



Town of Paradise Special Planning Commission Meeting Agenda 6:00 PM – December 06, 2022

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

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

Ron Lassonde, Chair
Lynn Costa, Vice Chair
Carissa Garrard, Commissioner
Kim Morris, Commissioner
Zeb Reynolds, Commissioner

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve Regular Meeting Minutes of September 20, 2022.

2. PUBLIC HEARING

***** PUBLIC HEARING PROCEDURE *****

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

2a. Item to be determined exempt from environmental review:

GALLEGOS CONDITIONAL USE PERMIT APPLICATION (PL22-00105):

Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC). The project site is a 0.36-acre property located at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015. (ROLL CALL VOTE) or, provide staff with alternative direction.

- 2b. Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted.

PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL22-00073): Planning Commission consideration of a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 units to be used for short-term lodging on property zoned Community Services (CS). The project site is a 13.3-acre property located at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016. (ROLL CALL VOTE) or, Provide staff with alternative direction.

3. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	

TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise Planning Commission Minutes 6:00 PM – September 20, 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, Kim Morris, Zeb Reynolds (Via Teams) and Ron Lassonde, Chair

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa** approved Regular Meeting Minutes of August 16, 2022. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

2. COMMUNICATION

Community Development Director Susan Hartman reported that at the September 13, 2022 Town Council meeting the Council approved 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; Council also approved the purchase of a new fire engine; dispatch radio equipment; the second amendment to the Northern Recycling and Waste agreement allowing them to close at 4:00 p.m.; and, discussed short-term rentals and provided direction to staff. Town Council also held a Special Meeting on Thursday, September 15, 2022 to prioritize the \$200 million recently awarded to the Town of Paradise through CDBG-DR projects.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Planner Nick Bateman presented the Gleason Parcel Map Application that is proposing to take two parcels of records and divide them into four parcels located on 1466 East Dottie Lane and 5407 Sawmill Road.

Chair Lassonde opened the public hearing at 6:12 p.m.

There were not public comments.

Chair Lassonde closed the public hearing at 6:12 p.m.

MOTION by Morris, seconded by Lassonde, adopted the required findings as provided by staff and approve the Gleason parcel map application (PL17-00305) proposing to take two parcels of record, with an

area of ±3.89 acres, and divide them in to four parcels located on 1466 East Dottie Lane and 5407 Sawmill Road with the below conditions: Roll call vote was unanimous with Commissioner Garrard absent and not voting.

Town Clerk Dina Volenski clarified that there is a seven-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 including reference to the Paradise Irrigation District access easement document across East Dottie Lane.
- 2. Correct the Land Use and Zoning legends to include the additional Multi-Family Residential designation.
- 3. Any leach line pipe and rock, serving Parcel 4, located within 5’ of both sides of the common property line between proposed Parcels 3 and 4 shall be cut and removed to the satisfaction of the Onsite Sanitary Official.
- 4. Remove the “20’ BSL. TYP.” along the Dottie Lane frontage from the final map. As a private road, there is only a 30’ from centerline setback. map.
- 5. Place the following notes on the final parcel map information sheet:
 - a. “At the time of building permit issuance authorizing new buildings or building

additions, owners of parcel numbers 1, 2, 3 and 4 may be required to pay Town of Paradise adopted development impact fees.”

- b. “Prior to the issuance of a building permit authorizing residential development upon Parcel 4, the project developer shall secure a Town-issued encroachment permit and construct the driveway encroachment to the Town’s adopted driveway standard to the satisfaction of the Town Engineer.”
- c. “Prior to the issuance of a building permit authorizing residential development upon Parcel Nos. 1, 2, 3, or 4, the project developer shall submit a site plan for Engineering Division review that includes the following information:
 - i. Proposed home envelope and finished floor elevations.
 - ii. Proposed driveway(s) and slope.
 - iii. Proposed water meter, backflow preventer, water service lateral, on-site drainage and slopes within 10’ of the building(s) and on driveways, and proposed lot grading.”
- d. “New water service will not be provided to Parcel1, Parcel 2, or Parcel 3 (“Map Parcels”) until 1) a water main extension is constructed, to Paradise Irrigation District standards and in compliance with Paradise Irrigation District requirements, across the remaining frontage of the Map Parcels onto Dottie Lane (that is, from the existing water main 's westerly terminus, west to the northerly projection of the west line of Parcel 3, a distance of approximately 190 feet), or 2) the owner(s) of the first Map Parcel requesting new water service enter into a duly executed and recorded Future Pipeline Agreement with Paradise Irrigation District obligating the owner(s) of said Parcel and their heirs, successors, and assigns to pay a pro rata share of the cost of constructing the extension of the Dottie Lane water main at some future time, said cost share and time to be determined by Paradise Irrigation District.”

Utilities

- 6. At such time as the resulting parcels cease to be under identical ownership, additional water meters will be necessary to serve water to each individual parcel. Payment of a Service Capacity Fee and Meter Installation Fee will be necessary at the time each meter is ordered.
- 7. Septic tanks and leach fields shall not be located less than 25-foot horizontal distance from the existing 16-inch water main in East Dottie Lane.

Others

- 8. 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.

9. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
10. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.

5b. Community Development Director Susan Hartman provided an overview of the Paradise Fuels Reduction Project. Through a Memorandum of Understanding with the Butte County Fire Safe Council (BCFSC), the Town of Paradise is acting as the lead agency for this project to review, release, and certify the environmental document since BCFSC is a nongovernmental agency.

Chair Lassonde opened the public hearing at 6:24 p.m.

There were no public comments.

Chair Lassonde closed the public hearing at 6:24 p.m.

MOTION by Morris, seconded by Lassonde, to certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed Paradise Fuels Reduction project. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

Chair Lassonde reported that he participated in the design review of a four-plex on Ewald Court.

8. COMMISSION MEMBERS

8a. Community Development Director Susan Hartman informed the Commissioners of future projects that would be coming to them: further conversion of Feather Canyon Retirement; a Use Permit to rebuild convenience store on the corner of Pentz and Stearns; and short-term rentals.

9. ADJOURNMENT

Ron Lassonde adjourned the meeting at 6:27 p.m.

Date Approved:

By:

Attest:

Ron Lassonde, Chair

Dina Volenski, CMC, Town Clerk



Town of Paradise

Planning Commission Agenda Summary

Agenda Item: 2(a)

Date: December 6, 2022

ORIGINATED BY: Anne Vierra, Assistant Planner
REVIEWED BY: Susan Hartman, Community Development Director
SUBJECT: Gallegos Conditional Use Permit Application (PL22-00105)

COMMISSION ACTION REQUESTED:

Item to be determined exempt from environmental review:

GALLEGOS CONDITIONAL USE PERMIT APPLICATION (PL22-00105):
Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC). The project site is a 0.36-acre property located at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015. (ROLL CALL VOTE) or, provide staff with alternative direction.

General information:

Applicant: Sebastian Gallegos/ Gabriel Gallegos
11410 River Rd
Chico, CA 95928

Location: 308 Pearson Rd, Paradise

Requested Action: Request for a conditional use permit to reconstruct a legal non-conforming single family land use. The original two-bedroom home was destroyed in the 2018 Camp Fire.

Purpose: To reestablish a legal non-conforming land use and rebuild a single-family dwelling

Present Zoning: "CC" Community Commercial

General Plan Designation: "TC" Town Commercial

Existing Land Use: Vacant lot. The property held an identical land use (single family residence) that was destroyed in the 2018 Camp Fire.

Surrounding Land Use:

North:	Pearson Rd (public street)
East:	Vacant commercial parcel
South:	Vacant residential parcel
West:	Vacant residential parcel

Parcel Size: ±0.36 acres

CEQA Determination: Categorically Exempt – CEQA Section 15302, Class 2

Other: An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

Background:

The permit applicants, Sebastian and Gabriel Gallegos, requests Conditional Use Permit approval from the Town of Paradise to rebuild a two-bedroom single family dwelling. The overall square footage of conditioned space would be increased from 1,230 sq. ft. pre-fire to 1,410 sq. ft. upon proposed reconstruction. The property is currently vacant after the previously existing home burned in the 2018 Camp Fire.

The +/-0.36-acre subject parcel contains no structures but retains the septic infrastructure from the 2-bedroom home lost in the 2018 Camp Fire. It also contains the existing sidewalk and encroachment to a gated gravel driveway. The project site is in the Community Commercial zoning district, abbreviated as “CC”. Access to the site is provided by Pearson Rd, a public roadway.

Surrounding land uses include vacant residential parcels to the south and west. Pearson Rd, a public street is located directly to the North of the subject parcel. One vacant commercial parcel is to the east of this parcel followed by residential parcels further east of Scottwood Rd with standing homes.

Analysis:

The proposed structure is considered a single-family land use. This land use is not permitted in the Community Commercial zoning district but existed as a legal non-conforming land use prior to the fire. This legal non-conforming land use can be reestablished with a Town-approved conditional use permit. The applicants, Gabriel and Sebastian Gallegos applied for this conditional use permit on November 8, 2022.

The project has received favorable responses from the commenting agencies and is proposed in a location that appears to be reasonable for a single-family dwelling due to its proximity to residential zoning. This property, and the one directly to the east, are the only two commercially zoned properties on the south side of Pearson Rd from Joy Lyn’s Chocolates all the way to the Hudson’s Appliance strip mall.

Environmental Review:

This project can be found exempt from CEQA under Section 15302, Class 2, *Replacement or Reconstruction*. This project consists of the rebuilding of a single-family dwelling. This reconstruction is like for like and would add no additional bedrooms than existed prior to the fire.

Financial Impact:

There would be no impact to the Town’s General Fund to adopt the required findings and approve the Gallegos Conditional Use Permit (PL22-00105).

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Gallegos conditional use permit application (PL22-00105) to allow the reconstruction of a legal non-conforming single-

family residence.

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
- c. Find that, **as conditioned**, approval of the Gallegos use permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would authorize development that is in balance with the existing residential neighborhood.

GENERAL CONDITIONS

- 1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
- 2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
- 3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

Construction codes

- 4. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
- 5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible fencing materials within 5 feet of the proposed structure.

Grading and Drainage

- 6. If disturbing more than 50 cubic yards of soil, secure a grading permit and meet the requirements of the Engineering Division.
- 7. Submit Erosion and Sediment control plan for review by the Engineering Division.

Site Development

- 8. Submit revised site plan to engineering for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

Sanitation

9. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (Building Division).

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

Utilities

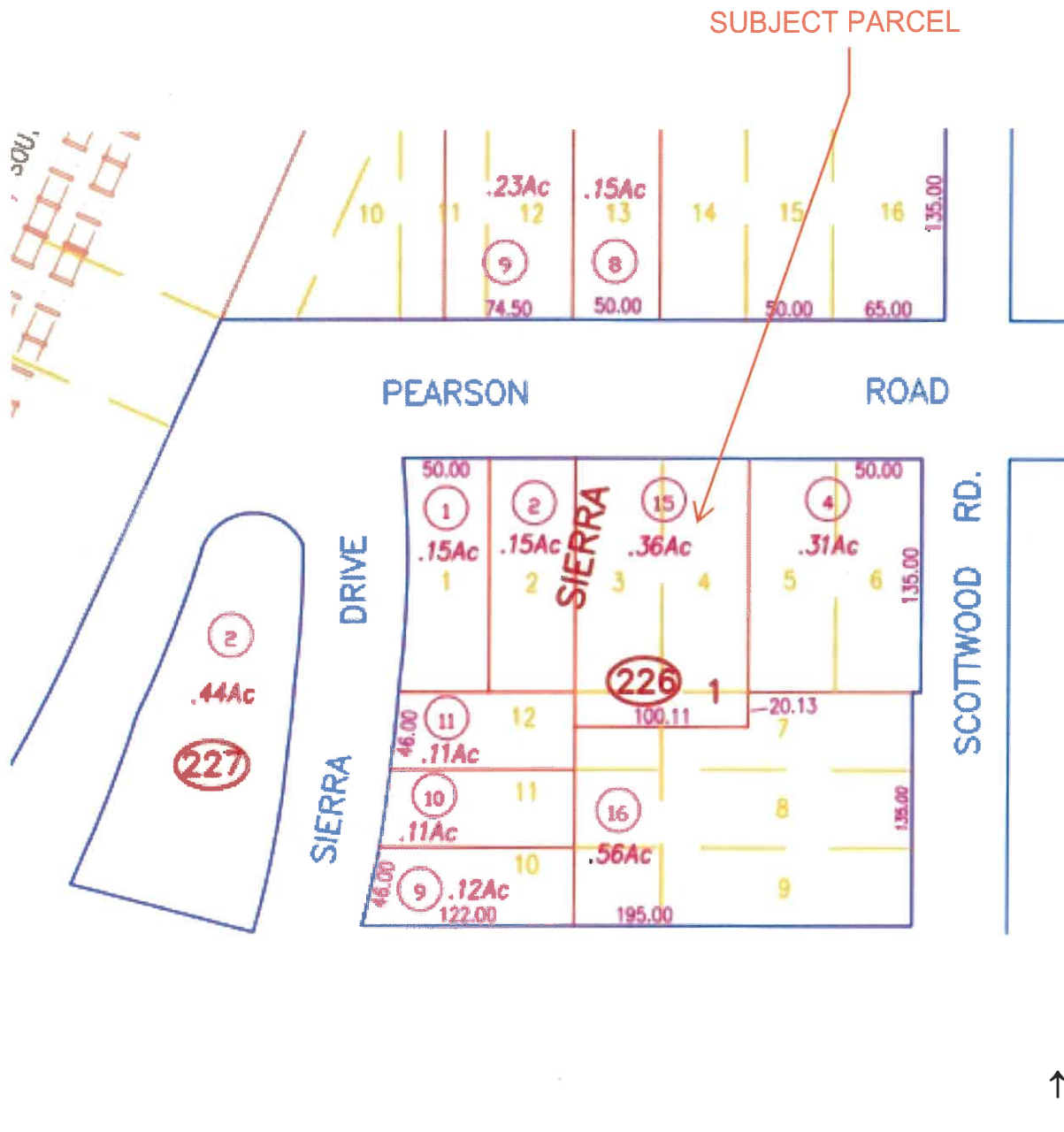
10. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated November 14, 2022 and on file with the Town Development Services Department.
11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

Site Development:

12. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
13. Complete the requirements of the Fire Marshal regarding plans submittal and installation of an Automatic Fire Sprinkler System for the proposed home.
14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.
15. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic system.

LIST OF ATTACHMENTS FOR GALLEGOS USE PERMIT APPLICATION (PL22-00105)

1. Project site vicinity map
2. Notice sent to surrounding property owners for the December 6, 2022 public hearing
3. Mailing list of property owners notified of the December 6, 2022 public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Gallegos Conditional Use Permit project
6. Conditional Use Permit application submitted by Sebastian and Gabriel Gallegos
7. Project site plan



APPLICANT: Sebastian Gallegos		308 Pearson Rd
OWNER: Gabriel Gallegos & Sebastian Gallegos		
PROJECT DESCRIPTION:		
Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC).		
ZONING: CC	GENERAL PLAN: TC	FILE NO. PL22-00105
ASSESSOR PARCEL NO. 052-226-015		MEETING DATE: 12/06/2022

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday December 6, 2022 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item to be determined to be exempt from environmental review

GALLEGOS CONDITIONAL USE PERMIT APPLICATION (PL22-00105): Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC). The project site is a 0.36-acre property located at 308 Pearson Rd, Paradise and further identified as Assessor Parcel Number 052-226-015.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x412.

SUSAN HARTMAN
Planning Director

Garregos

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
Paradise, CA 95969

Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

052-233-016-000
SWAN DEBORAH
5628 SIERRA PARK DR
PARADISE CA 95969

052-223-009-000
CRAIG MEMORIAL CONGREGATIONAL
CHURCH
PO BOX 1386
PARADISE CA 95967

052-226-002-000
GONZALEZ ABRAHAM ETAL
4136 MINUTEMAN LN
NORTH HIGHLANDS CA 95660

052-226-010-000
RUBIOLO DOUGLAS A & TINA M REV TRUST
C/O RUBIOLO DOUGLAS A & TINA M
TRUSTEES
5431 SCOTTWOOD RD
PARADISE CA 95969
052-233-001-000
PERLINGER SUSAN R
PO BOX 1071
MCCLOUD CA 96057

052-233-013-000
NICHOLSON JAMES & DONNA TRUST
C/O NICHOLSON DONNA D TRUSTEE
300 CLIPPER WAY
SEAL BEACH CA 90740

052-244-015-000
HOLLINGS LIVING TRUST
C/O HOLLINGS HARRY V & NORENE
TRUSTEES
5640 SCOTTWOOD RD
PARADISE CA 95969

052-226-015-000
GALLEGOS GABRIEL ETAL
GALLEGOS SEBASTIAN
1005 SARAH AVE
CHICO CA 95926

052-223-026-000
CRAIG MEMORIAL CONGREGATIONAL
CHURCH
PO BOX 1386
PARADISE CA 95967

052-226-004-000
HUNN CASWELL BETTY J SEPARATE
PROPERTY TRUST
C/O HUNN CASWELL BETTY J TRUSTEE
202 BERRY CREEK DR
PARADISE CA 95969

052-226-011-000
JELLEMA REVOCABLE INT VIV TRUST ETAL
C/O JELLEMA OSCAR & SANDRA L
TRUSTEES
11187 NELSON BAR RD
YANKEE HILL CA 95965
052-233-002-000
DOUVILLE RHEA M
PO BOX 283
PARADISE CA 95967

052-242-010-000
COX CURTIS M ETAL
COX THERESA
11900 E BRANDT RD
LOCKEFORD CA 95237

052-244-041-000
TADDEI STEVEN M
5650 SCOTTWOOD RD
PARADISE CA 95969

052-223-008-000
CRAIG MEMORIAL CONGREGATIONAL
CHURCH OF PARADISE
PO BOX 1386
PARADISE CA 95967

052-226-001-000
WAHL THOMAS EUGENE
PO BOX 123
PARADISE CA 95967

052-226-009-000
FIGUEROA FAMILY TRUST
C/O FIGUEROA ARTHUR D & ALICE R
TRUSTEES
254 E SHASTA AVE
CHICO CA 95973
052-226-016-000
NG WILLIAM & CORINA
P O BOX 1533
CHESTER CA 96020

052-233-012-000
NICHOLSON JAMES & DONNA TRUST
C/O NICHOLSON DONNA D TRUSTEE
300 CLIPPER WAY
SEAL BEACH CA 90740

052-244-001-000
TADDEI STEVEN M
5650 SCOTTWOOD RD
PARADISE CA 95969

Gallegos



Town of Paradise Department Responses

PL22-00105	Gallegos CUP 308 Pearson Rd			
Commenting Department	Comment			
Building/ fire	I	F	na	BUILDING
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PID water service clearance
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
	Tony Lindsey, Building Official/ Fire Marshal			
Engineering	I	F	na	ENGINEERING
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion control plan
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineered site plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)
	Per Engineering 11/21/22:			



Town of Paradise
 Community Development Department
 Building Resiliency Center
 6295 Skyway
 Paradise, CA 95969
 (530) 872-6291 x411

	<p>1. Submit revised site plan to engineering for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.)</p> <p>2. Show slopes and limits of grading on site plan and near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill)</p> <p>3. Grading permit required if more than 50 CY is disturbed</p> <p>David Kehn, Capital Projects Manager</p>																														
Police department	<p>No comment</p> <p>Eric R. Reinbold – Chief of Police</p>																														
Paradise Irrigation District	<p>CONDITIONS PRIOR TO PERMIT FINAL:</p> <p>APN 052-226-015 was previously served through a 3/4" metered service connection. At the time of this writing, our records indicate the service lateral has been replaced and the required backflow device has been installed. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</p> <p>Brandon Mortimer, Paradise Irrigation District</p>																														
Onsite wastewater	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">I</th> <th style="width: 10%;">F</th> <th style="width: 10%;">na</th> <th style="width: 70%;">ONSITE SANITATION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Land Use Review (minor/major)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>New construction permit</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Building clearance (minor/major)</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Upgrade/Alteration permit</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Repair permit – check if electrical is required</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Wastewater easement/covenant</td> </tr> </tbody> </table>	I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<p>A repair permit is required to replace a failed septic tank and perform a hydraulic load test.</p> <p>Bob Larson, Onsite Official</p>	
I	F	na	ONSITE SANITATION																												
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NOTICE OF EXEMPTION

TO: File – [PL22-00105]; AP No. 052-226-015-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Gallegos Conditional Use Permit

PROJECT APPLICANT: Sebastian Gallegos/ Gabriel Gallegos

PROJECT LOCATION: 308 Pearson Rd , Paradise CA 95969

PROJECT DESCRIPTION: Proposed use to reestablish a legal non-conforming 2-bedroom residence destroyed in the Camp Fire. The property has a community commercial zoning which does not support building a single-family residence without a use permit. Assessor's records indicate that the previous residence was 1,230 sq ft. The new residence is proposed at 1,410 sq ft.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: Sebastian Gallegos/ Gabriel Gallegos

EXEMPT STATUS: General Rule Exemption (Section 15061)
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Reconstruction or Replacement.

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291

SIGNATURE: 

Planning Director

Date: November 22, 2022



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL____ - _____]

Applicant Sebastian Gallegos Email _____

Phone (530) 774-8541 Mailing Address 11410 River Rd

Applicant Interest in Property (Owner, Lessee, other) Owner
(If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)

Owner _____ Phone _____

Owner mailing address Gabriel Gallegos los@gmail.com

Property Address 308 Pearson Rd Parcel Acreage 0.33

Engineer (Name, Address) Greg Peitz, Phone (530) 894-5719

Engineer Phone 383 Rio Lindo Ave Email gregpeitz@sbcglobal.net

AP Number(S) 052-226-015 Zone 5 Existing Use empty lot

Detailed project description (Attach additional sheets if necessary) single family home, stick framing

Approximate no. yards cut and fill _____

Radial distance to nearest billboard _____ Sq. ft. of proposed structure/project ~1410 sq ft

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) _____

Distance to nearest fire hydrant 120' Distance from centerline _____

Days of operation / Hours of operation / Proposed no. of employees /

Residential Density _____ Max. Occupancy _____ Max. height of proposed structure _____

Describe exterior design and finish (attach additional sheets if necessary) siding

Method of sewage disposal septic tank

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

✗ Applicant's Signature Sebastian Gallegos F. Date 09-12-2022

✗ Property Owner's Signature _____ Date _____
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

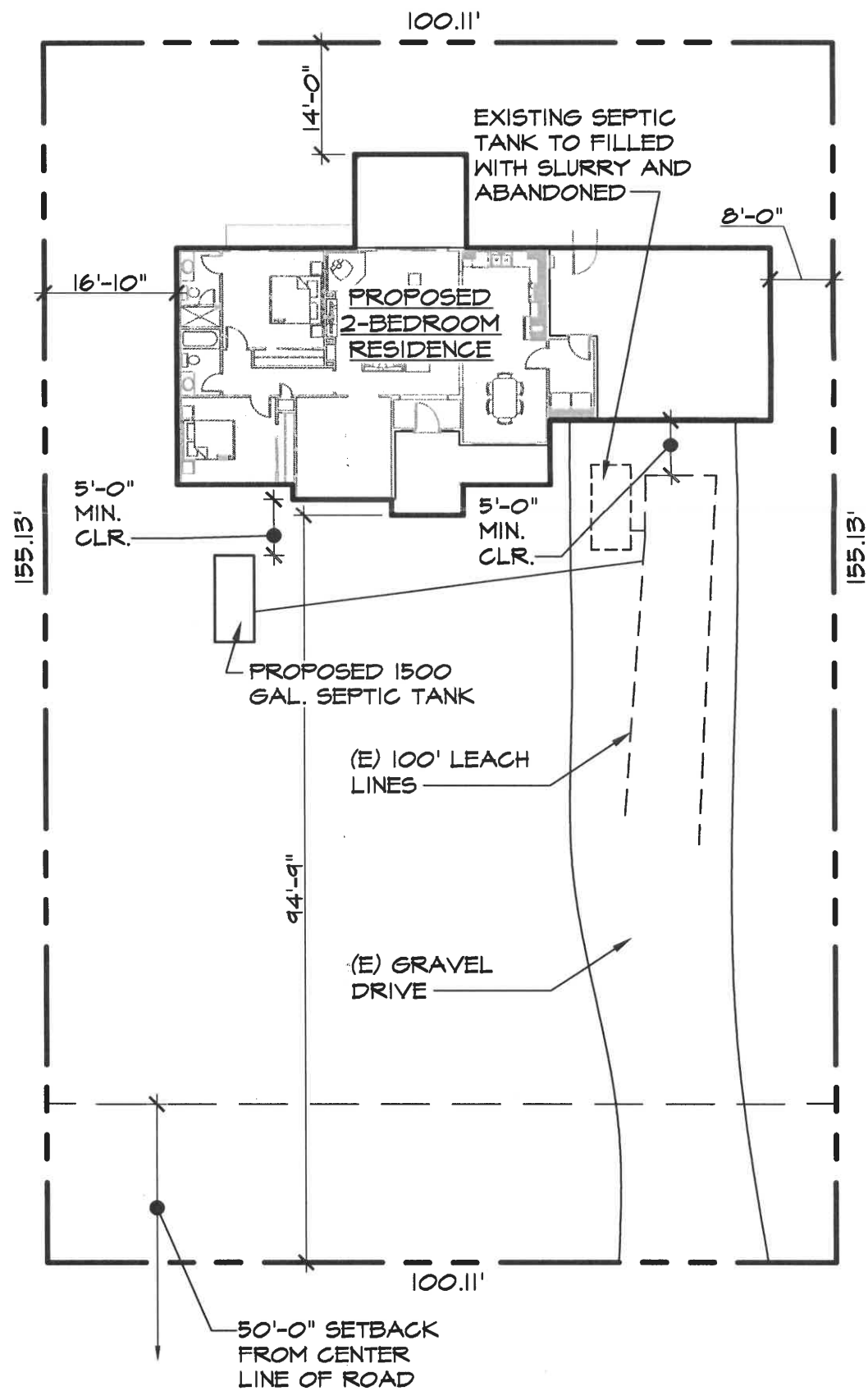
Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

**MINIMUM EROSION AND SEDIMENT CONTROLS FOR
PROJECTS DISTURBING LESS THAN ONE ACRE**

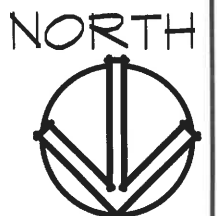
6-10

THE BMP'S (BEST MANAGEMENT PRACTICES) LISTED BELOW MUST BE IN PLACE AT ALL TIMES THROUGHOUT THE YEAR. THE BMP'S LISTED ARE MINIMUM REQUIREMENTS AND ADDITIONAL BMP'S COULD BE REQUIRED BASED ON SITE CONDITIONS.

1. STABILIZED ENTRY: PROVIDE MINIMUM 3" TO 6" FRACTURED ROCK 50' LONG x 15' WIDE BY 6" DEEP OVER CONSTRUCTION GRADE FABRIC.
2. ALL SOILS TRACKED ONTO PAVED ROADWAYS MUST BE CLEANED ON A DAILY BASIS. WHEN STREETS ARE WET OR DURING A RAIN EVENT THERE SHALL BE NO TRACKING OF SOILS ONTO THE STREET.
3. WATTLES SHALL BE INSTALLED PROPERLY, BEHIND CURB OR SIDEWALKS.
4. ROCK BAGS (MINIMUM 2 PER SIDE) AT ALL DRAIN INLET LOCATIONS WITHIN 150' OF THE PROJECT SITE.
5. INTERNAL FILTERS SHALL BE PLACED INSIDE EACH DRAIN INLET.
6. TRASH BARS SHALL BE PLACED ACROSS THE BACK OF ALL DRAIN INLETS.
7. STABILIZE ALL DISTURBED SOILS IN THE FRONT YARD AREAS WITHIN 15' OF THE BACK CURB OR SIDEWALK. (STRAW OR EROSION BLANKETS MAY BE USED FOR THIS APPLICATION)
8. STABILIZE ALL SLOPES WHERE EROSION COULD OCCUR AND CAUSE SILT RUN OFF. (STRAW, VISQUEEN OR EROSION BLANKETS MAY BE USED FOR THIS APPLICATION)
9. ALL PAINT, FUEL, CONSTRUCTION PRODUCTS ETC. SHALL BE STORED IN A COVERED LOCATION AWAY FROM SIDEWALKS AND STORM DRAIN INLETS.
10. PORTABLE CHEMICAL TOILETS IF PROVIDED ON THE SITE MUST BE KEPT OFF OF STREETS AND SIDEWALKS AND A LEAST 50' FROM THE NEAREST STORM DRAIN.
11. ALL TRASH MUST BE COLLECTED AND STORED PROPERLY. DO NOT LET ITEMS SUCH AS DRYWALL MUD BOXES, PAINT BUCKETS, CLEANING MATERIAL CONTAINERS, ETC. COME IN CONTACT WITH ANY RAINFALL OR STORM WATER RUNOFF.
12. PROVIDE A DESIGNATED AREA FOR CONCRETE WASHOUT. HAY BAILS LINED WITH VISQUEEN MAY BE USED FOR THIS APPLICATION. ROLLAWAY BINS MAY ALSO BE USED. ALL CONCRETE WASHOUT SYSTEMS SHALL BE PLACED OFF OF THE PAVED STREETS.
13. AFTER INSTALLATION OF THE ABOVE ITEMS ARE COMPLETE, A MAINTENANCE PROGRAM NEEDS TO BE DEVELOPED TO INSURE THE CONTINUED EFFECTIVENESS OF YOUR BMP'S.



SITE PLAN 1" = 20'-0"



**GREGORY A. PEITZ
ARCHITECT**

383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

OWNER: GABRIEL GALLEGOS
ADDRESS: 1005 SARAH AVE.
CHICO, CA
PHONE: (530) 566-3378

SITE INFO: 308 PEARSON RD.
PARADISE, CA.

APN: 052-226-015

SHEET

1

of: ONE



Town of Paradise

Planning Commission Agenda Summary

Agenda Item: 2(b)

Date: December 6, 2022

ORIGINATED BY: Nick Bateman, Associate Planner
REVIEWED BY: Susan Hartman, Community Development Director
SUBJECT: Paradise Boutique Apartments Conditional Use Permit Modification Application (PL22-00073)

COMMISSION ACTION REQUESTED:

Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted.

PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL22-00073): Planning Commission consideration of a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 units to be used for short-term lodging on property zoned Community Services (CS). The project site is a 13.3-acre property located at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016. (ROLL CALL VOTE) or, Provide staff with alternative direction.

Project Information:

Applicant: Guillon Inc. Construction
2550 Lakewest Dr, Ste #50
Chico, CA 95928

Location: 5900 Canyon View Drive, Paradise

Requested Action: The project proponent is requesting Town of Paradise approval of a conditional use permit modification application proposing the conversion of the remaining 58 rooms, from the previous retirement residence to market-rate apartments. The project would also include additional parking/paved areas and landscape upgrades.

Purpose: To provide residential rental units in the community.

Present Zoning: Community Services (CS)

General Plan Designation: Community Service (CS)

Existing Land Use: Half of the existing community care facility is being utilized as apartments and short-term rentals, the other half is vacant

Surrounding Land Use: North: Residential
East: Vacant County Land
South: Hospital Service (vacant)
West: Residential

Parcel Size: ±13.3 acres

CEQA Determination: Negative Declaration

Other: An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

Background:

Guillon Inc. Construction is requesting approval of a conditional use permit modification from the Town of Paradise to complete the conversion of an existing structure previously used as an assisted living facility to an additional 58 apartment units. In March 2022, the Planning Commission approved a conditional use permit for the first phase of conversion which included 45 apartment units and 14 short-term rental units. This second phase would complete the facility conversion for a total of 103 apartment units, 2 of which are the manager and co-manager units, and 14 short-term rental units.

The ±13.3-acre project site is located at the central-east edge of Paradise at 5900 Canyon View Drive and is situated within the Community-Services (C-S) zoning district. Primary access to the structure would continue to come from Pentz Road to Peach Lane which then connects to Canyon View Drive, as it was previously accessed. Canyon View Drive is a private road that terminates near the structure and provides access to the front building entrance, to the east, and the largest parking lot, which sits to the south of the building. The paved interior access road ends in a parking lot to the north of the building with appropriate ADA access to the structure. An unpaved access road connects to the north parking lot and circles around the rear of the building, connecting to a driveway south of the building. This allows the structure to be accessed from all directions. The applicants do propose to pave the current emergency access way connecting the parking facility along the northeast side of the building to the fire access gate at Conifer Dr. This improved road surface will better support emergency vehicles utilizing this emergency access way, when necessary. The fire access gate will remain in place and through daily traffic is not proposed.

An additional 73 parking spaces will be required for the second phase conversion of 58 rooms which are proposed on the northwest side of the property (behind the building) which will include 6 additional parking spaces for guest parking.

The wastewater treatment plant serving the facility has been reviewed and approved for the conversion to multi-family units and necessary post-fire repairs were previously completed and signed off by Town staff.

If approved, alterations would be made to the rooms such as adding ranges and ovens, replacing carpet, painting, and electrical upgrades.

Analysis:

Environmental Review:

A negative declaration document has been prepared and is recommended for certification concerning this proposed project. This document did not identify any potential environmental effects that needed to be mitigated to a minimal or insignificant level. The project would not result in direct and significant adverse effects on the existing environmental setting. The proposed environmental document was made available for public review and as of the date of preparation of this staff report, no written responses regarding the document have been filed with the Planning Division.

If conditionally approved by the Planning Commission as recommended by Town staff, this project would be consistent with the Town's General Plan and zoning regulations and would be compatible with surrounding land uses.

Financial Impact:

There would be no impact to the Town's General Fund to adopt the required findings and approve the Paradise Boutique Apartments Conditional Use Permit Modification (PL22-00073).

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Paradise Boutique Apartments Conditional Use Permit Modification (PL22-00073) to allow the Phase II conversion of the remaining assisted living units to market-rate apartment units.

Required Findings for Approval:

- a. Find that the project will not result in any significant adverse effects on the environment as documented in the CEQA negative declaration.

- b. Find that the project, as conditioned, is consistent with the Community Service designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.

- c. Find that the project, as proposed and conditioned, is compatible with surrounding land uses and would not be detrimental to the public's health, safety and general welfare because the multi-family land use is compatible with the assigned zoning and would not be out of character for the surrounding area.

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Secure Design Review approval for the establishment of any signage and maintain the property in a manner consistent with the Town of Paradise Design Standards.
4. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
5. If food is provided by the commercial kitchen, clearance and inspection through Butte County Environmental Health is required.
6. **All work within the public right of way (including paving connection to Conifer Drive) is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department. All work in the public right-of-way requires a licensed, bonded, and insured contractor.**

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

Construction codes

7. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements for the **Phase I and Phase II** conversion of a of the assisted living facility to **103 multi-family units and 14 short-term rental units**.

Grading and Drainage

8. Provide a **stamped and signed** engineered site plan and civil improvement plan, to the Engineering Division, showing the additional parking stalls required to support the development, the required grading and site plan revisions needed to accommodate the additional parking stalls, materials proposed for the additional parking (asphalt or concrete), associated site drainage, **site BMPs with details and locations (fence, washout, wattles, area of work [as a minimum])**, site

access/turning templates for residential, delivery and emergency service vehicles, roadway improvements as required to support the additional parking and site access evaluation, and pedestrian access from proposed parking stalls, as required for **Phases I and II**. Pay appropriate fees as adopted by the Master Fee Schedule.

9. **Applicant shall prepare the Town's Erosion and Sediment Control Plan for a regulated project and submit it to the Town Public Works Department for approval by the Town Engineer for Phase II.**
10. **Secure a grading permit, to include an erosion control plan, and meet the requirements of the Town Engineering Division.**

Site Development

11. **Provide site emergency access plan for review and approval by the Building Official/ Fire Marshal. Plan shall meet minimum California Building Standards.**
12. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). **Any modifications to the landscape, as shown on the landscape plans approved June 2, 2022, for Phase II shall be subject to the submittal of modified landscape plans for review and approval.**

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

Utilities

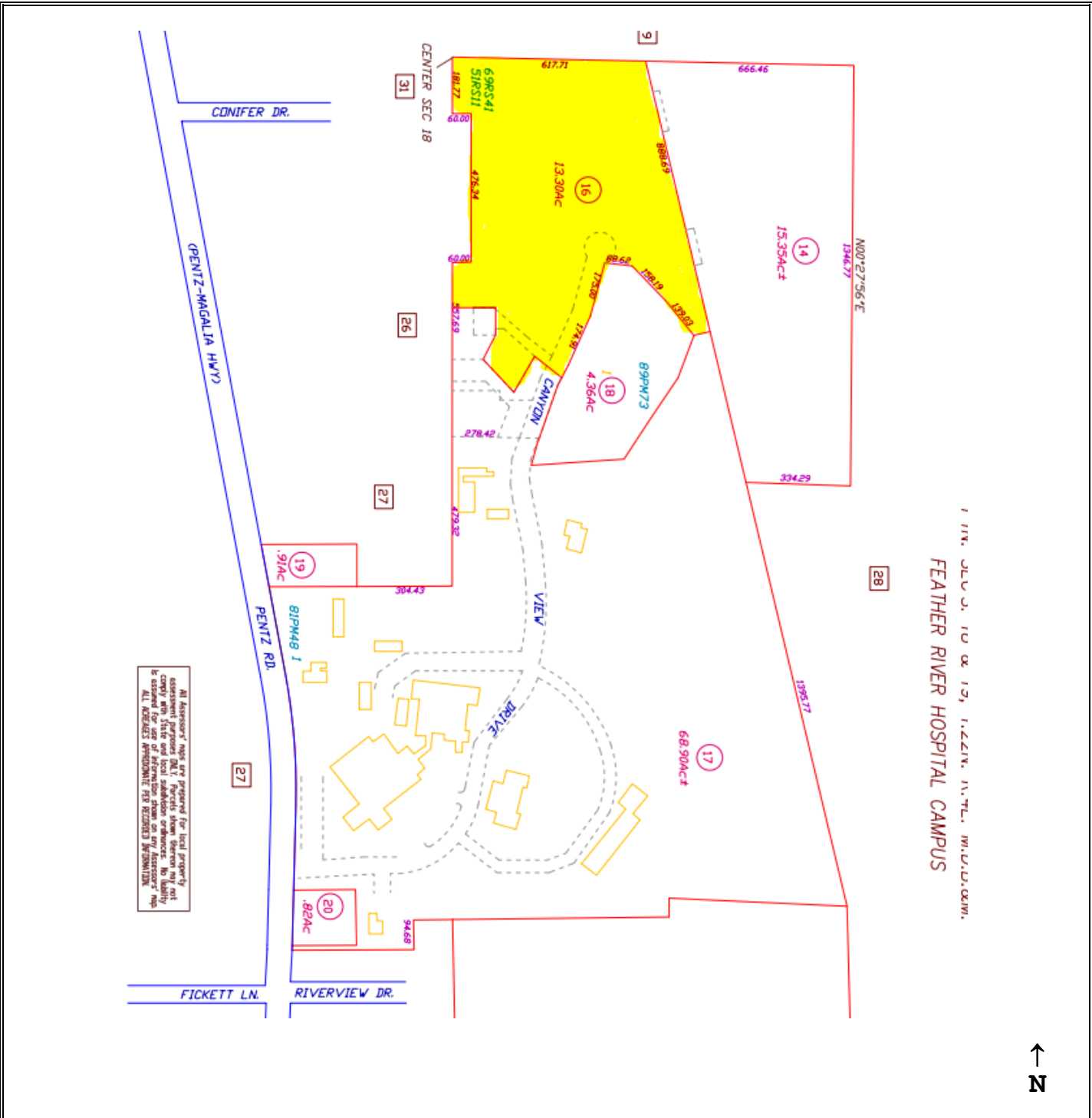
13. **Meet any requirements of the Paradise Irrigation District (PID) regarding a water meter upgrade and/or backflow prevention assembly.**
14. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
15. **The location and design of the trash enclosure shall be reviewed and approved by Planning Division staff prior to installation.**

Site Development:

16. Complete a 5-year inspection of the fire sprinkler system and an annual fire alarm inspection.
17. **Establish an illuminated premises identification and directory sign for the project site in accordance with the Town's directory standards.**
18. **Knox box shall be loaded with master keys for the entire site.**

Attachments for Paradise Boutique Apartments Modified Use Permit (PL22-00073)

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the December 6, 2022 public hearing
3. Mailing list of property owners notified of the December 6, 2022 public hearing
4. Summary of development review comments received
5. Notice of Exemption document for the Anderson Builders Corporation Conditional Use Permit project
6. Completed Conditional Use Permit modification application and project plans
7. CEQA Initial-Study/Negative Declaration for the Paradise Boutique Apartments Project



All Assessor's maps are prepared for local property owners and are not intended for use in any court of law. No warranty is made by the Assessor as to the accuracy of the information shown on any Assessor's map. ALL MEASUREMENTS ARE RECORDS MEASUREMENTS.

APPLICANT: Guillon Inc. Construction		5900 Canyon View Dr
OWNER: Guillon Inc. Construction		
PROJECT DESCRIPTION: The project proponent is seeking Town of Paradise approval to modify a conditional use permit to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 to be used for short-term lodging.		
ZONING: Community Services (CS)	GENERAL PLAN: CS	FILE NO. PL22-00073
ASSESSOR PARCEL NOS. 053-390-016		MEETING DATE: 12/06/2022



Town of Paradise
Community Development Department
Building Resiliency Center
6295 Skyway
Paradise, CA 95969
(530) 872-6291 x411

**TOWN OF PARADISE PLANNING COMMISSION
NOTICE OF ENVIRONMENTAL DOCUMENT AVAILABILITY AND PUBLIC HEARING**

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, December 6, 2022 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

Project title: Paradise Boutique Apartments Conditional Use Permit Modification Application (PL22-00073)

Project location: 5900 Canyon View Dr, Paradise, CA; AP No. 053-390-016

Description of project: The project proponent is requesting Town of Paradise approval of a conditional use permit modification application proposing the conversion of the remaining 58 rooms, from the previous retirement residence, to market-rate apartments. The project would also include additional parking/paved areas and landscape upgrades.

Address where document may be viewed: Town of Paradise
Building Resiliency Center
6295 Skyway, Paradise, CA 95969

<https://www.townofparadise.com/planning/page/environmental-documents>

Public review period: *Begins:* October 28, 2022
Ends: November 28, 2022

The environmental document and project file are available for public inspection at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **November 28, 2022 at 4:00 p.m.** with the Paradise Development Services Department.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For additional information, please contact the Development Services Department at (530) 872-6291 ext. 423.

Susan Hartman
Planning Director

apn owner owner2 street_address city_state_zip	053-390-016-000 PARADISE BOUTIQUE APARTMENTS #1 LLC 2550 LAKEWEST DR STE #50 CHICO CA 95928	053-260-021-000 DARWIN AMY L & AYERS EVERETT W 6562 ELK RIVER RD EUREKA CA 95503
053-260-022-000 DARWIN AMY L & AYERS EVERETT W 6562 ELK RIVER RD EUREKA CA 95503	053-260-041-000 JACOBS MATTHEW G 1876 DEL RIO WAY PARADISE CA 95969	053-260-044-000 DARWIN AMY L & AYERS EVERETT W 6562 ELK RIVER RD EUREKA CA 95503
053-260-087-000 SILER JEFFRY & DIANA FAMILY TRUST C/O SILER JEFFRY N & DIANA D TRUSTEES 1871 VINEYARD DR PARADISE CA 95969	053-260-089-000 JORDAN ANTHONY 1878 VINEYARD DR PARADISE CA 95969	053-260-090-000 THOMAS ARTHUR E & HELEN E 1870 VINEYARD DR PARADISE CA 95969
053-290-006-000 RALSTON REVOCABLE INTER VIVOS TRUST 94 DOMINION DR CHICO CA 95973	053-290-021-000 FLEURY GARY & THANPIRAK-FLEURY KIM 8110 CARSINGTON WAY SACRAMENTO CA 95829	053-290-023-000 SCOTT BRIAN KEITH 6240 JOHNSON DR PARADISE CA 95969
053-290-029-000 DARWIN AMY L & AYERS EVERETT W 6562 ELK RIVER RD EUREKA CA 95503	053-290-053-000 RALSTON RONALD M & CHERYL C 94 DOMINION DR CHICO CA 95973	053-290-058-000 HENLEY FAMILY TRUST C/O HENLEY DEBRA J TRUSTEE 129 SYCAMORE VALLEY RD CHICO CA 95973
053-310-010-000 BEAR JEDIDIAH 5589 ORA ST SAN JOSE CA 95129	053-310-011-000 BREDOW HELMUT & DIANA TRUST C/O BREDOW HELMUT & DIANA TRUSTEES 1644 SPANISH BAY DR REDDING CA 96003	053-310-012-000 WEBB JEANIE IRENE REV INTER VIVOS TRUST C/O WEBB JEANIE IRENE TRUSTEE 5 ROSEANNA CT CHICO CA 95973
053-310-013-000 KOEHN DANIEL L ETAL TAYCO DANA A 14409 SEAGATE DR SAN LEANDRO CA 94577	053-310-014-000 CRAIN DANIEL W & TAMMY A 520 JACKPINE DR GRANTS PASS OR 97526	053-310-031-000 IVANOV ANDREI ETAL IVANOV NATALIA 4951 JOLANA LN NORTH HIGHLANDS CA 95660
053-310-032-000 GREYPOINT DEVELOPMENT LLC 780 CHADBOURNE RD FAIRFIELD CA 94534	053-310-033-000 TAYCO DANA A ETAL KOEHN DANIEL L 14409 SEAGATE DR SAN LEANDRO CA 94577	053-310-034-000 DARWIN AMY L & AYERS EVERETT W 6562 ELK RIVER RD EUREKA CA 95503
053-310-035-000 KEANE CHRISTOPHER M 1874 CONIFER DR PARADISE CA 95969	053-310-036-000 SSV INVESTMENTS LLC PO BOX 2077 CITRUS CA 95611	053-260-055-000 BRUNO LEAHA A 2838 ORANGE AVE OROVILLE CA 95966
053-260-088-000 AVILA NORBERTO S 116 W 11TH AVE CHICO CA 95926	053-290-020-000 RALSTON CHERYL C ETAL GROSS WAYNE & HENLEY FAMILY TRUST 129 SYCAMORE VALLEY DR CHICO CA 95973	053-290-055-000 MASTERS SUSAN C 6035 BLACKBERRY LN PARADISE CA 95969

Canyon view

053-390-014-000
FEATHER RIVER HOSPITAL
5974 PENTZ RD
PARADISE CA 95969

053-390-018-000
FEATHER RIVER HOSPITAL
ATTN: FINANCIAL SHARED SERVICES/FIXED
ASSETS
PO BOX 619135
ROSEVILLE CA 95661

053-390-017-000
FEATHER RIVER HOSPITAL
ATTN: FINANCIAL SHARED SERVICES/FIXED
ASSETS
PO BOX 619135
ROSEVILLE CA 95661

Canyon
view

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
Paradise, CA 95969

Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

Canyon
View

Paradise Unified School District
6696 Clark Road
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Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928



Town of Paradise Department Responses

PL22-00073	Canyon View conversion CUP																																																																	
Commenting Department	Date received	Comment																																																																
Building	8/9/22	<p><i>The below table refers to issuance and final of building permit</i></p> <p style="font-size: small;">I = Required for Issuance F = Required for Project Final na = Not applicable</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="text-align: center;">BUILDING</th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>3 sets of construction plans</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Structural calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Title 24 energy calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Truss calculations (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Special Permit Zone certification letter (flood zone)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Fire sprinkler system plans (2 sets)</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Hydrant fire flow (@ Station #81)</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Grant deed and legal description</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Development Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PUSD Impact Fees</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>PRPD Impact Fees</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>PID water service clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Butte County Environmental Health clearance</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td>Construction & Demolition Recycling Plan</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Plans on CD</td></tr> </tbody> </table> <p>Conditions Prior to Issuance "Provide site emergency access plan for review and approval. Shall meet minimum California Building Standards."</p> <p>Conditions Prior to permit final "Illuminated Site Directory shall be installed (See attached)." "KNOX box shall be loaded with master keys for the entire site."</p> <p>Tony Lindsey, Building Official</p>	I	F	na	BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
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Work within the public right of way is not shown. Encroachment permit is required if work is proposed in public right of way.</i></p> <p><i>2. Grading permit must be applied for prior to issuance of Building Permit for work onsite (work shown is over 50 cubic yards, which requires a grading permit).</i></p> <p><i>3. An erosion control plan sheet needs to be included in any building or grading permit that has on site work. Plan must be submitted and approved prior to issuance of building permit or grading permit and shall include: site plan, site BMPs and details, locations of BMPs on site plans (fence, washout, wattles, area of work (as a minimum)).</i></p> <p><i>4. Prepare and submit an Engineered Site plan (stamped and signed) to be submitted with your building and grading permits. Plan must meet requirements for site plan, (including: limit of work, scale, grades, slopes, details, surface materials, striping, dimensions, signage, ADA pathways, drainage/utilities proposed to handle run off, sizing calculations for any detention areas, etc.). Plan may be submitted prior to building permit under grading permit, and if approved, will meet requirements of site plan in building permit.</i></p> <p><i>5. Prepare and submit the Town's Erosion and Sediment Control Plan worksheet for a regulated project.</i></p> <p><i>Work not shown in this planning application has not been reviewed, and may be subject to additional permitting requirements."</i></p> <p>Ashley Stanley, Town Principal Engineer</p>	I	F	na	ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Encroachment permit (must be licensed and bonded)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Covenant agreement (deferral of frontage improvements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking within street setback review (\$322.73)	
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<p>Police Department</p>	<p>8/24/22</p>	<p>Conditions prior to permit final</p> <p><i>"Site map/legend on premise near entrance"</i></p> <p><i>"KNOX box w/main entrance key."</i></p> <p>Eric R. Reinbold – Chief of Police</p>																																																					



Paradise Irrigation District	8/16/22	<p>Conditions prior to permit final</p> <p>“APN 053-390-012 is currently served potable water through a 3” meter. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow. Costs for any necessary upgrades are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</p> <p>The original water flow calculations were for a “institution other than a hospital” based on a per person rate. The modification of this property will change the demand for water and sewage. I have added this note so everyone is aware that the original calculations are no longer valid for this project. This information was provided with the conditional use permit DRR PL21-00144 previously.”</p> <p><i>Blaine Allen, Paradise Irrigation District – District Engineer</i></p>
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TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL ____ - ____]

Applicant Guillon Inc. Construction Email JAKE @GUILLONINC.COM

Phone (530) 513-3626 Mailing Address 2550 LAKEWEST DR #50, CHICO, CA 95928

Applicant Interest in Property (Owner, Lessee, other) OWNER
(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner Paradise Boutique Apartments LLC Phone (530) 513-3626

Owner mailing address 2550 LAKEWEST DR #50, CHICO CA 95928

Property Address 5900 CANYON VIEW DR. Parcel Acreage 13.3 +/-

Engineer (Name, Address) _____ Phone _____

Engineer Phone _____ Email _____

AP Number(S) 093-390-012 Zone C5 Existing Use APARTMENT/SHORT TERM

Detailed project description (Attach additional sheets if necessary) SEE ATTACHED Rental

Approximate no. yards cut and fill UNKNOWN

Radial distance to nearest billboard UNKNOWN Sq. ft. of proposed structure/project OVER 110,000 +/-

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) NONE

Distance to nearest fire hydrant ON-SITE (8 total) Distance from centerline PRIVATE ROAD

Days of operation _____ Hours of operation _____ Proposed no. of employees 2-3

Residential Density _____ Max. Occupancy _____ Max. height of proposed structure _____

Describe exterior design and finish (attach additional sheets if necessary) EXISTING STRUCTURE

Method of sewage disposal EXISTING SEPTIC FACILITY

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No _____ (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature Jake Mabey Date 8/4/2022

Property Owner's Signature _____ Date _____
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site 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.

Modification to Use Permit

Project Description:

Modify existing use permit (PL21-00144), to allow the conversion of the remaining rooms within structure which also include the manager/co-manager units (58 units) to multi-family apartments, while maintaining the existing permitted number of units (45 multi-family, 14 short term rentals). The conversions of units will take place in the “core” and the “west” wing. All second-floor units will receive ranges/ovens, while the first-floor units will remain as kitchenettes. Carpet, paint and other electrical upgrades will be incorporated as necessary.

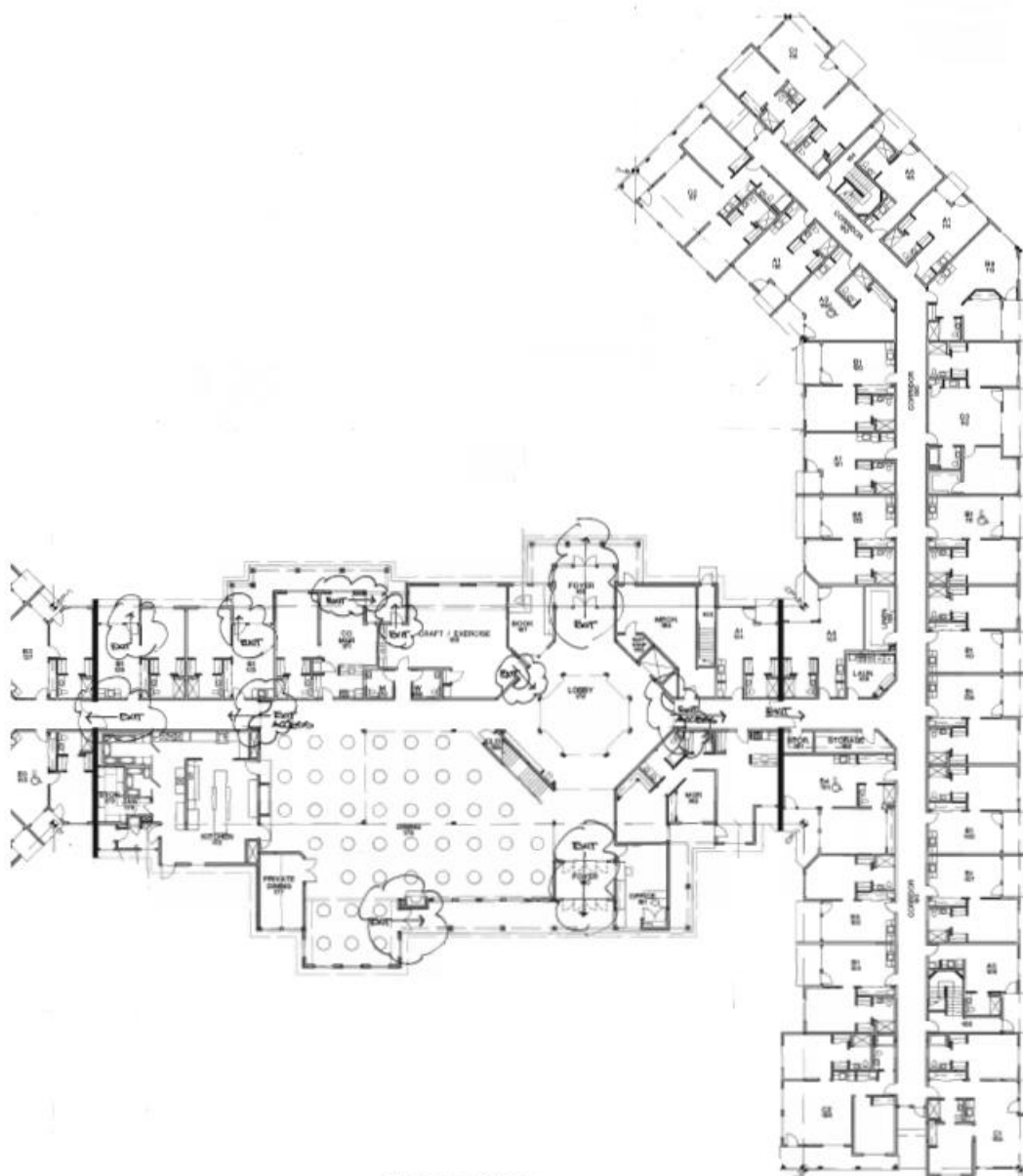
Project also involves installing the required 70 parking stalls, a new trash enclosure and landscaping upgrades and improvements.

Landscaping Details:

The area immediately abutting the structure (Zone 0) and extending 5 feet will receive the most stringent wildfire fuel reduction. All existing landscaping, including scrubs, trees and groundcover will be moved within this area and replaced with a non-combustible material such as stones, gravel or pavers. In some instances, this zone area will extend further out than 5 feet, to ensure safe passage from building exits and a reduction in unnecessary landscaping.

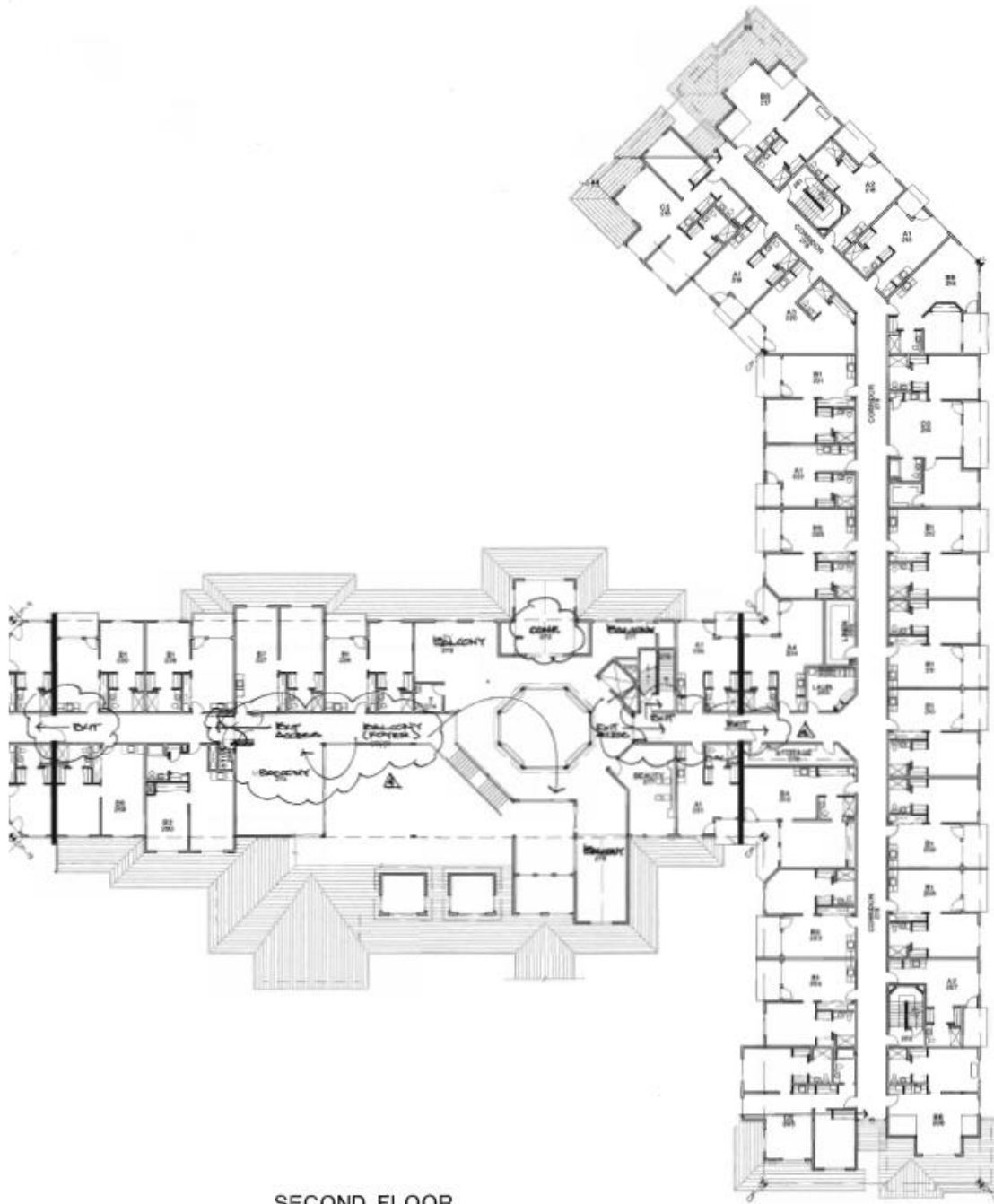
The area just outside of the 5 foot and extending up to 30 feet from the structure (Zone 1), will have all landscaping that is dead or dying removed. Branches will be limbed up on trees to ensure at least a 6-foot clearance from grade and no branches will extend over vertical boundary of Zone 0. All shrubs within this zone will be removed if they are under the canopy of a tree or next to any patio or deck to remove the possibility of fire climb.

All other landscaping that has died since the Campfire will be replaced with drought-tolerant plants and mulch, so long as the landscaping does not encroach or in compliance with Zone 0 and 1. The existing drip irrigation system is sound, with minor replacement needed for specific areas that are damaged. All landscaping will be installed pursuant to MWELo water standards.



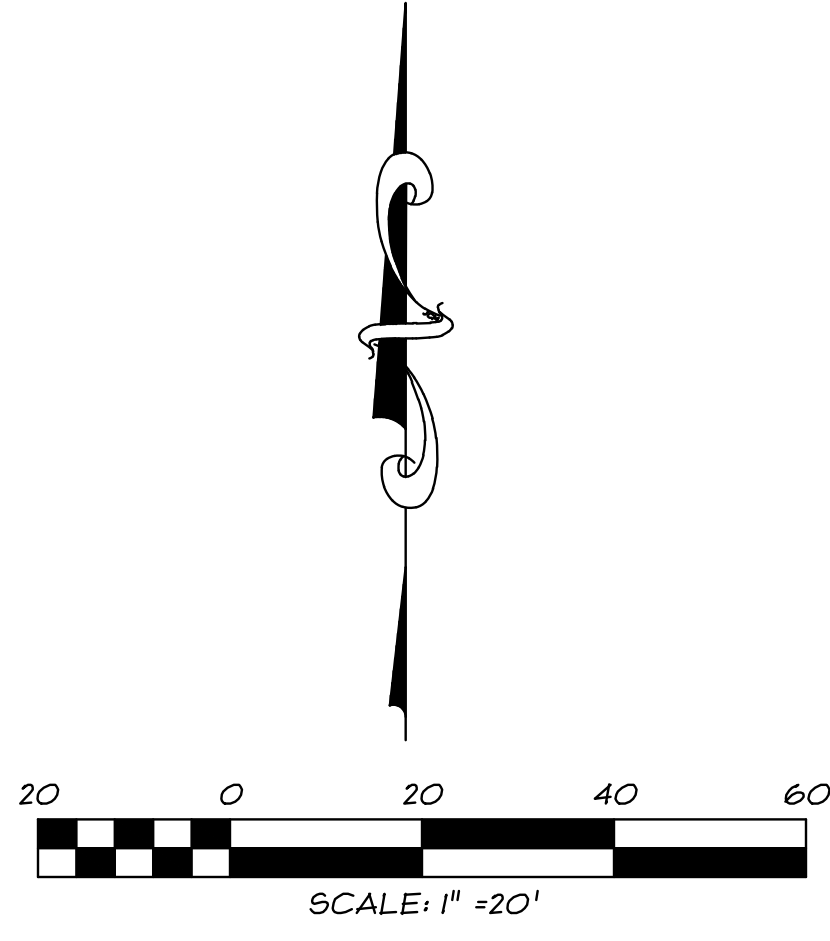
FIRST FLOOR

Core space and additional wing



SECOND FLOOR
1-18-0

Core space and additional wing



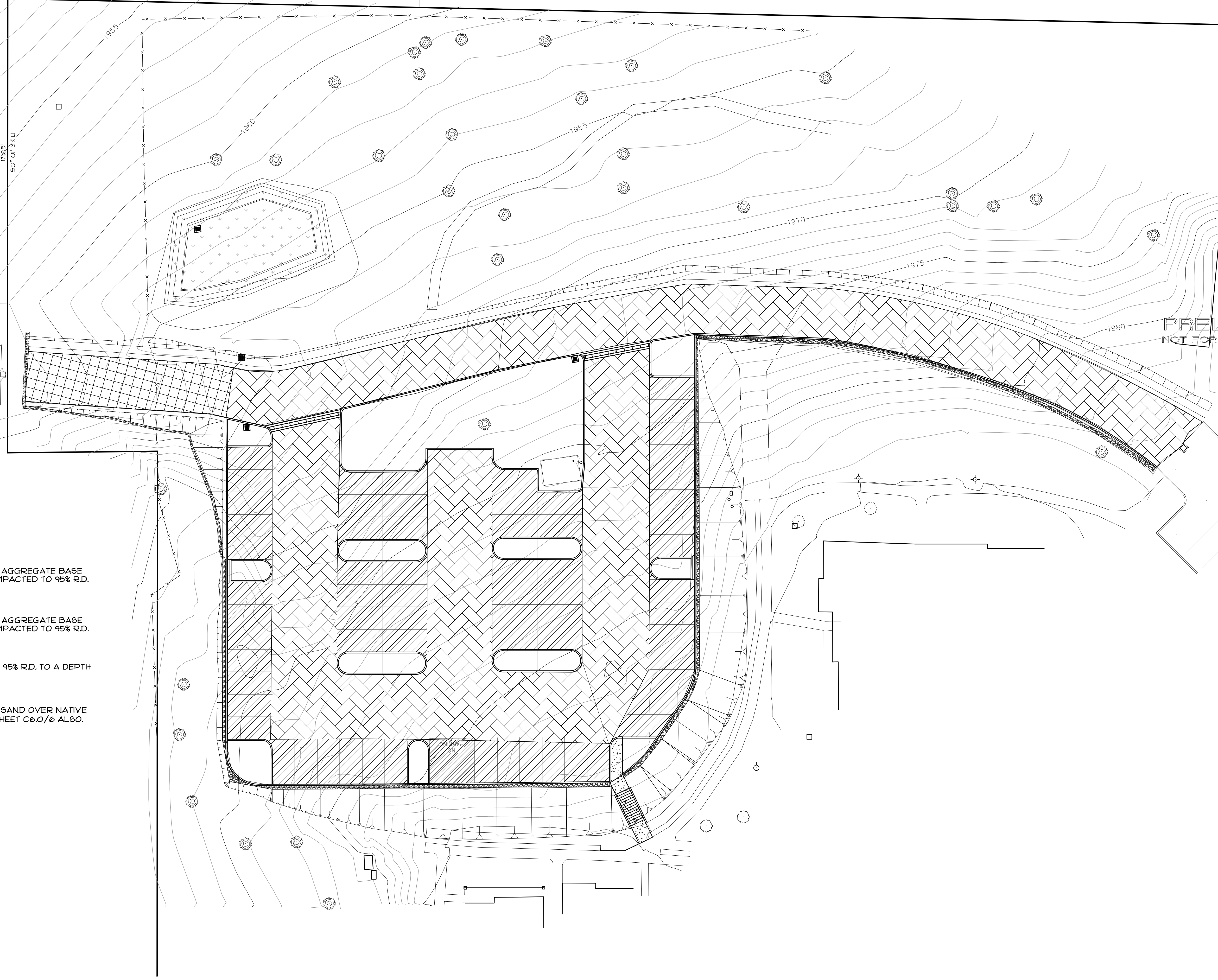
N89° 24' 21"E
95.71'

N89° 29' 11"E
95.71'

178.85'
50' 01' 31" W

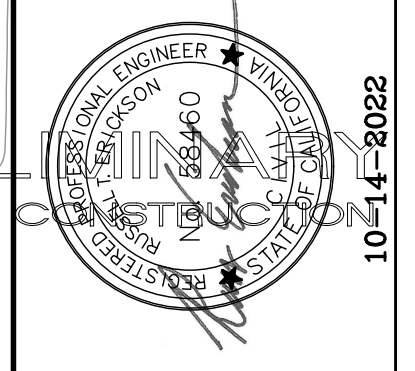
LEGEND

- DRIVE AISLE**
 3" ASPHALT CONCRETE, TYPE "A" OVER 8" CLASS 2 AGGREGATE BASE WITH 95% COMPACTION. NATIVE SHALL ALSO BE COMPACTED TO 95% R.D. TO A DEPTH OF 6".
- PARKING AREA**
 3" ASPHALT CONCRETE, TYPE "A" OVER 6" CLASS 2 AGGREGATE BASE WITH 95% COMPACTION. NATIVE SHALL ALSO BE COMPACTED TO 95% R.D. TO A DEPTH OF 6".
- AGGREGATE BASE DRIVE AISLE:**
 8" CL. 2 AB. @95% R.D. OVER NATIVE COMPACTED TO 95% R.D. TO A DEPTH OF 12".
- 4" CONCRETE WALKWAY/STEPS OVER 2" LEVELING SAND OVER NATIVE COMPACTED TO 90% RELATIVE COMPACTION. SEE SHEET C6.0/6 AL6.0.**



PRELIMINARY
NOT FOR CONSTRUCTION

Robertson Erickson
 CIVIL ENGINEERS & SURVEYORS
 888 Manzanita Court
 Suite 101
 Chico, California 95926
 530-894-3500 Fax 530-894-8955
 robertsonerickson.com



PAVING PLAN
 PARADISE BOUTIQUE APARTMENTS PHASE 3
 5900 CANYON VIEW DRIVE, PARADISE CA
 GUILLOIN INC.

C5.0

K:\Projects\22_530 Guillon, Inc\Plan Sheets\C5.0 - Paving.dwg, 10/17/2022 8:56:56 AM

**TOWN OF PARADISE
NEGATIVE DECLARATION REGARDING ENVIRONMENTAL EFFECT**

1. Description of Project:

The project proponent is seeking Town of Paradise approval to modify a conditional use permit to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 to be used for short-term lodging.

2. Name and Address of Project Applicant:

Guillon Inc.
2550 Lakewest Drive, #50
Chico, CA 95928

3. The Initial Study for this Project was Prepared on: October 21, 2022

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. An Environmental Impact Report will not be required.

5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

6. Any person wishing to respond to this negative declaration may file written responses no later than November 28, 2022 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 417). The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.

By: _____
Susan Hartman, Planning Director

Date: 10/21/22

INITIAL STUDY

FOR

PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION (PL22-00073) APPLICATION

FOR

GUILLON INC.

**PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING FOR THE
PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION
APPLICATION (PL22-00073)**

PROJECT DESCRIPTION

The project proponent is seeking Town of Paradise approval to modify a conditional use permit to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 units to long-term rentals and another 14 to be used for short-term lodging.

ENVIRONMENTAL SETTING

Location

The subject parcel, identified with assessor's parcel number 053-390-016, is located at 5900 Canyon View Drive, Paradise California, in Butte County. The project site is located near the eastern boundary of the Town. The site is located to the east of Pentz Road and north of Peach Lane. It is located within Section 18, Township 22 N, Range 4E, Mount Diablo Base & Meridian.

Land Use and Access

The subject parcel has a zoning of Community Services. The property was partially damaged in the 2018 Camp Fire. Prior to the fire, the subject structure was used as a retirement home and community care facility. There were previously several satellite structures used for more independent living that were destroyed in the fire. The parcel is accessed from Canyon View Drive, via Peach Lane. Both are private roads.

The eastern property line is the edge of Town limits and there is no development in the area immediately east of the subject parcel. Immediately adjacent to the north and west of the parcel are residentially zoned parcels with a mix of vacant lots and newly constructed residences. To the south is the remains of the vacant Feather River Hospital complex, a property that shares the community services zoning.

Vegetation, Topography and Soils

The project site was damaged in the 2018 Camp Fire. While the main structure was not destroyed, the majority of the trees on the site were killed in the fire. The subject parcel has an elevation of between approximately 1,910 feet at its lowest point, where the parcel boundary drops into the adjacent canyon, and 1,988 feet where the subject structure is located. The majority of the developed area of the parcel has an elevation of between 1984 and 1910 feet, making it relatively flat. Prior to the 2018 Camp Fire, the property and surrounding area had land cover containing a mix of shrub land, deciduous forest, evergreen

forest and irrigated landscaping. Most vegetation on the property was burned by the fire, with a mix of dead and living trees remaining.

Soils underlying the project site are characterized as "AVD 0-30%" (Aiken very deep – zero to thirty percent slope). This soil is abundantly found throughout Paradise. The AVD 0-30% soils are generally found to depths of 5-20' and drain well, making them excellent for the treatment of wastewater.

Public Services

Services and facilities available or potentially available to the project site include, but are not limited to the following listing:

- Access:** Peach Lane & Canyon View Drive – both private roads
- Communications:** AT&T Telephone /Comcast Cable Services
- Electricity:** Pacific Gas and Electric Company
- Public Safety:** Town of Paradise
- Recreation:** Paradise Recreation and Park District
- Schools:** Paradise Unified School District
- Sewage Disposal:** Individual wastewater treatment/disposal systems
- Water Supply:** Paradise Irrigation District

PROJECT DETAILS

The proposed modification entails renovation and occupancy of an existing residential care facility structure for residential use. A previous use permit secured by the project proponent in 2021 allowed for the partial conversion of the facility, allowing for 45 of the 117 units to be used for residential long-term rentals and another 14 units to be utilized for motel/lodging rentals. The facility is currently operating under that partial capacity. The proposed modification would increase the occupancy from 45 residential units to 103 residential units in addition to the previously permitted 14 motel/lodging units.

The site would be provided access from Canyon View Drive, a private road. Site development for the project would be somewhat limited considering that the main structure remained intact after the 2018 Camp Fire. Proposed project improvements are limited to the construction of new parking facilities and the proposed paving of a portion of Canyon View Drive within the subject parcel.

As a regulated project, storm water runoff resulting from the development of additional impervious surfaces on the resultant parcels would need to be fully mitigated to pre-development levels in accordance with the Town’s adopted Post-Construction Standards Plan dated July 2015.

The proposed project would utilize an existing wastewater treatment plant on the project site. No new installation of wastewater facilities is proposed as part of the Project. The approved

wastewater capacity for the Project allows for the conversion of 115 of the 117 existing units. Revised wastewater calculations would be required prior to the occupancy of the additional two units.

TOWN OF PARADISE

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

- 1. Name of Proponents:** Guillon Inc. Construction
- 2. Address and phone number of proponents:** 2550 Lakewood Drive, #50, Chico, CA 95928; (530) 513-3626
- 3. Date of checklist:** October 21, 2022
- 4. Zoning and general plan designation:** Zoning: Community Services (CS) General Plan designation: Community-Service (C-S)
- 5. Name of proposal, if applicable:** Paradise Boutique Apartments CUP modification application

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

		SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
1.	LAND USE AND PLANNING. Would the proposal:					
	a. Conflict with general plan designation or zoning?	1, 8			X	
	b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1, 8			X	
	c. Be incompatible with existing land use in the vicinity?	9			X	
	d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8				X
	e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	9				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
2.	POPULATION AND HOUSING. Would the proposal:						
	a.	Cumulatively exceed official regional or local population projects?	1, 8			X	
	b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1, 8			X	
	c.	Displace existing housing, especially affordable housing?	1, 8				X
3.	GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:						
	a.	Fault rupture?	11, 12			X	
	b.	Seismic ground shaking	11, 12			X	
	c.	Seismic ground failure, including liquefaction?	11, 12			X	
	d.	Seiche, Tsunami or volcanic hazard?	13				X
	e.	Landslides or mudflows?	11			X	
	f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	10			X	
	g.	Subsidence of the land?	12			X	
	h.	Expansive soils?	7			X	
	i.	Unique geologic or physical features?	1				X
4.	WATER. Would the proposal result in:						
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 10			X	
	b.	Exposure of people or property to water related hazards such as flooding?	3, 10			X	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	3, 10				X
	d.	Changes in the amount of surface water in	3, 10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		any water body?					
	e.	Changes in currents, or the course or direction of water movements?	3, 10				X
	f.	Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	14				X
	g.	Altered direction or rate of flow of groundwater?	14				X
	h.	Impacts to groundwater quality?	14				X
	i.	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	14				X
5.	AIR QUALITY. Would the proposal:						
	a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	15, 16, 29			X	
	b.	Expose sensitive receptors to pollutants?	9			X	
	c.	Alter air movement, moisture, or temperature, or cause any change in climate?	10				X
	d.	Create objectionable odors?	10			X	
6.	TRANSPORTATION/CIRCULATION. Would the proposal result in:						
	a.	Increased vehicle trips or traffic congestion?	9, 28			X	
	b.	Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	10				X
	c.	Inadequate emergency access or access to nearby uses?	17			X	
	d.	Insufficient parking capacity onsite and offsite?	10			X	
	e.	Hazards or barriers for pedestrians or bicyclists	1				X
	f.	Conflicts with adopted policies supporting	10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		alternative transportation (e.g. bus turnouts, bicycle racks)?					
	g.	Rail, waterborne or air traffic impacts?	9				X
7.	BIOLOGICAL RESOURCES. Would the proposal result in impacts to:						
	a.	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	5, 17			X	
	b.	Locally designated species (e.g. heritage trees)?	1			X	
	c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1			X	
	d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	7, 9, 17				X
	e.	Wildlife dispersal or migration corridors?	1, 6			X	
8.	ENERGY AND MINERAL RESOURCES. Would the proposal:						
	a.	Conflict with adopted energy conservation plans?	1				X
	b.	Use nonrenewable resources in a wasteful and inefficient manner?	1, 10			X	
	c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	1, 18, 19				X
9.	HAZARDS. Would the proposal involve:						
	a.	A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)?	10			X	
	b.	Possible interference with an emergency response plan or emergency evacuation plan?	20, 22			X	
	c.	The creation of any health hazard or potential health hazard?	10			X	
	d.	Exposure of people to existing sources of potential health hazards?	10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	e.	Increased fire hazard in areas with flammable brush, grass or trees?	21, 10			X	
10.	NOISE. Would the proposal result in:						
	a.	Increases in existing noise levels?	10, 23			X	
	b.	Exposure of people to severe noise levels?	10, 23			X	
11.	PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:						
	a.	Fire protection?	4, 9, 10			X	
	b.	Police protection?	9, 10			X	
	c.	Schools?	1, 9, 10			X	
	d.	Maintenance of public facilities, including roads?	1, 9, 10			X	
	e.	Other governmental services?	9, 10			X	
12.	UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:						
	a.	Power or natural gas?	9, 10			X	
	b.	Communications systems?	9, 10			X	
	c.	Local or regional water treatment or distribution facilities?	17			X	
	d.	Sewer or septic tanks?	10, 17			X	
	e.	Storm water drainage?	3, 9, 10			X	
	f.	Solid waste disposal?	10			X	
	g.	Local or regional water supplies?	4, 17			X	
13.	AESTHETICS. Would the proposal:						
	a.	Affect a scenic vista or scenic highway?	1, 24, 25				X
	b.	Have a demonstrable negative aesthetic effect?	9, 10			X	
	c.	Create light or glare?	8, 10			X	
14.	CULTURAL RESOURCES. Would the proposal:						

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	a.	Disturb paleontological resources?	10			X	
	b.	Disturb archaeological resources?	2, 10, 27			X	
	c.	Affect historical resources?	26				X
	d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?	27				X
	e.	Restrict existing religious or sacred uses within the potential impact area?	27				X
15.	RECREATION. Would the proposal:						
	a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	10			X	
	b.	Affect existing recreational opportunities?	10			X	
16.	WILDFIRE. If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:						
	a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	17, 22			X	
	b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	10, 17			X	
	c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	10, 17			X	
	d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	10, 17			X	
17.	Greenhouse Gas Emissions. Would the project:						
	a.	Generate greenhouse gas emissions, either	10, 16				

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		directly, or indirectly, that may have a significant impact on the environment?				X	
	b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10, 16			X	
18.	MANDATORY FINDINGS OF SIGNIFICANCE.						
	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?				X	
	b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X	
	c.	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 connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				X	
	d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. **General Evaluation:** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project will be subject to existing permitting requirements and mitigation measures that are identified and assigned which address any potential impacts identified within this initial study. The text that follows outlines a number of areas of potential environmental issues related to the project.

- a. **Item 1 – Land Use and Planning:**

A, B: Less than significant impact. The subject parcel is located in a Community Services (CS) Zone, which has an underlying general plan designation of Community Service (C-S). Multiple family land uses are allowed in the CS zoning through a site plan review permit while motel and lodging land uses are potentially permitted through a conditional use permit. The Project proposal does not conflict with either the Town’s zoning ordinance or general plan requirements

The project would not conflict with any local environmental plans or policies and is in line with the requirements of the Town’s general plan and zoning code. No conflict with the general plan designation, zoning or land use plans, policies, or environmental regulations would occur as a result of the project. Impacts would be less than significant.

C: Less than significant impact. The surrounding land uses are primarily residential in nature, predominantly occupied by parcels zoned for single-family dwellings. The change in land use would not permit any incompatible use would not be out of character for its location, because the facility was previously operated as a residential care facility. The use of the facility for multiple family residential rentals would have a less than significant impact.

D: No impact. Several parcels in the area immediately north to the subject parcel allow for limited agricultural land uses. However, no portion of the proposed project would limit the ability of these parcels to conduct agricultural activities as enumerated in the Agricultural-Residential zoning district. The proposed land use is compatible with the surrounding zoning designations. There would be no impact from the proposed project.

E: No impact. The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide a community. the

project would have no impact.

b. Item 2 – Population and Housing

A, B: Less than significant impact. The Town of Paradise lost much of its housing in the 2018 Camp Fire, which also resulted in a substantial reduction in the population of the Town. Any increase in population that could result from the project could only begin to replenish population levels to a fraction of their previous levels. Unplanned growth would not occur as a result of the project. No regional or local population projections would be exceeded due to the development of the project. Impacts would be less than significant.

C: No impact. No housing would be demolished, and no residents or other people would be displaced as a result of the project. No replacement housing would be required. There would be no impact.

c. Item 3 – Geologic Problems

A, B, C: Less than significant impact. The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2019 Butte County Local Hazard Mitigation Plan lists the Town’s vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area with any identified earthquake fault zone, however the big Bend Fault, which is located to the southeast of Paradise, is considered to be “potentially active” and could result in major county-wide damage if an earthquake were to occur. The Plan lists the potential of future earthquake and liquefaction as “occasional/unlikely” and lists the area as having a generally low potential for liquefaction. The project is not located in area identified as a liquefaction zone by the California Department of Conservation (See figure 1). The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

D. No impact. The project is not located near the ocean or any body of water substantial enough to be subject to seiche risks. The USGS indicates that the project is not located within a volcanic hazard zone. The project would not be at risk from volcanic hazards. There would be no impact.

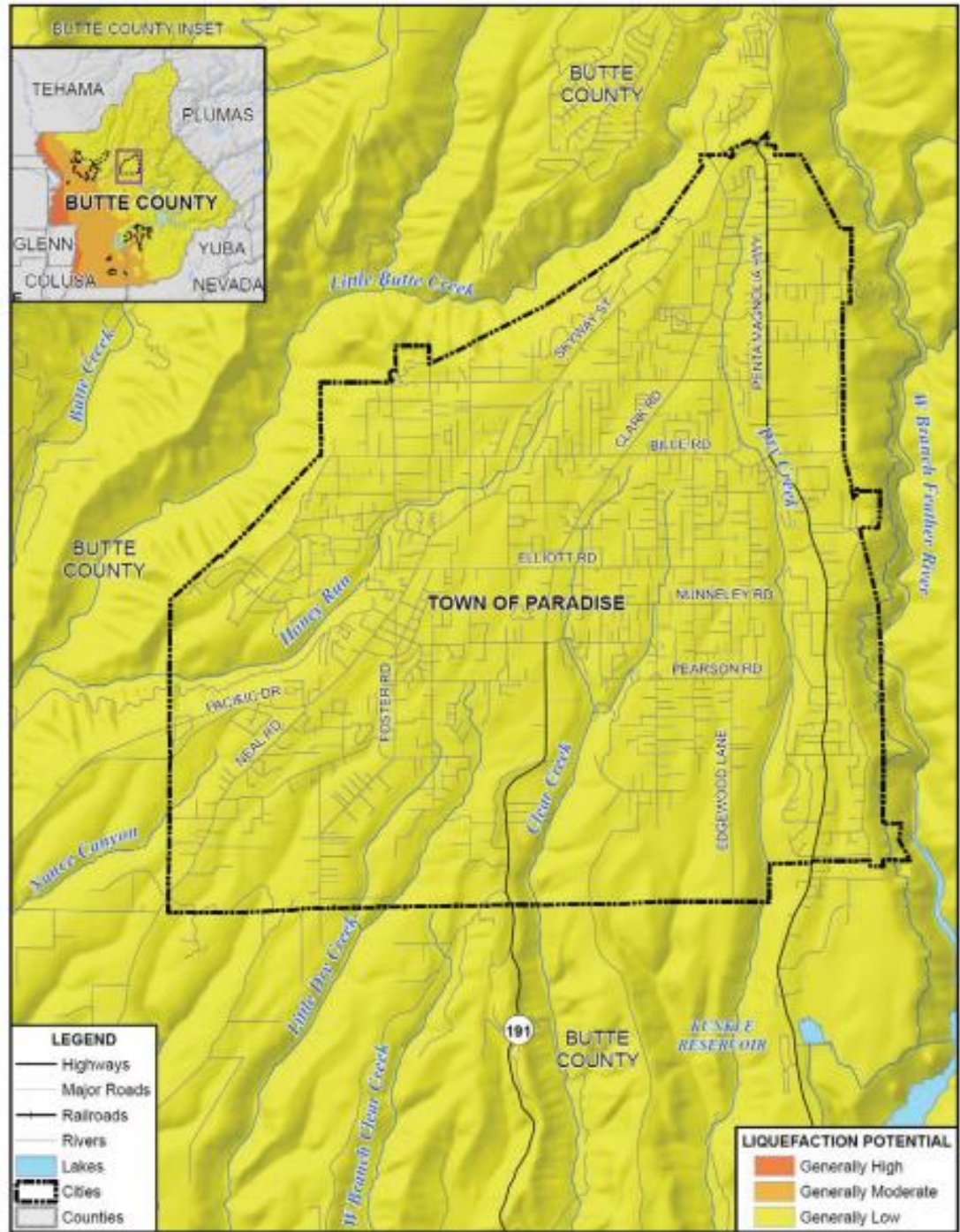
E. Less than significant impact. The project is not located in area identified as a landslide zone by the California Department of Conservation. The 2019 Butte County Local Hazard Mitigation Plan shows that the project area has a low to moderate landslide potential. The impact from the proposed project would be less than significant.

F. Less than significant impact. The proposed project does not include substantial changes to topography or significant amounts of excavation. The residential facility is already constructed and does not require changes to the topography of the project site. The proposed new parking facility is proposed in an area with limited slopes, between approximately 2.6% and 6%. Erosion control measures and other restrictions applied to regulated projects would also ensure that any potential impacts would be limited. Impacts would be less than significant.

G. Less than significant impact. The project is not located in close proximity to any fault and is unlikely to be subject to landslides or liquefaction (See figures 1 and 2). The proposed project is not expected to be at risk from geologic hazards. The impact from the proposed project would be less than significant.

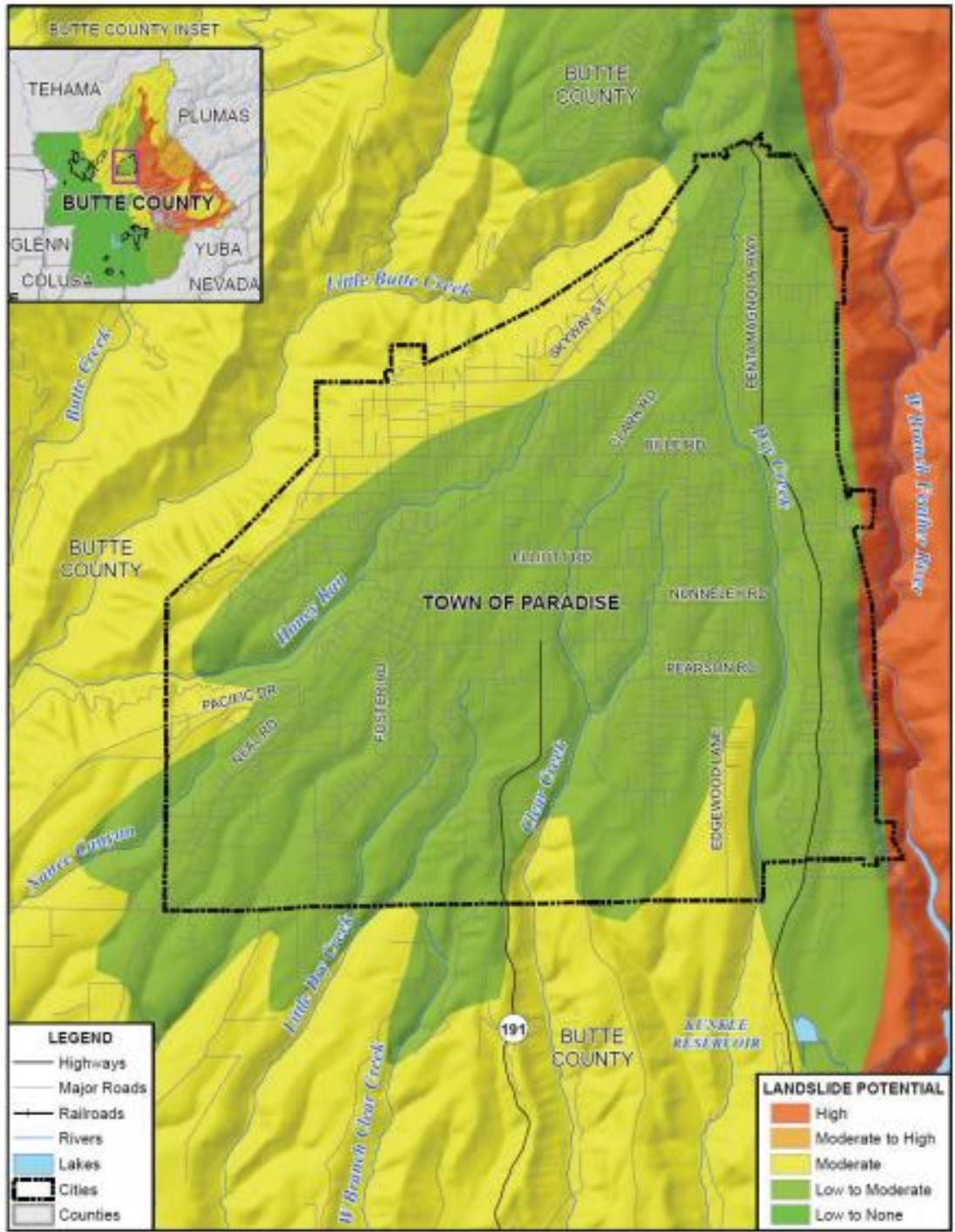
H. Less than significant impact. The project area has not been assessed for the presence of expansive soils. However, the site is located in an area identified as having well-drained and well-structured soils as determined through the comprehensive, town-wide soils survey conducted in 1992. The proposed structures would be built to current California building code, which includes provisions to safeguard against structural failure. The structure proposed to be converted for the Project has already been constructed. A less than significant impact from the project is expected.

I: No impact. No locally recognized unique geological or physical features are located on the project site. There would be no impact from the project.



Data Source: Butte County General Plan 2030, Butte County GIS, Cal-Atlas; Map Date: 3/1/2019.

Figure 1: Liquefaction Potential



Data Source: Butte County General Plan 2030, Butte County GIS, Cal-Atlas; Map Date: 3/1/2019.



Figure 2: Landslide Potential

d. Item 4 – Water

A, B: Less than significant impact. The proposed change of use would have no impact to any water features or ability to affect surface runoff. However, the change in occupancy would require an increase in parking. Additional parking facilities could create the potential for increased water runoff, velocity, and erosion. The creation of additional impervious surfaces for the proposed parking facility may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site. However, these impacts are expected to be minor and typical of the construction of paved parking facilities. The inclusion of standard best management practices, required of all construction, and requirements imposed on regulated projects by the Town of Paradise Post-Construction Standards Plan would further reduce the risk of construction related runoff. Impacts from the project would be less than significant.

C, D, E: No impact. No ponds, creeks, or other surface water is present within the project area or any immediately adjacent property. The west branch of the Feather River runs through the Canyon to the east of the property, approximately 0.36 miles from the main building at its closest point at an elevation of 1,170 ft. Due to its distance and significantly lower elevation, impacts from the project site would not be likely to make any impact to the Feather River. There would be no risk of impacts to surface water and be no impact from the proposed project.

F, G, H, I: No impact. The project is located on a parcel which would remain primarily pervious to water. The CS zoning area restricts impervious area to a maximum of 80% of lot coverage. However, the project would remain less than 50% impervious. No underground construction is being proposed as part of the project or would be required of the proposed renovation. Groundwater in the area would not be reduced, have its flow altered, be interrupted, or otherwise impacted. No wells would be utilized to provide water for the project. The project would not result in decreased groundwater availability for public or private water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Agency Management Program, as approved by the Central Valley Water Board in 2016. No project components would introduce contaminants to groundwater, meaning there would not be a risk of contamination. There would be no impact from the proposed project.

e. Item 5 – Air Quality

A: Less than significant impact. The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). Butte County is currently nonattainment for the State and Federal 8-hour ozone standards and the State 1-hour ozone standards.

Butte County – State and Federal Ambient Air Quality Attainment Status :

Pollutant	State Designation	Federal Designation
1-hour Ozone	Nonattainment	—
8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10	Nonattainment	Attainment
24-Hour PM2.5	No Standard	Attainment
Annual PM10	Attainment	No Standard
Annual PM2.5	Nonattainment	Attainment

Source: Butte County AQMD, 2018

Figure 3: Butte County Air Quality Attainment Status

The proposed Project does not include any construction of buildings. Proposed new construction is limited to a parking lot and the paving of a portion of the existing Canyon View Drive. Short term construction related emissions and operational emissions were modeled using the California Emissions Estimator Model (CalEEMod) to compare against the BCAQMD’s thresholds of significance (See table 1). Short term construction activities would result in a temporary increase in vehicle emissions and fugitive dust from the project area. The Project would not violate any air quality standards or contribute to an existing or projected air quality violation. Impacts would be less than significant.

Project phases	ROG	NOx	PM10 or Smaller
Construction Thresholds	137 lbs/day, not to exceed 4.5 tons/year	137 lbs/day, not to exceed 4.5 tons/year	80 lbs/day
Construction phase Modeled	0.21 lbs/day	2.05 lbs/day	1.76 lbs/day
Operation Thresholds	25 lbs/day	25 lbs/day	80 lbs/day
Operational phase Modeled	8.79 lbs/day	9.45 lbs/day	2.38 lbs/day

Figure 4: CalEEMod project modeling results

B: Less than significant impact. No parks, playgrounds, schools, day care center, nursing homes, or other similar sensitive receptors are located in close proximity to the proposed project area. The nearest sensitive receptor is the Feather River Hospital, which has not been in operation since the 2018 Camp Fire, located approximately 1,900 feet from the project area. The proposed project site is in proximity to residentially zoned areas. The project may cause short-term impacts to air quality typical of construction projects including dust and vehicle emissions from increased vehicle use and heavy equipment, grading, and road base application. These impacts are short-term in nature. Adherence to the required grading and dust emissions control plan would ensure that impacts would be reduced. Accordingly, impacts from the proposed project would be less than significant.

C: No impact. The Project would not create any structures or features that could potentially alter air movement, moisture, temperature, or create any change in climate. There would be no impact from the proposed project.

D: Less than significant impact. The construction activities related to residential development of the resultant parcels could result in objectionable odors such as vehicle exhaust from construction equipment during the construction of the proposed parking area and the proposed paving of the roadway. However, these impacts would be short-term, typical of construction activities, and would cease upon completion of the project. Impacts would be less than significant.

f. Item 6 – Transportation / Circulation

A: Less than significant impact. The proposed change of use has the potential to create an increase in vehicle trips to and from the project area, consisting of construction-related traffic during the renovation of the dwelling units and traffic from the long-term operation of the rental units.

However, because the Town of Paradise and the area of Canyon View Drive and Peach Lane lost such a substantial portion of its existing housing and population, traffic impacts from the proposed project are not expected to exceed the amount of traffic either road supported before the fire. Additionally, the nearby Feather River Hospital has remained vacant since the time of the Fire and is not expected to reopen in the near-term, meaning traffic levels are currently far below the pre-fire levels. A traffic study prepared by Headway Transportation in October of 2022 concluded that traffic volumes in the area of Canyon View Drive and Peach Lane were considered to be “very low”. Impacts from the project would be less than significant.

B: No impact. The project would make no changes to any public or private road outside of the proposed paving of an existing portion of Canyon View Drive. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible use is proposed as part of the project. No impact would occur as a result of the project.

C: Less than significant impact. The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. Correspondence with the CAL FIRE, which serves as the Town’s fire agency, confirmed that current emergency response times are 4 minutes and 48 seconds to reach the project site. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

D: Less than significant impact. The proposed parking would meet the requirements of the Town of Paradise’ parking standards. The project requires 147 spaces to accommodate the proposed 117 residential units. The proposed parking lot would add an additional 79 parking spaces, bringing the total amount of parking spaces on the project site to 151. Impacts would be less than significant.

E, F: No impact. Circulation is governed by the Town of Paradise General Plan’s circulation element, Town code regarding streets and public places, and Town code regarding vehicles and traffic. The project would not conflict with any provision of the general plan or any other governing document. No pedestrian, public transit, or bicycle facilities are in or near the project area. The proposed project would not conflict with any applicable plans. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

G: No impact. No railway, Airport land use zone, or navigable waters are located in or near the project area. There would be no impact to rail, waterborne, or air traffic.

g. Item 7 – Biological Resource

A: Less than significant impact. The U.S. Fish and Wildlife Service BIOS map viewer indicates that the Paradise East USGS quad, containing the subject parcel, has the potential to contain Federal and State endangered and threatened species. The species potentially present in the Paradise East USGS Quad are listed in the figure below.

Scientific Name	Common Name	Status – State	Status – Federal
Rana boylei	foothill yellow-legged frog (amphibian)	Threatened	Proposed Threatened
Haliaeetus leucocephalus	bald eagle (Bird)	Endangered	Delisted

Figure 5: Endangered and Threatened Species within the Paradise East Quadrangle

Any potential habitat for these listed species was likely destroyed or significantly reduced in the 2018 Camp Fire, which significantly damaged the project parcel. Impacts to endangered, threatened, and rare species are not expected as a result of the proposed project. No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. Although native trees and areas of understory vegetation on the site provide shelter and food sources for a variety of localized bird, rodent and other animal populations, it is not anticipated that the change of use from a residential care facility to rental housing would significantly displace animal populations because new construction proposed with the Project is limited to the repaving of a roadway and the construction of a new parking facility. Additionally, the area of natural habitat on the site is partially diminished due to the 2018 Camp Fire. Impacts to local animal populations are anticipated to be less than significant.

B, C: Less than significant impact. The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities. The Town of Paradise does not recognize heritage trees or any other locally designated special natural communities on the project site. A tree removal permit is required for the removal of any tree with a diameter at breast height of 10 inches or greater. The project would not conflict with any other local policy or ordinance protecting biological resources. No tree removal is

being proposed as part of this modification. Impacts from the proposed project would be less than significant.

D: No impact. No surface water, wetlands, marshes, vernal pools, riparian habitat, or similar features are present on the project site. There would be no impact.

E: Less than significant impact. A CNDDDB record search did not indicate that any wildlife corridors or wildlife nursery sites would be located in the project area. The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town's General Plan. The project would not create any physical barriers that would impede the movement of wildlife. Proposed development on the property does not cover a substantial enough area to impede the movement of wildlife. Impacts from the project would be less than significant.

h. Item 8 – Energy and Mineral Resources

A: No impact. The Town of Paradise has no published renewable energy plans. The interior renovations, new parking facilities, and roadway paving that would result from the Project would be built to current California building code, including all energy use standards. No conflict with local or State energy plans are expected. There would be no impact from the proposed project.

B: Less than significant impact. The project is expected to incur no larger an energy expense than is typical of similar residential renovation and during construction. Likewise, construction of the proposed parking facility and roadway are expected to be typical and would not incur excessive energy expenditures. The proposed project proposed would be required to be constructed in accordance with current Town adopted California Building Standards, Code energy-efficiency standards, and CalGreen building design features. No wasteful expenditure of energy is expected because of the project. Impacts would be less than significant.

C: No impact. The project location is not within or within proximity to any State identified Surface Mining and Reclamation Act study areas or any existing mines. The Town of Paradise does not identify any locally important mineral resources sites in its general plan or any other policy document. No impact would result from the proposed project.

i. Item 9 – Hazards

A, C, D: Less than significant impact. The project's short-term construction may include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction

projects and would not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

B: Less than significant impact. The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. Communications with CalFire, which serves the Town's fire protection needs, confirmed that emergency response times to the property were 4 minutes and 48 seconds. The project would have no impact to emergency response or evacuation. Impacts would be less than significant.

E: Less than significant impact. The subject parcel is designated by Cal Fire as a being within a very high fire hazard severity zone, as is the majority of the Town. The Town of Paradise, through local ordinance, is also designated as very high fire severity zone. The majority of trees in the project area were destroyed in the 2018 Camp Fire, reducing the potential for any fires to spread to other areas. Proposed new construction for the Project is limited to the construction of a new parking area and the paving of a portion of Canyon View Road. An increase in paved area on the property could result in a minor decrease in fire risk on the subject parcel. The Town Fire Marshal reviewed the project materials and raised no concerns about the risk of fire related to the occupancy of an existing habitable structure. The impact would be less than significant.

j. Item 10 – Noise

A, B: Less than significant impact. The short-term construction activities required to renovate the subject site would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause any long-term or significant impact. Long term increases to ambient noise levels would not occur as a result of the Project. Noise levels from the long-term operation of the facility are expected to be similar to those of the residential care facility. No noise-generating components or features are proposed as part of the Project. Impacts from the project related to noise would be less than significant.

k. Item 11 – Public Services

A: Less than significant impact. The proposed project would not create a need for any new government services or facilities. The Town has the capacity to

provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The Fire department has confirmed that emergency response times to the project site are 4 minutes and 48 seconds. The project would result in a less than significant impact to fire protection services.

B: Less than significant impact. Policing services in the project area are provided through the Paradise Police Department. The Town has capacity to provide police services to a much larger population than currently resides in Paradise due to the Camp Fire. The Project, being substantially similar to the previous use, would not cause an increased demand for police services. The Paradise Police Department reviewed the project proposal and confirmed that it has the capacity to serve the project. Impacts to police protection from the project would be less than significant.

C: Less than significant impact. The creation of the proposed new dwelling units could result in new students, adding demand to the local school system. With the vast majority of the Town's pre-fire population not recovered, the school system and facilities have ample capacity to serve this need. No foreseeable impact to school services would result from the project. Impacts to school services from the proposed project would be less than significant.

D, E: Less than significant impact. Roadways serving the project area include Peach Lane and Canyon View Drive; both of which are private roads. Peach Lane connects to Pentz Road, a public street. No concerns were raised by the Town Engineer about the project's impact to Pentz Road and no significant impacts to public roadways are expected as a result of the proposed Project. The Town public infrastructure and government services including roads have the capacity to serve this population. No new facilities, increases to service area, or other impacts to city services would result from the proposed project. Impacts from the project would be less than significant.

I. Item 12 – Utilities and Service Systems

A, B: Less than significant impact. Demand for power, natural gas, and communications infrastructure would be typical of a multi-family residential structure of this type. Because the facility previously operated as a residential care facility, suitable infrastructure for the Project is still in place and demand is expected to be similar. No excessive power demand is expected to be created by the project. The property would have electrical and natural gas services established through PG&E. Infrastructure including undergrounded electric lines, natural gas, phone, and internet lines have already been established. Minor repairs and upgrades are proposed to provide cooking facilities that did not have them when operated as a residential care facility. Impacts from these services would be limited and would not require the installation of new power, natural gas, or communications infrastructure elsewhere. Nor would any substantial alteration to those utilities occur as a result of the project. Impacts from the project would be less than significant.

C: Less than significant impact. No new construction of water treatment facilities would be required for the project. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements but that the individual water connection would need to be assessed prior to full occupancy. If approved, the project will be conditioned in a manner that is consistent with the requirements of Paradise Irrigation District. Impacts from the proposed project would be less than significant.

D: Less than significant impact. The mode of sewage disposal for parcel is to be provided via an existing on-site wastewater treatment system that previously served the residential care facility. Staff members of the Town of Paradise Wastewater division have carefully evaluated the project design along with the environmental characteristics of the project site. Town wastewater division staff have determined that the project, as currently designed, does not align with the requirements of the Town of Paradise sewage disposal ordinance for the creation of the proposed 58 new dwelling units, with approved septic calculations only allowing for a maximum of 56. If approved, the project will be conditioned in a manner that is consistent with the requirements of Town sewage disposal regulations, requiring septic calculations inclusive of the 58 proposed new units. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary. Impacts from the proposed project would be less than significant.

E: Less than significant impact. The proposed change of use from a residential care facility to residential rental units would have no impact to stormwater drainage facilities. However, the proposed parking facility and road construction on Canyon View Drive does have the potential to alter stormwater

runoff and would create impacts due to the creation of new impervious surfaces. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

F: Less than significant impact. Solid waste would be generated during the construction process. However, Calgreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensures that short-term construction waste would amount to a less than significant impact. AB 341 requires that multiple-family residential dwellings of 5 or more units arrange for recycling services. As such, no aspect of the long-term operation of the proposed project is expected to generate an unusual or excessive quantity of solid waste. Solid waste creation from the operation of the residential rentals is expected to be similar to the residential care facility that operated previously. Impacts would be less than significant.

G: Less than significant impact. Water service in the Town of Paradise is established through the Paradise Irrigation District. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements but that the individual water connection would need to be assessed prior to full occupancy. If approved, the project will be conditioned in a manner that is consistent with the requirements of Paradise Irrigation District. Impacts would be less than significant.

m. Item 13 – Aesthetics

A: No impact. There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of transportation. The Town of Paradise General Plan does not expressly identify any scenic vista areas in the Town. No impacts to State recognized or eligible scenic highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista.

B: Less than significant impact. The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. Pentz Road is identified as a locally recognized scenic highway corridor. However, no new structures are proposed as part of the Project. Construction of the proposed parking facility and roadway paving are would not alter the visual character of the project site as they occur at the ground level and would not interrupt views to the canyon. Impacts to the visual quality of the proposed project site would be less than significant.

C: Less than significant impact. The subject structure is already in place and there are no structural changes proposed that would increase light or glare. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would have a less than significant impact.

n. Item 14 – Cultural Resources

A, B: Less than significant impact. No excessive or atypical amount of ground disturbing work is proposed as part of the project. A cultural resources survey conducted in 1997 in preparation for the original construction of the residential care facility did not uncover any cultural resources in the area of the proposed construction. Impacts from the project would be less than significant.

C: No impact. In a cultural resources report conducted in September of 1997 one historical period site, a water conveyance ditch, was identified. This site is known as the Hendrick’s Ditch. This ditch was used for mining ventures in the mid 19th century and determined to be significant for its “...contribution to the broad patterns of our history.” However, the location of the ditch is on the eastern edge of the subject parcel and would not be impacted by the renovation or occupation of the structure or the proposed parking lot and road work. The Town of Paradise does not maintain a list of local historic or archaeological resources. No historical or archaeological resources would be affected by the proposed project. No impact to historical resources would result from the project.

D, E: No impact. No locally identified religious uses or artifacts are known to be present on the project site. While the region was once home to the native Konkow tribe, a subset of the Maidu, no cultural resources were uncovered during the investigation for the 1997 Cultural resources report that was authored during the construction of the residential care facility. There would be no impact.

o. Item 15 – Recreation

A, B: Less than significant impact. The proposed project would create the potential for new dwelling units that could increase local population levels. However, since population levels are currently only a fraction of the levels prior to the 2018 Camp Fire, existing recreational facilities are sufficient to handle any potential increase resulting from residential development on the project site and would not need to be expanded to accommodate the project. Impacts would be less than significant.

p. Item 16 – Wildfire

A: Less than significant impact. The Town of Paradise is subject to the evacuation measures outlined in the Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access to or escape from the property or along nearby Pentz Road. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. Impacts would be less than significant.

B: Less than significant impact. Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. The proposed project area is located along the canyon edge, which is subject to a high risk of fire. Fire risk is high throughout the Town of Paradise, especially during the Summer and Fall seasons. The simple change of use from residential care facility to rental apartments would not create a higher level of fire risk than was present with the facilities prior use. Individual renters with access to personal vehicles have a higher likelihood of being able to self-evacuate than care home residents. The project is not expected to cause an increased risk of wildfire danger. The Town Fire Marshal reviewed the project application and did not expressed concern regarding fire risk. The project would have a less than significant impact.

C, D: Less than significant impact. New utility connections to the property would be undergrounded, significantly reducing the risk of fire started from damaged electrical infrastructure. Access to the project would be through the existing Canyon View Drive, a private road. No water main, or other new utility installation is proposed as part of the proposed change of use. Proposed construction includes a new parking lot and the repaving of a portion of Canyon View Drive. Paving is proposed on a portion of Canyon View Drive that would connect to the end of nearby Conifer Drive. Though residential access to the site is not permitted through Conifer Drive, the paving of the proposed portion of the roadway would ease the passage of emergency vehicles through Conifer Drive to the project site if the project were approved. The risk of downstream flooding, landslides, and post-fire slope instability would be no greater than the risk presented by the operation of the care facility. The Town Fire official reviewed the project application materials and did indicate any concern that the project might increase the risk of fire. Impacts from the project would be less than significant.

q. Item 17 – Greenhouse Gases

A, B: Less than significant impact. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The Butte County Air Quality Management District does not have established greenhouse gas thresholds of significance.

Butte County is currently nonattainment for the State and Federal 8-hour ozone standards and the State 1-hour ozone standards. The construction of the proposed new parking lot and roadway paving on Canyon View Drive has the potential to create a small increase in short-term GHG emissions due to the use of construction equipment. The change of use from a residential care home to rental apartments has the potential to increase greenhouse gas emissions in the long-term operation of the facility. Traffic in and out of the residential care home was relatively low as residents did not typically have their own vehicles. The change of land use to apartments has the potential to increase the amount of regular vehicle trips to and from the project area. Most trips would be conducted in personal vehicles, which can cause an increase in greenhouse gas emissions. However, the Town of Paradise suffered the loss of the vast majority of its existing housing stock in the 2018 Camp Fire. The town's population was reduced from 27,000 to approximately 7,000 today. The potential emissions created by the proposed construction and operation of the Project would only account for a small portion of the pre-fire GHG emissions of the Town. The creation of new dwelling units that would result from the project would also contribute to meeting the Town's Regional Housing Needs Allocation. The Project would not conflict with any state plans, policies of regulations regarding greenhouse gas emissions. Impacts from the proposed project would be less than significant.

r. Item 18 – Mandatory Findings of Significance

A, B: Less than significant impact. As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, threaten plant communities. The project is also unlikely to negatively affect historical resources. The above checklist demonstrates that the project would have limited overall impact with no impacts rising to the level of significance. Impacts would be less than significant.

C, D: Less than significant impact. The project would be consistent with Town zoning regulations and the Town general plan. No similar projects or developments exist in the surrounding area. As outlined in the above checklist, the project would not cause adverse impacts to traffic, aesthetic resources, safety, noise, or other areas of consideration. The project would not contribute to a larger cumulative impact and would not cause adverse impacts to humans. The impact would be less than significant.

IV. DETERMINATION.

On the basis of this initial evaluation:

- 1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- 2. 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 the mitigation measures described in this document shall be added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**

- 3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- 4. I find that the proposed project **MAY** have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- 5. 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

_____ Date _____

Susan Hartman
Planning Director for Town of Paradise

V. REFERENCES

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5. USGS topographic map: Paradise East, 2022
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7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
8. Town of Paradise Zoning Ordinance; Town of Paradise Development Services Department
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13. California's Exposure to Volcanic Hazards. United States Geological Survey. December 2019. Web link: <https://pubs.usgs.gov/sir/2018/5159/sir20185159ver1.1.pdf>

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17. Comments from Town Departments and interested Agencies. Compiled September 2022.
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22. Town of Paradise Evacuation Traffic Control Plan. Town of Paradise, 2015.
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24. California State Scenic Highway System Map. Caltrans, 2018. Web link: [California State Scenic Highway System Map \(arcgis.com\)](#)
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28. Transportation Impact Evaluation, Headway Transportation, October 2022.
29. California Emissions Estimator Model, project impacts modeled October 2022.