



Town of Paradise Planning Commission Minutes 6:00 PM – August 16, 2022

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

CALL TO ORDER by Chair Lassonde at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carissa Garrard (arrived at 6:01 p.m.), Kim Morris, Zeb Reynolds and Ron Lassonde, Chair

PLANNING COMMISSIONERS ABSENT: Carissa Garrard (arrived at 6:01 p.m.)

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa**, approved the Regular Meeting Minutes of July 19, 2022. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

Commissioner Garrard arrived at 6:01 p.m.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman reported that Town Council approved the introduction of two new ordinances: the first to update the special permit zone that effects the drainageways, and the second which was an amendment to the public nuisance related to fire safety. Town Council adopted an updated Emergency Operations Plan. Ms. Hartman also reported that the Town received funds earmarked for business assistance with \$100,000 allocated to removing burn signs, \$50,000 allocated for new businesses and \$50,000 allocated for returning businesses. Two Council Members will serve on a committee with staff and stakeholders to define the guidelines for eligibility for these programs. Staff will bring forward a zoning amendment to the sign ordinance.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Planner Nick Bateman presented the Lavi Tentative Parcel Map application (PL22-00042) for consideration.

Chair Lassonde opened the public hearing at 6:14 p.m.

There were no public comments.

Chair Lassonde closed the public hearing at 6:14 p.m.

MOTION by Garrard, seconded by Morris, approved the **Lavi Tentative Parcel Map Application (PL22-00042)**, dividing a 1.33-acre property zoned RR 2/3 (Rural Residential 2/3 acre minimum) into two (2) lots and is further identified as 5863 Pentz Rd, Assessor's Parcel No. 054-210-024 subject to the following conditionals of approval, below. Roll call vote was unanimous.

Town Clerk Dina Volenski clarified that there is a ten-day appeal period and that no permits can be issued until that period is closed.

Required Findings for Approval:

- A. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- B. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be residential and parcel sizes proposed are consistent with the requirements of the zone.
- C. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:
 - a. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - b. No known rare or endangered plants exist in the immediate project vicinity.

**CONDITIONS TO BE MET PRIOR TO RECORDATION
OF FINAL PARCEL MAP**

Site Development

- 1. All easements of record shall be shown on the final parcel map.
- 2. Place the following note on the final parcel map information sheet:
 - a. "At the time of building permit issuance authorizing new buildings or building additions, owners of Parcel Nos. 1 and 2 may be required to pay Town of Paradise adopted development impact fees."
 - b. "If, during site preparation activities such as grading, excavation, and the installation of utilities, sewage disposal systems, etc., any archaeological or paleontological resources are discovered, all work shall be immediately halted. The Paradise Development Services Department (planning division) shall be notified of the discovery, and a qualified archaeologist shall be retained, at the expense of the property owner, to perform a site assessment and to develop mitigation measures as appropriate." **(Mitigation)**
 - c. "Secure a grading permit through the Town of Paradise Public Works

Department, Engineering Division department if more than 50 cubic yards of soil is disturbed outside of the building footprints on Parcels 1 or 2.”

- 3. Install a new private road sign for Chaney Lane, where it connects to Fickett Lane, to the Town’s private road sign standard or provide proof that one is installed, legible and intact.

Utilities

- 4. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

Others

- 5. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Development Services Department planning division.
- 6. Provide a “Statement of Taxes” from the office of the Butte County Tax Collector.
- 7. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.

6. OTHER BUSINESS

Community Development Director Susan Hartman shared that another parcel map will be brought before the Commission at the September meeting; and environmental document for the Butte County Fire Safe Council will be circulated for the 30-day review process; a use permit application to convert the remaining units at the Feather River Retirement Community will come forward in October.

Ms. Hartman also shared that Nick Bateman was able to secure grant funding for the Town to purchase ADU and landscape plans which would be free to the public.

7. COMMITTEE ACTIVITIES

Chair Lassonde reported that he participated in a review of a structure at the landscape yard on Clark Road.

8. COMMISSION MEMBERS - None

9. ADJOURNMENT

Ron Lassonde adjourned the meeting at 6:25 p.m.

Date Approved: September 20, 2022

By:

Attest:

_____/s/_____
Ron Lassonde, Chair

_____/s/_____
Dina Volenski, CMC, Town Clerk