

## Sidewalks, curbs, gutters, and parking strip areas.

Sidewalks, curbs, gutters, and parking strips are public facilities. They can generally be described as being that portion of improved land between the property line and the street.



A well maintained sidewalk network provides many benefits to the community, mainly by providing residents with a safe and healthy alternative

mode of transportation. Maintaining curb and gutter is important to ensure that storm water does not adversely impact public or private infrastructure. Parking strips enhance the overall appearance of a community and can increase property values. When installed between the street and the sidewalk, parking strips provide a buffer zone for pedestrians.

### When are sidewalks required to be installed or upgraded?

City Municipal Code 12.20.010 requires curb, gutter, and driveways to be installed any time improvements valuing \$25,000 or more are made on any lot or premises in the City, when improvements value more than \$50,000 sidewalk is also required. In addition, City Municipal Code 12.20.030 requires existing sidewalk, curb, gutter,

and driveways that do not conform to existing standards be upgraded when such improvements are made.

### When are permits required?

**Any construction work or any other obstruction of a street, sidewalk, parking strip or alley requires an encroachment permit.** City Municipal Code 12.04.010 states that it is unlawful for any person to obstruct a street, sidewalk, or alley with out first obtaining a permit.

Encroachment permits serve several functions that benefit contractors, property owners, and the City. Encroachment permit fees are set to cover the costs of inspections. Inspections are needed to ensure that sidewalks, curbs, gutters, and driveways are installed in accordance with City standards.

During the permitting process the City will provide useful information to the applicant. Information regarding whom to call to locate underground utilities and how to construct curb, gutter, sidewalk, and driveways to City standards.

Fees are charged for encroachment permits and the costs are adjusted periodically by City Council. In most cases, a deposit or bond is also required. Deposit fees are set to cover the costs that the City would have to pay to complete work if the applicant is unwilling or unable to finish.

### Who is responsible for maintenance?

Although, sidewalks, curbs, gutters, and parking strips are normally located in the public right-of-way, maintenance and upkeep of these facilities is the responsibility of the property owner. This is not only required by City Ordinance but by State Law.

California Streets and Highways Code, Section 5610 requires property owners to ***"maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of those areas..."***

City Municipal Code 12.20.031 further defines the property owner's responsibility in maintaining sidewalks, curbs, gutters, and parking strips. Furthermore, City Municipal code 12.20.032 states that the property owner shall be liable to the person suffering injury or damages for injuries resulting from the failure of the property owner to maintain the sidewalk in a non-dangerous condition.

Please visit the City's website at [www.cityofsusanville.org](http://www.cityofsusanville.org) to view the City's Municipal Codes.



Please contact the City of Susanville Public Works Department for more information.

### CITY OF SUSANVILLE DEPARTMENT OF PUBLIC WORKS

720 South St.  
Susanville, Ca 96130

Phone: 530-257-1041  
Fax: 530-257-1057  
Email: [publicworks@cityofsusanville.org](mailto:publicworks@cityofsusanville.org)