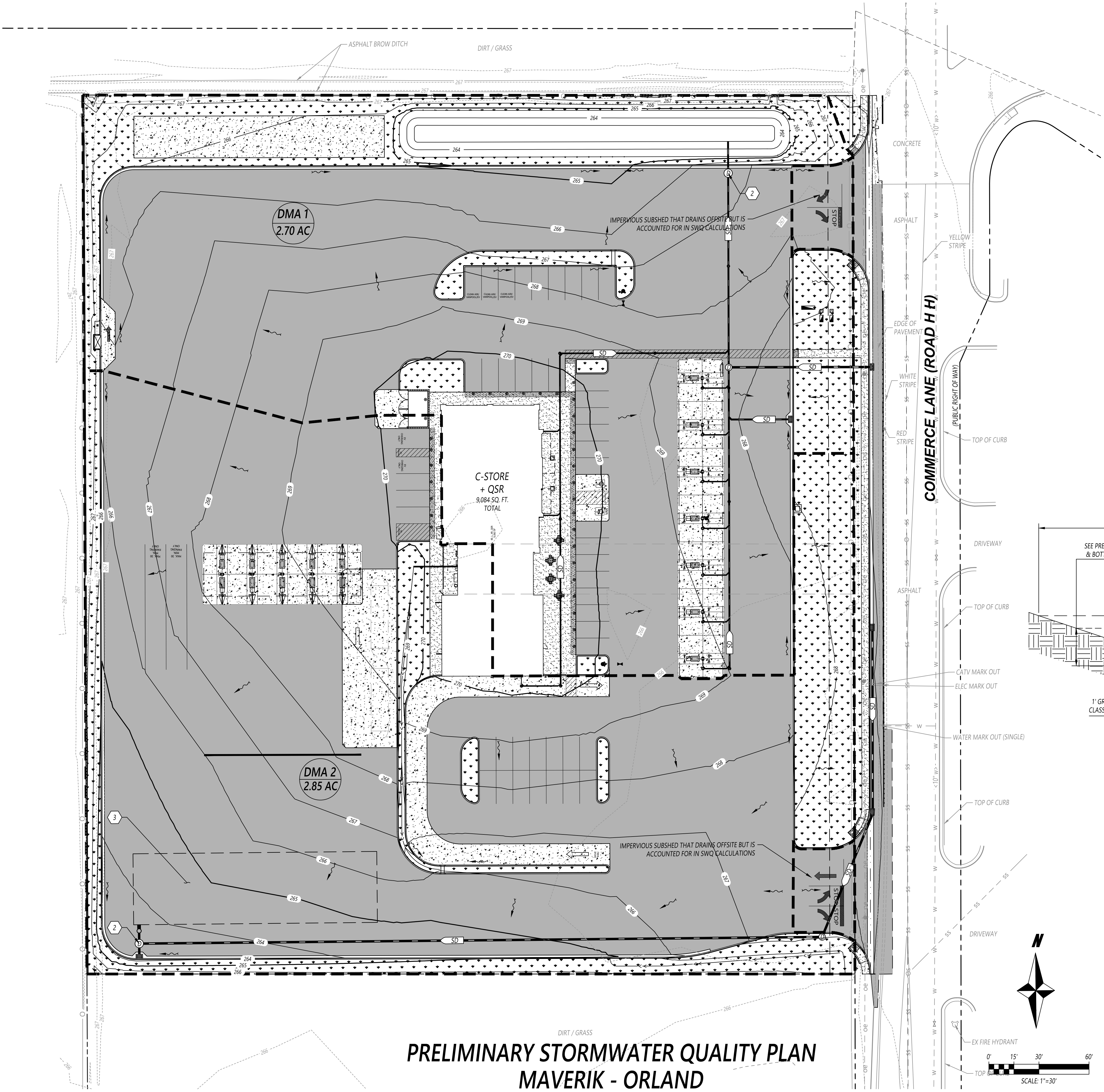
- DMA**
AC
- DRAINAGE MANAGEMENT AREA (DMA) LIMIT
--- DRAINAGE FLOW DIRECTION
--- PROPOSED STORM DRAIN LINE
--- PROPOSED LANDSCAPE
--- PROPOSED CONCRETE PAVEMENT
--- PROPOSED AC PAVEMENT
--- PROPOSED ROOF/CANOPY

PRELIMINARY STORM WATER QUALITY
CONTROL PLAN KEY NOTES:

- 1 PROPOSED BIORETENTION AREA - SEE DETAIL 1 ON THIS SHEET.
2 PROPOSED CONTECH CDS UNIT.
3 PROPOSED UNDERGROUND STORMTECH INFILTRATION CHAMBERS.



1
C4.0
BIORETENTION/RETENTION BASIN
NOT TO SCALE



PRELIMINARY STORMWATER QUALITY PLAN
MAVERIK - ORLAND

COMMERCE LANE
ORLAND, CA

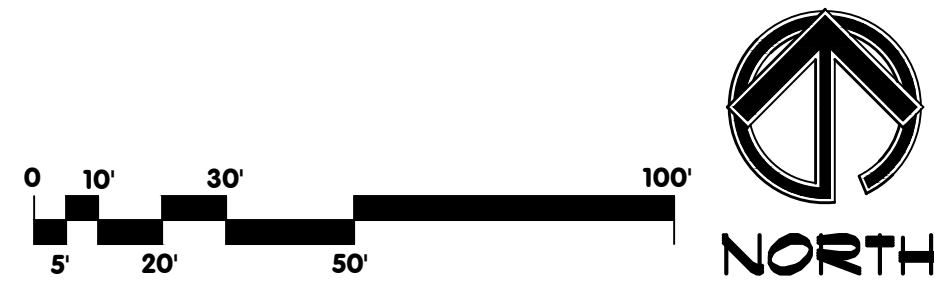
CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

C4.0

DATE: 8/31/2021
SCALE: 1"=30'
DRAWN BY: WY/HK/AC

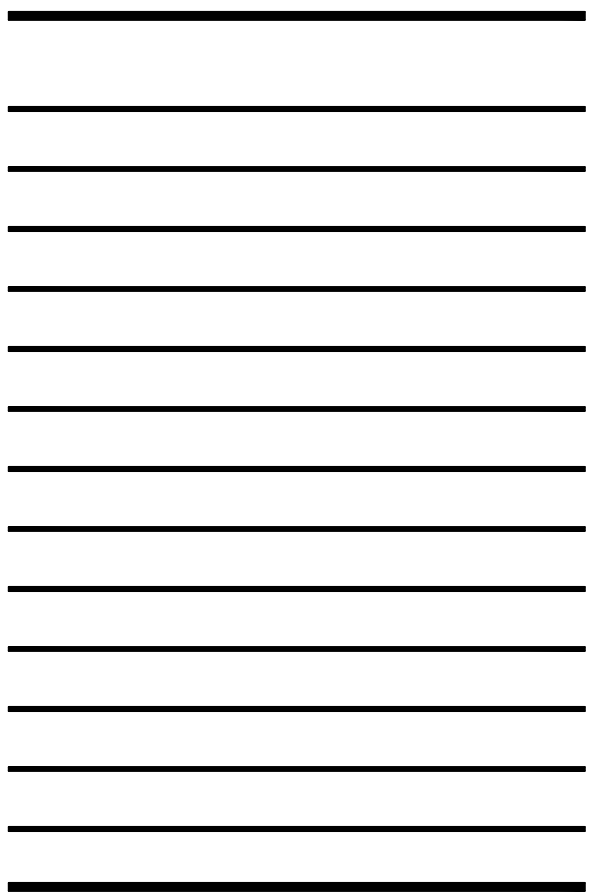
PLANT LIST & LEGEND			
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	ARBUS UNEDO/STRAWBERRY TREE (STANDARD)	15 GALLON	8
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	4
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW	15 GALLON	18
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	6
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	12
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	15 GALLON	12
	SHRUB & GROUND COVER AREA:		
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA*	5 GALLON	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH*	1 GALLON	
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDRPETALUM ELEPHANTINUM/CAPE RUSH*	1 GALLON	
	CISTUS COBARIENSIS 'LITTLE MISS SUNSHINE/YELLOW ROCKROSE	5 GALLON	
	CISTUS SALVIIFOLIUS/SAGELEAF ROCKROSE	5 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON	
	DIANELLA REVOLUTA 'LITTLE REV/BLACK FLAX LILY	1 GALLON	
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZE/DWF. MAT RUSH	1 GALLON	
	MUHLBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	
	MUHLBERGIA RIGENS/DEER GRASS*	1 GALLON	
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	
	NEPETA X. FAASSENII/CATMINT*	1 GALLON	
	PANICUM VIRGATUM 'SHENANDOAH'/SHENANDOAH SWITCH GRASS*	1 GALLON	
	ROSA CALIFORNICA/WILD ROSE*	5 GALLON	
	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE*	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	1 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	WATER QUALITY PLANTER (SEE PLANTS MARKED "*" ABOVE)		
NOTE: ALL PROPOSED PLANTS ARE LISTED AS 'LOW' OR 'VERY LOW' WATER USER'S IN THE STATE'S WUCOLS IV DATABASE.			



Garth Ruffner
Landscape Architect
(916) 797-2576
4120 Douglas Blvd., #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

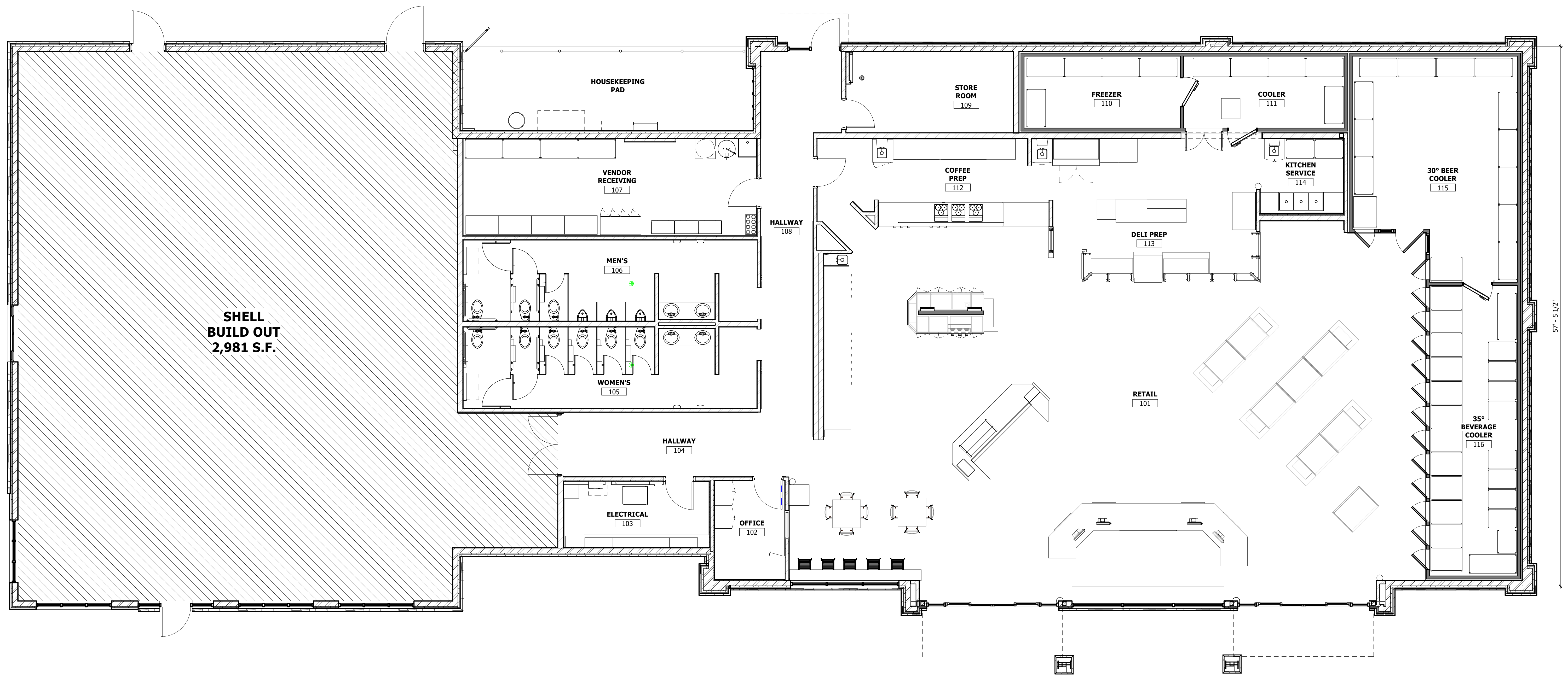
Project:
MAVERIK ORLAND
NEWVILLE RD. & COMMERCE LN.
CITY OF ORLAND
CALIFORNIA
FOR CARTWRIGHT NOR CAL

Sheet Title:
**PRELIMINARY
LANDSCAPE
PLAN**



Date: AUG. 30, 2021
Scale: 1"=30'-0"
Job Number: 41050
Sheet Number: 1 of 1

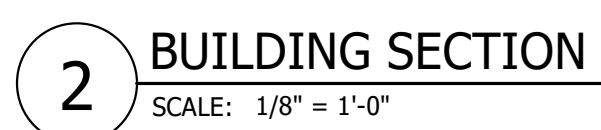
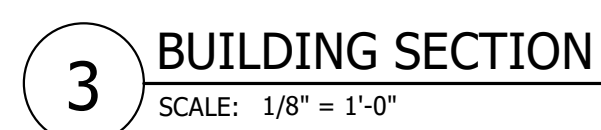




1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
 Building Square Footage: 9,082 SF
 Construction Type/Occupancy Classification: V-B / M
 A-1 | FLOOR PLAN





2 FRONT PERSPECTIVE - FRONT LEFT
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:

PROPOSED MAVERIK C-STORE

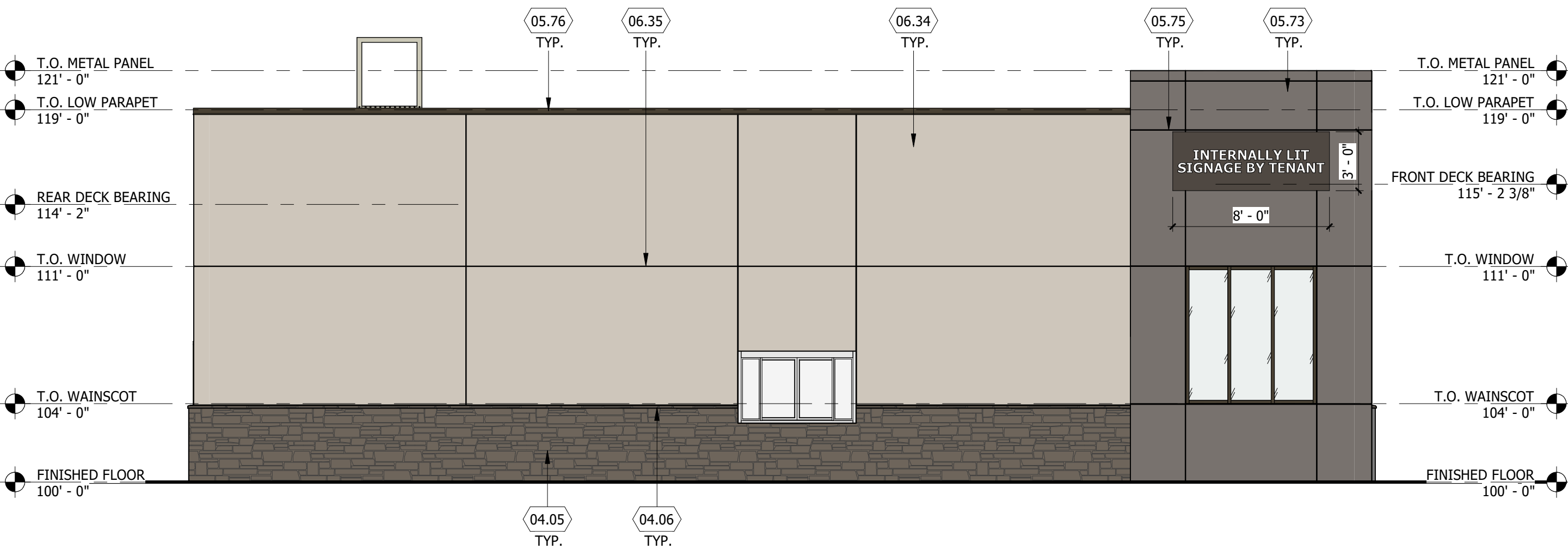
Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

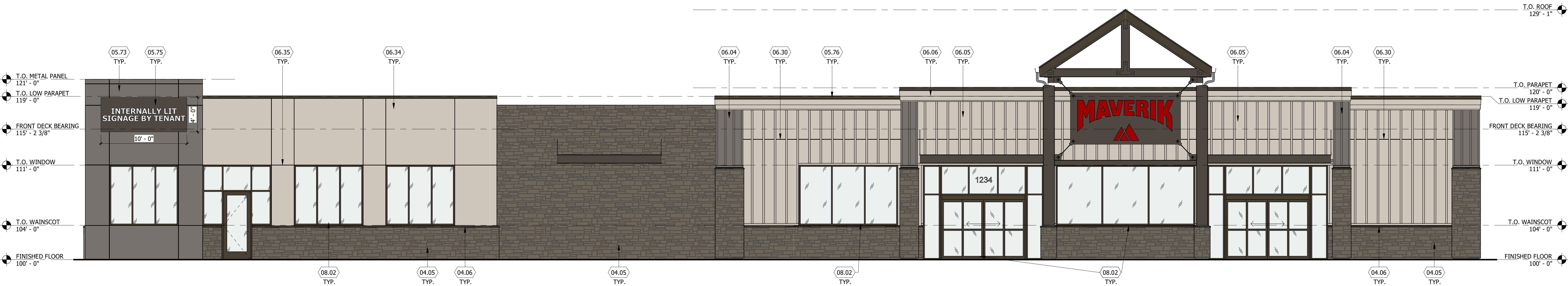


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.73 METAL PANEL, COLOR TO MATCH SHERWIN WILLIAMS GAUNTLET GRAY, SW 7019
- 05.75 METAL PANEL JOINT
- 05.76 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 06.34 STUCCO, COLOR TO MATCH SHERWIN WILLIAMS WORLDLY GRAY, SW 7043
- 06.35 JOINT IN STUCCO
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

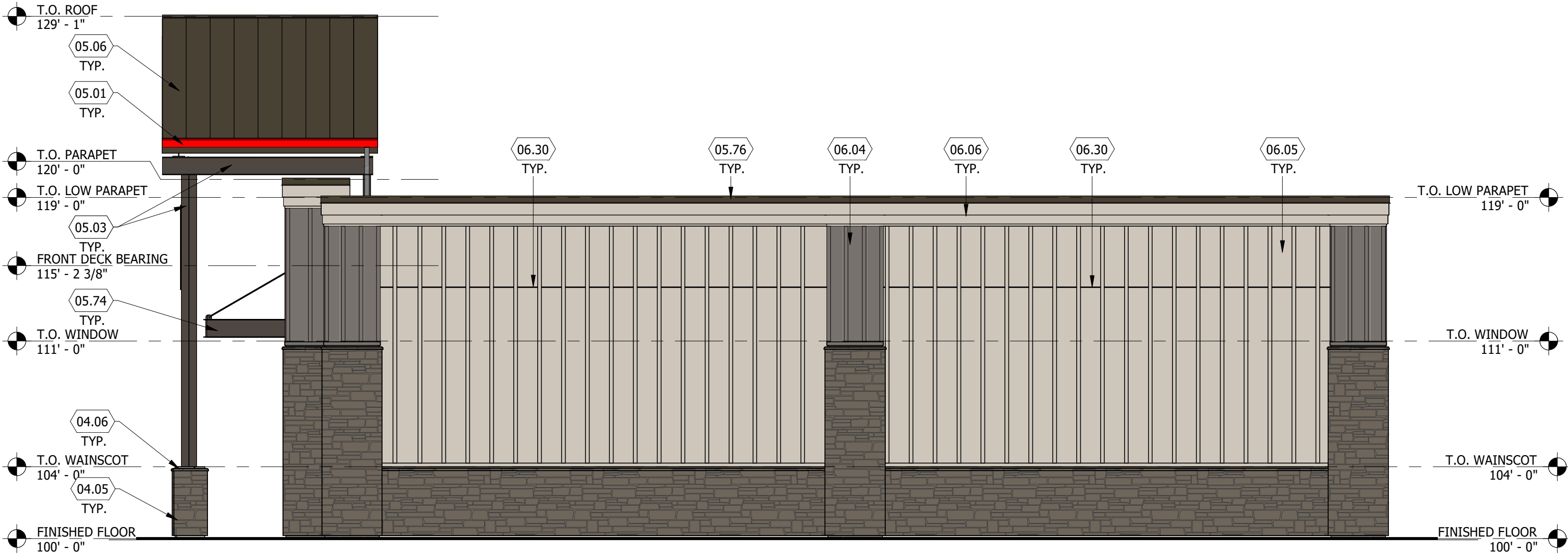
PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M



KEYED NOTES

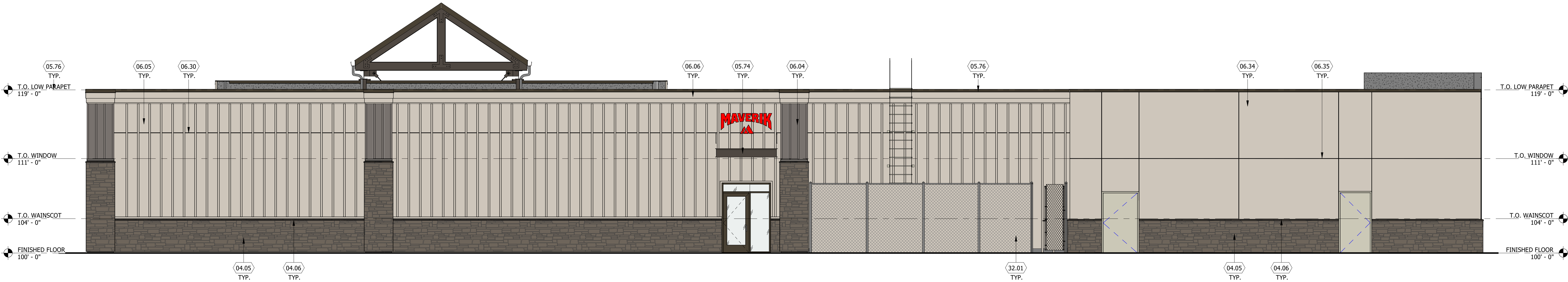
- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.74 STEEL AWNING, PAINTED BLACK FOX
- 05.76 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 06.34 STUCCO, COLOR TO MATCH SHERWIN WILLIAMS WORLDLY GRAY, SW 7043
- 06.35 JOINT IN STUCCO
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2

RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



1

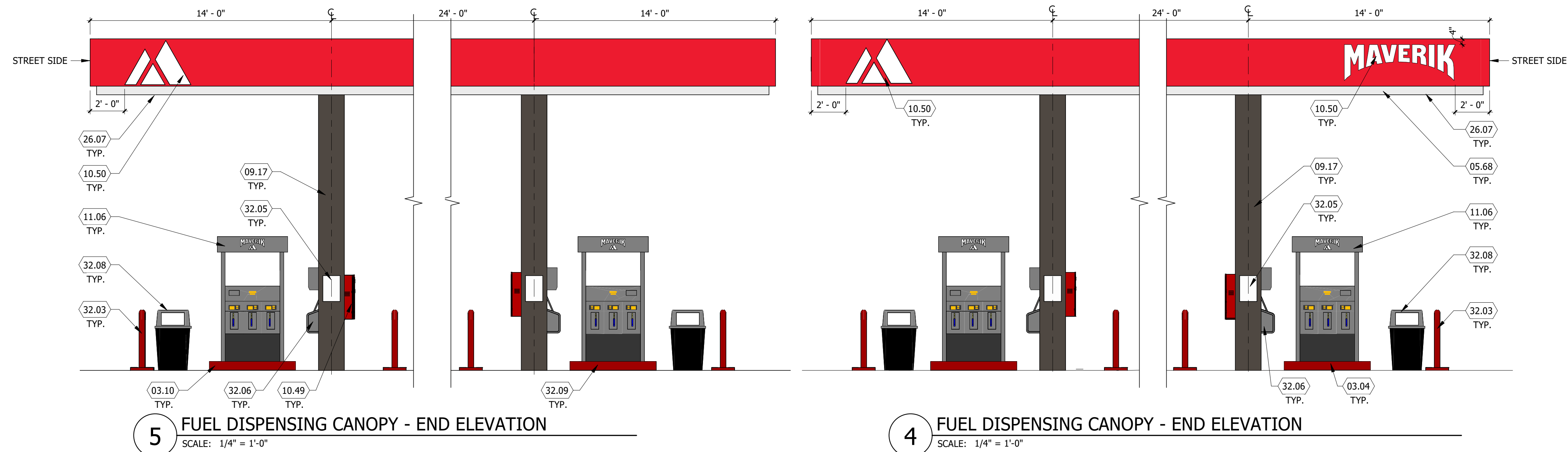
REAR ELEVATION

SCALE: 3/16" = 1'-0"

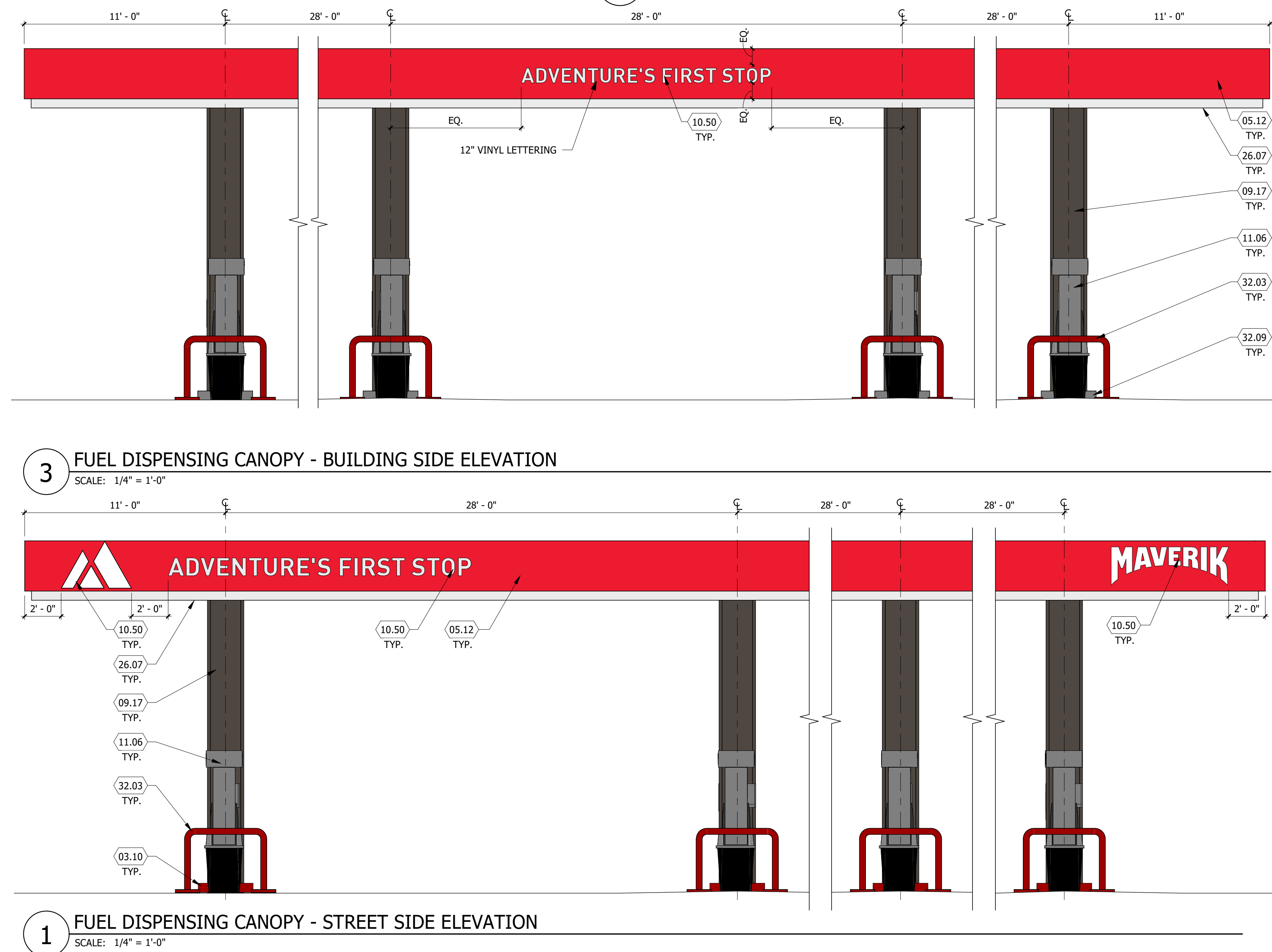
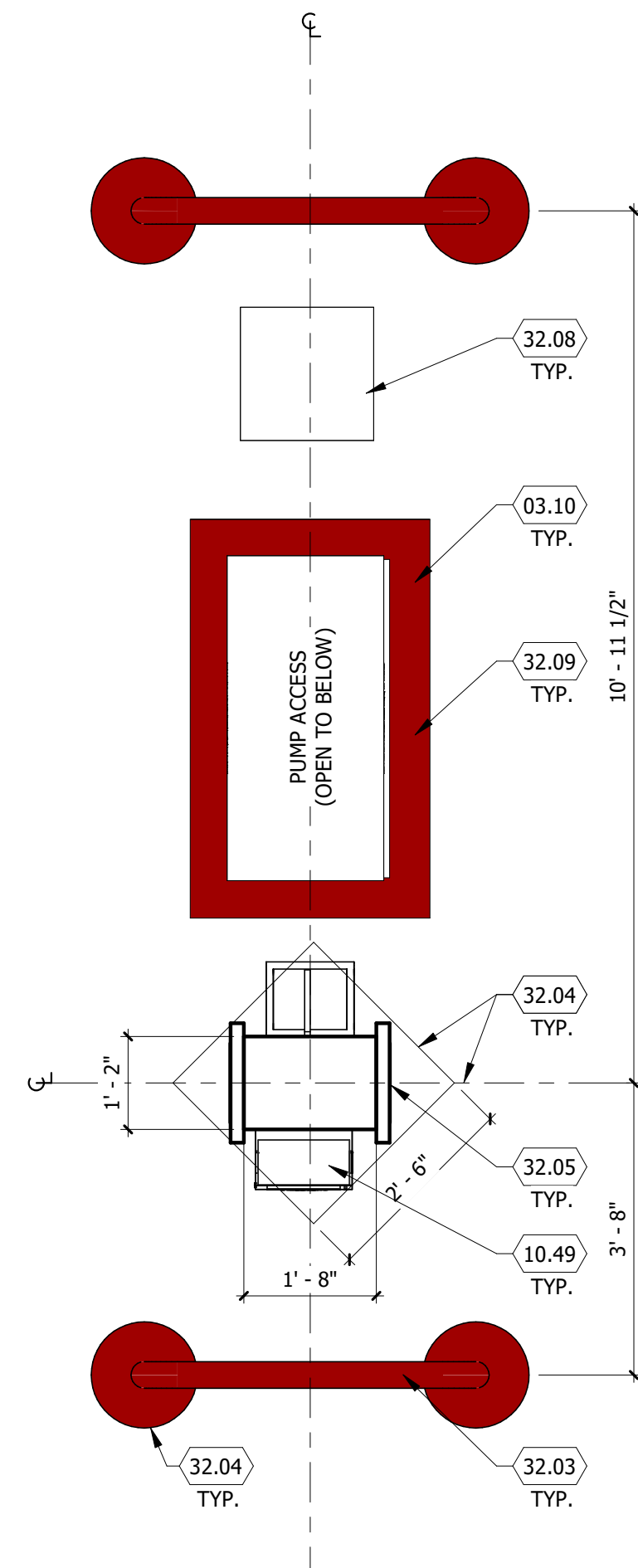
PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M
A-5 | EXTERIOR ELEVATIONS





KEYED NOTES	
03.04	REINFORCED CONCRETE PAD
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A-10 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

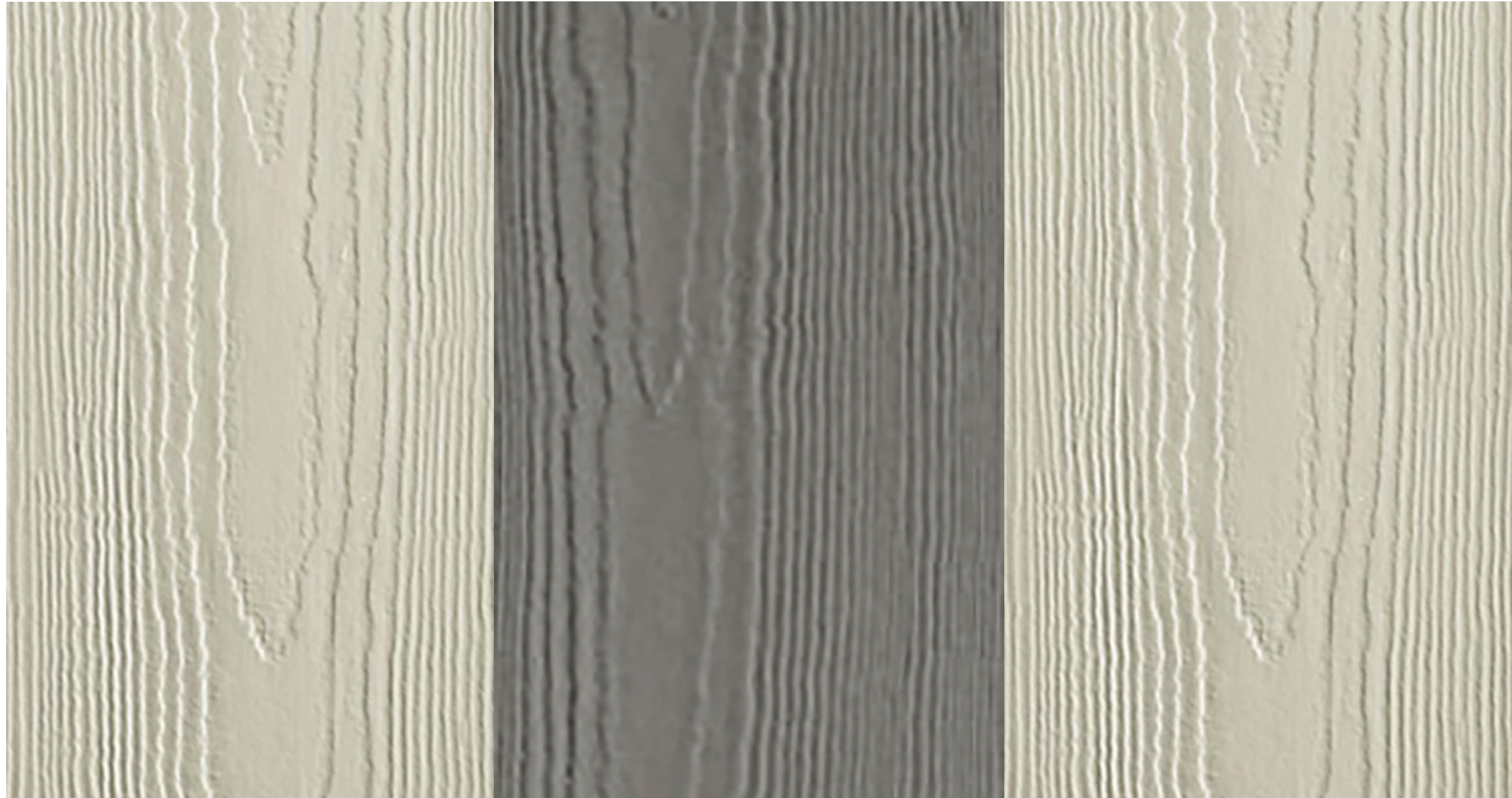


PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS





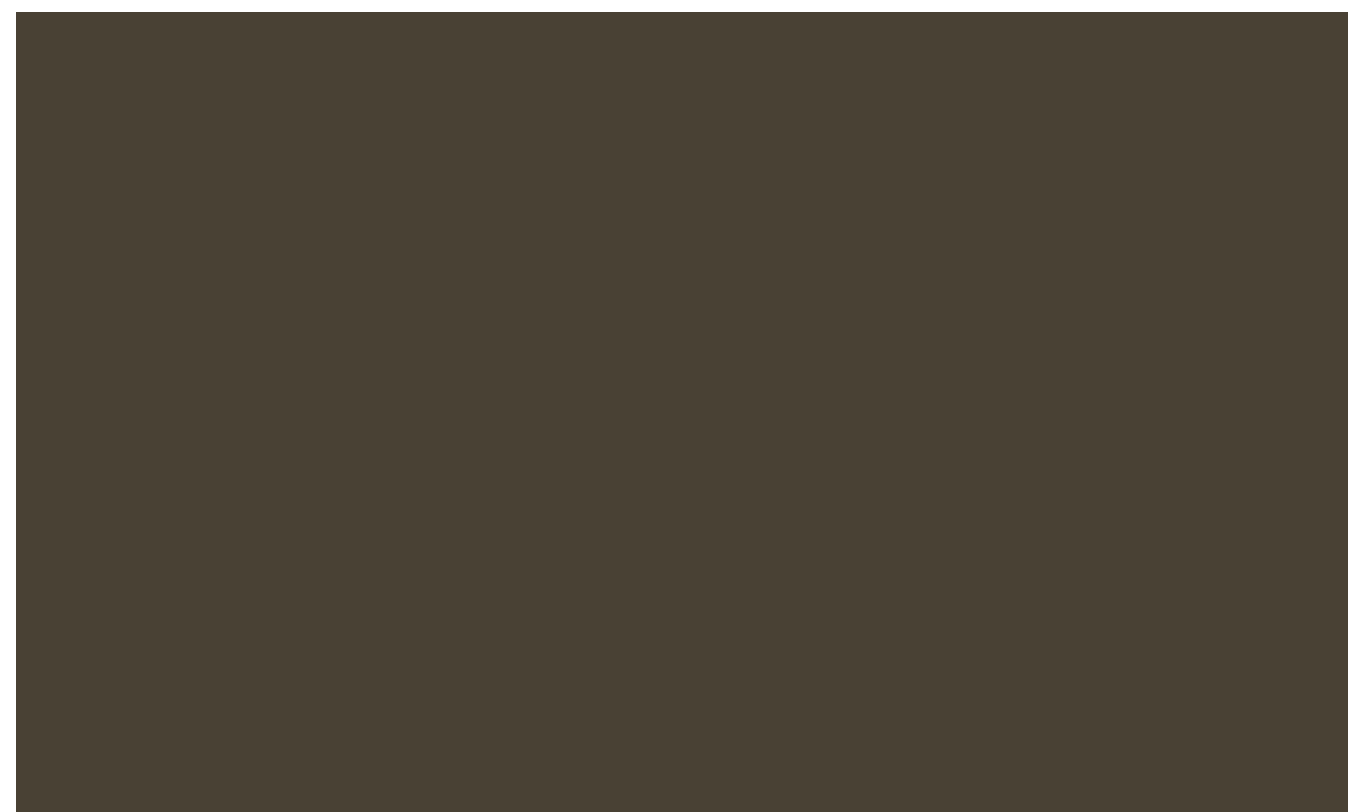
BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



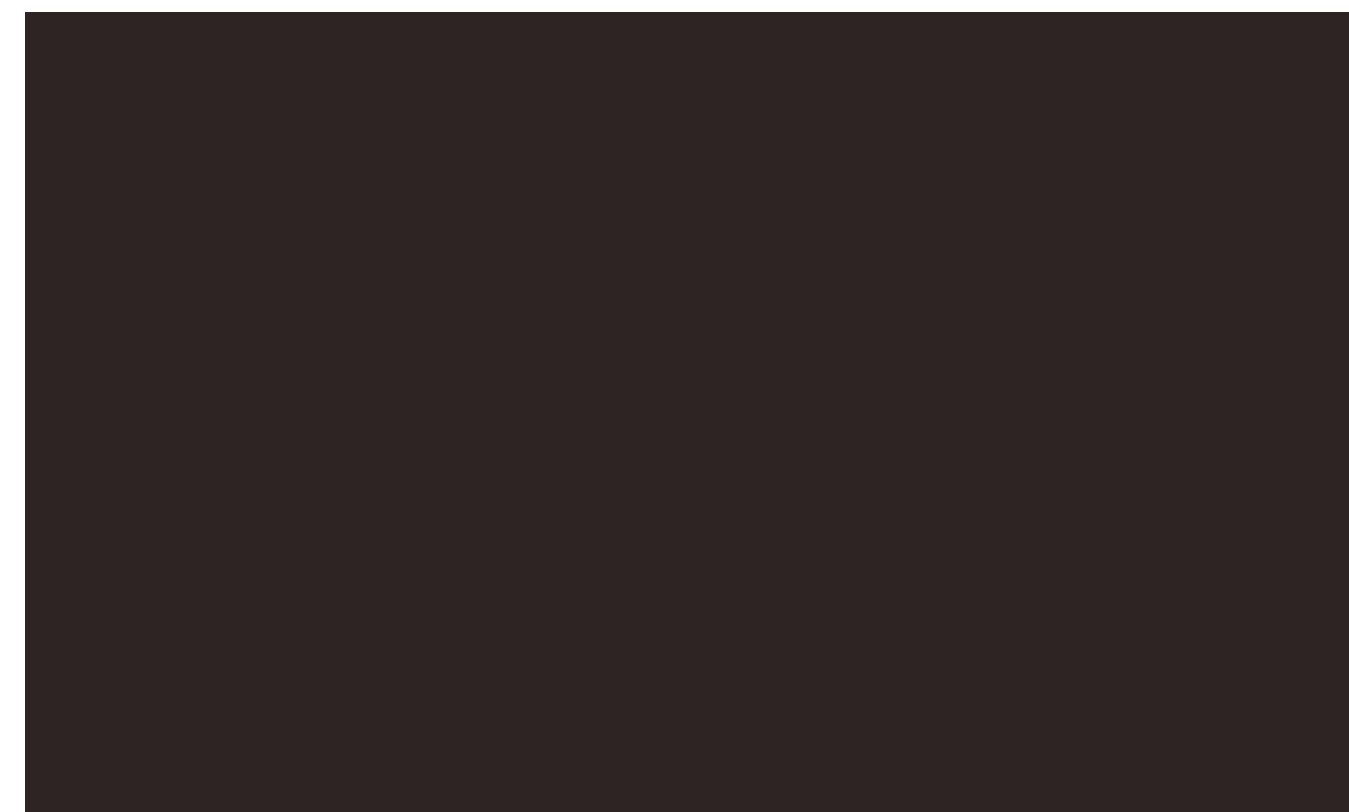
Cultured Stone - Skyline, Country LedgeStone



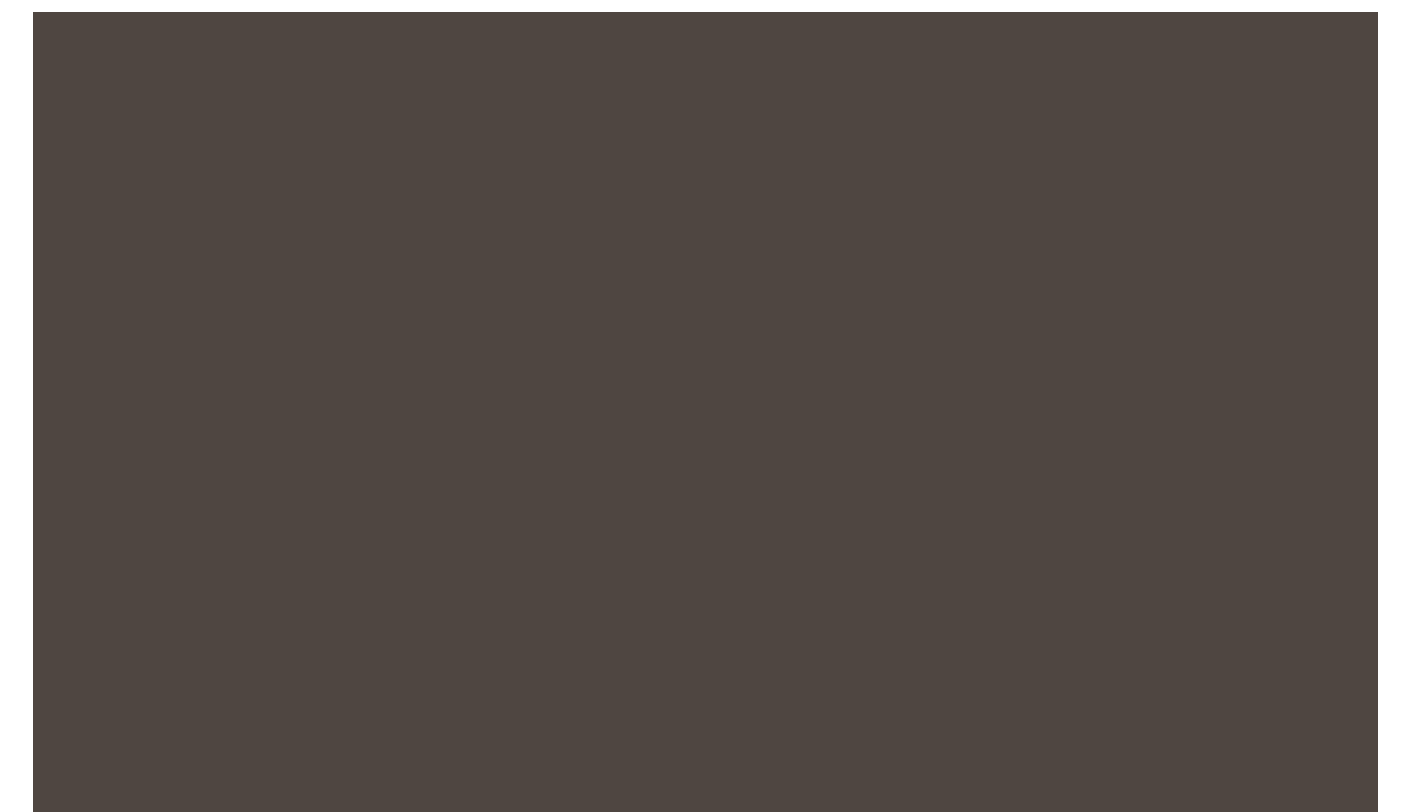
C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_XR_2003
Building Square Footage: 9,082 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD