



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Martin Nichols, Chair
Stephanie Neumann, Vice Chair
James Clarkson, Commissioner
Ray Groom, Commissioner
Anita Towslee, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – September 19, 2017

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 ext. 111 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve the Regular Meeting Minutes of August 15, 2017.

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

3. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

* * * PUBLIC HEARING PROCEDURE * * *

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

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."

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. a. Item for which a proposed mitigated negative declaration document regarding environmental impacts is proposed to be adopted.

Indian Rock Springs Tentative Map Application (PL17-00027) The project proponent is requesting approval of a tentative map (Indian Rock Springs) to divide an 11.75 acre property located at the west end of Buschmann Road and zoned Rural Residential-1 acre minimum (RR-1) into 6 lots of record and a 5.6 acre remainder. The project site is zoned Rural Residential-1 acre minimum (RR-1) and is further Identified as Assessor Parcel No. 052-250-117. (Staff recommendation: Conditional approval)

6. OTHER BUSINESS

- 6a. Freedle Tentative Parcel Map Extension (PL17-00193). Request for approval of an extension of time assigned to the conditionally approved Freedle Tentative Parcel Map (PM-07-3); 6291 & 6293 Oliver Rd, AP No. 051-071-122.

7. COMMITTEE ACTIVITIES

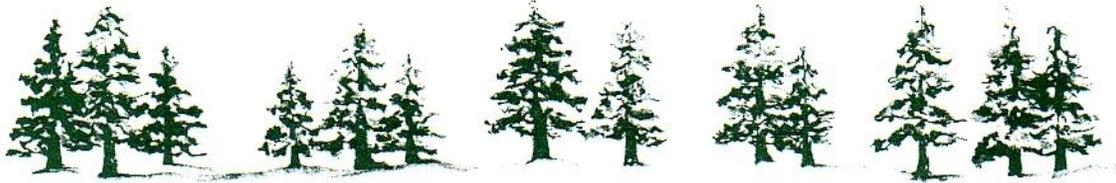
8. COMMISSION MEMBERS

- a. Identification of future agenda items (All Commissioners/Staff)

9. 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

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PLANNING COMMISSION MINUTES

6:00 PM - August 15, 2017

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

COMMISSIONERS PRESENT: Stephanie Neumann, Martin Nichols, Anita Towslee, and Chair Groom.

COMMISSIONERS ABSENT: James Clarkson.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Towslee, seconded by Neumann**, approved Regular Meeting Minutes of July 18, 2017. Roll call vote was unanimous with Clarkson absent and not voting.

APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2017/2018 FISCAL YEAR.

- a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened the floor for nominations for Planning Commission Chair for a one-year term commencing August 15, 2017.

Commissioner Neumann nominated Commissioner Nichols to serve as Chair for a one-year term commencing August 15, 2017.

Motion by Neumann, seconded by Groom, closed the nomination for position of Chair. All present approved to close the nomination, Commissioner Clarkson was absent and not voting.

The Commissioners appointed Martin Nichols to serve as Chair commencing August 15, 2017. Roll call vote was unanimous with Clarkson absent and not voting.

- b. Appointment of Vice-Chair (Appointed Chair presiding)

Chair Nichols opened the floor for nominations for Planning Commission Vice Chair for a one-year term commencing August 15, 2017.

Commissioner Groom nominated Stephanie Neumann to serve as Vice Chair for a one-year term commencing August 15, 2017.

Motion by Groom, seconded by Towslee, closed the nomination for position of Vice Chair. All present approved to close the nomination, Commissioner Clarkson was absent and not voting.

The Commissioners appointed Stephanie Neumann to serve as Vice Chair commencing August 15, 2107. Roll call vote was unanimous with Clarkson absent and not voting.

3. COMMUNICATION

- a. Recent Council Actions – Community Development Director Baker informed the Planning Commission that at the August 8th Town Council meeting, the Town Council approved two agreements to begin the Environmental Impact Report for the Black/Olive Village Safeway project. One agreement is with Michael Baker and another with Safeway. A scoping meeting for the project is scheduled for next week.

Assistant Planner Hartman informed the Commissioners that at the August 8th Town Council meeting they approved the Valley Vista Subdivision map and it has been recorded.

- b. Staff Comments - None

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None.

6. PUBLIC HEARING

- 5a. Planning Commission consideration of a conditional use permit application proposing the establishment of a contracting office and storage of construction equipment and bulk materials on a 1.07 acre property zoned Community Commercial (CC) and located at 958 Bille Road. The project site is further identified as Assessor Parcel No. 053-021-072.

Community Development Director Baker provided the Commissioners with an overview of the project that is requesting use permit approval to establish a contractor’s office, vehicle and equipment storage and storage of bulk materials. The 1.07 acre project site is located at 958 Bille Road and currently has seven wood-framed structures, most of which are unpermitted construction.

The project would bring the existing, unpermitted structures up to code, develop the gravel-surfaced interior access ways, include the installation of security fencing and the felling and removal of approximately three trees.

An initial study and proposed negative declaration document were prepared by staff and the potential environmental impacts associated with the proposed project have been determined to not have a significant adverse effect on the environment.

Chair Nichols opened the public hearing at 6:18 p.m.

- 1. Matt Thompson, Project Applicant – informed the Commissioners that the property would mostly be a staging facility and that there would be very little activity at the yard. Mr. Thompson stated that materials and supplies would be stored at the facility, security cameras would be installed, lighting will be kept low and that rock deliveries would probably be after 9:00 a.m.
- 2. Cynthia Onstein, owns three parcels behind subject property – stated that previous experience with tenants, there was a nursery facility on the property that did damage to their

fence and was dusty. She is concerned with the hours of operation, the noise from large, bulk deliveries and potential dust from the materials.

3. Matt Thompson stated that the trucks accessing the property would be entering at a low rate of speed due to the size of the driveway, thereby keeping the dust down and that material/rock deliveries would not be on a daily basis, but as needed.

Chair Nichols closed the public hearing at 6:33 p.m.

MOTION by Neumann, seconded by Groom, adopted the required findings and the proposed negative declaration as provided by staff and approved the Thompson use permit application (PL17-00081) to allow the establishment of a contractor’s office, vehicle and equipment storage and storage of bulk materials subject to conditions (listed below). Roll call vote was unanimous with Clarkson absent and not voting.

The adoption of this item is subject to the following conditions:

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project, **as conditioned**, will not result in a significant adverse effect on the environment because no project-induced potentially significant adverse impacts were identified within the initial study prepared for the project.
- b. Find that the project, **as conditioned**, is consistent with the Town-Commercial 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 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.
- d. 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:
 1. **The project site is located within an area that has been significantly altered by commercial and residential development spanning several decades.**
 2. **No known outstanding wildlife habitat exists in the immediate project vicinity; and**
 3. **No known rare or endangered plants exist in the immediate project vicinity.**

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. Secure Town of Paradise design review approval for any new business sign structures.
3. All work within the Bille Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.

4. 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).
5. 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.
6. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO LAND USE ESTABLISHMENT

ROADS AND ACCESS

8. Secure the issuance of an encroachment permit from the Town Public Works Department and construct a new driveway encroachment along the Bille Road frontage of the project site in a manner deemed satisfactory to the Town Engineer. Physical abandonment of one of the existing unimproved driveway encroachments may be required at the discretion of the Town Engineer.
9. Deed thirty feet from the center of the Bille Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
10. Meet the requirements of the Town Building Official / Fire Marshal regarding issuance of construction permits for unpermitted structures on the project site in substantial accordance with written comments received from Town Building Official / Fire Marshal Tony Lindsey regarding the Thompson use permit project dated May 18, 2017 (attached).

UTILITIES

11. Meet the requirements of the Paradise Irrigation District regarding the installation of a backflow prevention assembly at the water meter serving the project site.

SITE DEVELOPMENT

12. Meet the requirements of the Town Building Official / Fire Marshal regarding compliance with all adopted Fire Code requirements, including fire access roads, advisory signs, addressing, vegetation clearance, storage of construction material and operation of any gates or barriers to required fire access, in substantial accordance with written comments received from Town Building Official / Fire Marshal Tony Lindsey regarding the Thompson use permit project dated 6 May 18, 2017 (attached).

13. Submit and secure approval of required erosion control plan and a dust emissions control plan in a manner deemed satisfactory to the Town Engineer. Implementation and maintenance of the approved erosion control and dust emissions control plans shall be maintained and ongoing for the term of the proposed land use.
14. Install and/or repair and maintain six foot-tall sight obscuring fencing around equipment and bulk material storage areas in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.

CONDITIONS TO BE MET WITHIN 180 DAYS OF LAND USE ESTABLISHMENT

SITE DEVELOPMENT

15. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days).

CONDITIONS OF LAND USE OPERATION

16. Hours of operation for the proposed contracting service and equipment and bulk materials storage land use shall be limited to from 8:00 a.m. to 5:00 p.m., Monday through Friday.
17. All activities associated with the proposed contracting service and equipment and bulk materials storage land use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.
18. Any future accessory residential occupancy on the project site shall be subject to approval by the Paradise Irrigation District for compliance with applicable water meter size requirements.
19. Changes in occupancy classifications or additions to structures on the project site may result in requirements associated with street frontage improvements, as determined by the Town Engineer and the requirements of Paradise Municipal Code Chapter 12.20.
20. If any historic or archaeological resources are discovered during the course of ground-disturbing activities, all work in the area of the discovery shall cease until a qualified archaeologist has evaluated the site and made appropriate recommendations.

The decision of the Planning Commission can be appealed to the Town Council within 7 days.

7. OTHER BUSINESS

All Commissioners present voted unanimously to approve the appointment of Commissioners Groom and Neumann as Representatives to serve upon the Town of Paradise Landscape Committee (Appeals body) during the FY 2017-2018. (Requirement of PMC Chapter 15.36). Commissioner Clarkson absent and not voting.

8. COMMITTEE ACTIVITIES – None

9. COMMISSION MEMBERS

- a.** Identification of future agenda items (All Commissioner/Staff)

Community Development Director Baker informed the Commissioners about a potential public hearing for the September 19, 2017 meeting regarding the Indian Rock Springs Tentative Map and stated that the Safety Element may not be on the agenda until later in the year.

Commissioner Groom informed the committee that he would not be at the September 19, 2017 Planning Commission meeting.

Commissioner Neumann expressed concerns about the increased traffic issues at Center Street and the Dutch Bros. Coffee Shop. Mr. Baker directed Commissioner Neumann to discuss the issue with Town Engineer Marc Mattox.

10. ADJOURNMENT

Chair Nichols adjourned the meeting at 6:43 p.m.

Date approved:

By: _____
Martin Nichols, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: September 19, 2017**

FROM: Craig Baker, Community Development Director
SUBJECT: **Indian Rock Springs** Tentative Map (PL17-00027) Application
DATE: September 13, 2017

AGENDA NO. 5 (a)

AP 052-250-117

GENERAL INFORMATION:

Applicant: Gary Maran
5640 Indian Rock Lane
Paradise, CA 95969

Surveyor: Rolls, Anderson & Rolls
115 Yellowstone Drive
Chico, CA 95973

Location: 5640 Indian Grinding Rock Lane, Paradise, CA (west end of Buschmann Road)

Requested Action: Tentative map approval (Indian Rock Springs) to divide an 11.75 acre property into 6 lots of record and a 5.6 acre remainder.

Purpose: To establish medium to low density single-family residential lots.

Project Density: +/-0.51 dwelling units per acre

Present Zoning: Rural Residential-1 acre minimum (RR-1)

General Plan Designation: Rural Residential (RR)

Existing Land Use: Single-family residential

Surrounding Land Use: North: Paradise Memorial Trailway
East: Medium density residential
South: Medium and low density residential
West: Paradise Memorial Trailway

Land Area: ±11.75 acres

Environmental Determination: Mitigated Negative Declaration

Other: An appeal of the Planning Commission's decision can be made within ten days of the decision date.

NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION.

SPECIAL INFORMATION:

The project applicant has requested tentative map approval to divide the property into six resultant lots for residential use and a 5.6 acre remainder that will serve as open space and is comprised of areas that are largely unsuitable for development.

Access to the 11.75 acre site is provided by Foster and Buschmann Roads. Interior access to the proposed lots would be provided by an existing cul-de-sac embodied within an existing 40 foot-wide access easement (Indian Rock Lane) and the construction of an additional cul-de-sac which would be a private road extension of Buschmann Road and would be named as such. The new private road would be embodied within a proposed 40 foot-wide access and public utility easement.

The project site possesses thirty lineal feet of public street frontage along the west side of Foster Road, which, pursuant to the town's subdivision regulations, is adequate to serve the proposed land division. Access to Lot 2 would be provided via Buschmann Road and Indian Rock Lane, both existing private roads. Access to Lot 1 would be provided via Indian Rock Lane (existing). Access to Lot 6 would be provided via Indian Rock Lane and the proposed private extension of Buschmann Road. Access to Lots 3, 4 and 5 would be provided via the proposed private road extension of Buschmann Road.

Proposed lot sizes would range from 1.0 to 1.28 acres and the proposed 5.6 acre remainder would be in conformance with the RR-1 zoning assigned to the site. All proposed lots have been found to satisfy the minimum requirements of the town for on-site wastewater disposal. Proposed Lot 2 is currently improved with an existing single family dwelling that is proposed to remain. Several water main and drainage easements are proposed to be established upon recordation of a final map. It is not expected that any trees large enough to be subject to the issuance of a town tree felling permit will be felled and removed as a result of proposed or required site improvements.

The proposed method of sewage disposal for the subdivision shall be the future establishment of individual septic tank/leachfield systems upon each separate lot.

Other subdivision improvements include but are not limited to: a) the extension and installation of water mains as part of the PID community domestic water supply system; b) the installation of properly spaced fire hydrants; c) the creation of storm drainage facilities; and d) the extension and installation of underground and possibly overhead utilities (ex. cable TV, electric, gas, telephone, etc.).

For a more detailed project description and additional analysis, please refer to the initial

ANALYSIS:

As referenced above, staff has prepared and circulated a proposed mitigated negative declaration concerning the proposed project. This document identifies necessary mitigations and project conditions designed to reduce potential environmental effects to a less than significant level. Thus, if mitigated prudently, the project should not result in direct and significant adverse effects upon the existing environmental setting. The proposed environmental document was made available for local public review for a thirty (30) day period prior to the scheduled public hearing for the project.

If **conditionally approved** by the Planning Commission as recommended, the proposed project would be consistent with the goals and land use policies of the Paradise General Plan; and should also be compatible with existing zoning as well as surrounding land uses. Town staff recommends project approval, however, several specific issues have been identified that need to be addressed with project conditions and/or mitigations in order to promote orderly and safe development of this area of the Paradise community.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the project, **as mitigated and conditioned**, will not result in any significant adverse effects on the environment, and adopt the mitigated negative declaration prepared by staff for the Indian Rock Springs Tentative Map project.
- b. Find that the proposed subdivision, **as mitigated and conditioned**, together with its provisions for its design and proposed improvements, is consistent with the goals and policies of the 1994 Paradise General Plan, the State Subdivision Map Act and the Town's subdivision ordinance.
- c. Find that the project, **as mitigated and conditioned**, is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the resulting sizes and uses of the lots would be compatible with adjacent properties, and adequate infrastructure would be in place to serve the proposed lots.
- d. Find that the private and public infrastructure improvements assigned to the proposed project are necessary to promote orderly and safe development of the area; and need to be completed prior to or at the time the final subdivision map is recorded.
- e. Find that the project, **as mitigated and conditioned**, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:

1. No known outstanding wildlife habitat exists in the immediate project vicinity; and
2. The project site is located within an area that has been altered by decades of residential development.

RECOMMENDATION:

MOVE TO APPROVE the proposed Indian Rock Springs Tentative Map application (PL17-00027) subject to the following conditions and mitigations:

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

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered road, grading and drainage improvements plan and a dust emissions control plan for the subdivision development and any required off-site improvements to the Public Works Department (engineering division) for review and approval by the Town Engineer. Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.
2. Establish forty-foot minimum width interior roadway access easements as proposed; and construct full street section improvements within the roadway access instruments to include 2" Hot Mix Asphalt (1/2" aggregate max) on 6" Class II Aggregate Base (3/4" aggregate max) and two asphalt curbs encompassing a 20' wide roadway.
3. Construct paved forty-foot radius cul-de-sac bulb turnaround areas within fifty-foot radius easements located at the terminus of each proposed onsite cul-de-sac.
4. Construct fifteen-foot radius returns at the proposed onsite private access road intersection.
5. Apply for and secure town issuance of an encroachment permit for any work proposed or required to be located within the public street right-of-way.
6. Street name signs shall be provided by the developer at all street intersections per town requirements. Contact the town Public Works Department (engineering

division) for information regarding the purchase and installation of street signs. Place the approved names of proposed access roads upon the final map.

7. The project developer shall install appropriate stop signs and other traffic signs and thermoplastic pavement markings as determined by the Town Engineer and in accordance with generally acceptable engineering practice.
8. Provide a Town approved road maintenance, drainage facilities and on-site fire access maintenance agreement for the proposed private roads, project drainage facilities and the proposed on-site fire access facility to be recorded concurrently with final map recordation.

DRAINAGE

9. Provide a final design solution for drainage per requirements of the Town Engineer and the **Post-Construction Standards Plan dated July 6, 2015** as a **Regulated Project** and that shall be engineered and constructed in a manner that shall include establishment of all necessary drainage improvements onsite and possibly offsite to adequately accommodate existing and project induced drainage flows without generating any offsite significant adverse environmental effects.

UTILITIES

10. Satisfy all utility company requirements regarding the construction and installation of new utility facilities as well as relocation of existing utility facilities, including establishment and offer of dedication of public utility easements. **NOTE:** All utilities are required to be placed underground in accordance with PMC Section 16.11.020.

WATER SUPPLY

11. Meet the requirements of the Paradise Irrigation District (PID) regarding the installation of water main extensions, payment of development fees, etc. in accordance with the letter from PID staff dated April 28, 2017 for the Indian Rock Springs Tentative Map and on file in the town Development Services Department. Submit evidence thereof to the town Public Works Department (engineering division).

FIRE PROTECTION

12. Establish minimum required fire flow via fire hydrant(s) installation, water main extension(s) and installation, etc. Infrastructure improvements (water supply and

fire hydrants) shall be completed and fire flow available prior to recordation of the final map.

13. Meet all other requirements of the Town of Paradise in accordance with the project review memorandum completed by the town Building Official/Fire Marshal dated February 28, 2017 for the Indian Rock Springs Tentative Map and on file in the Town Development Services Department.

SANITATION

14. Satisfy all requirements of the Town of Paradise sewage disposal regulations concerning the design of the final map in accordance with all requirements outlined within the Land Division Review for the Indian Rock Springs Tentative Map from Town of Paradise Assistant Onsite Sanitary Official dated December 21, 2016 and amended on May 3, 2017 and on file in the town Development Services Department.

SITE DEVELOPMENT

15. All trees to be retained upon the project site shall be protected from damage during construction activities associated with required site improvements in strict accordance with American National Standards Institute (ANSI) standards.
16. Secure approval of a dust emissions control plan in accordance with the Butte County Air Pollution Control District's standard dust mitigation practices. Provide evidence thereof to the Town Public Works Department (engineering division).
17. Excluding the areas embodied within proposed Lots or existing onsite private road and utility easements, all land within twenty (20) feet of the center of the onsite perennial creek area(s) shall be designated on the final map as a "No soil disturbance and building exclusion area."
18. Prior to any ground-disturbing activity associated with private road, drainage or utility improvements construction, the project developer shall provide material evidence of compliance with the requirements of the California Department of Fish and Wildlife pertaining to the Department's Lake and Stream Alteration Program (LSA). Any design requirements of the LSA Program shall be fully incorporated into required road, drainage and utility construction plans for the project.

19. Access to lots for ingress, egress and public utilities shall be reserved and shown on the final map.
20. All easements of record shall be shown on the final subdivision map.
21. Indicate on the final map a thirty-foot building setback line measured from the centerlines of all proposed private access roadways.
22. Secure the issuance of a town-approved tree felling permit for any qualifying trees to be removed associated with town sanctioned improvements.

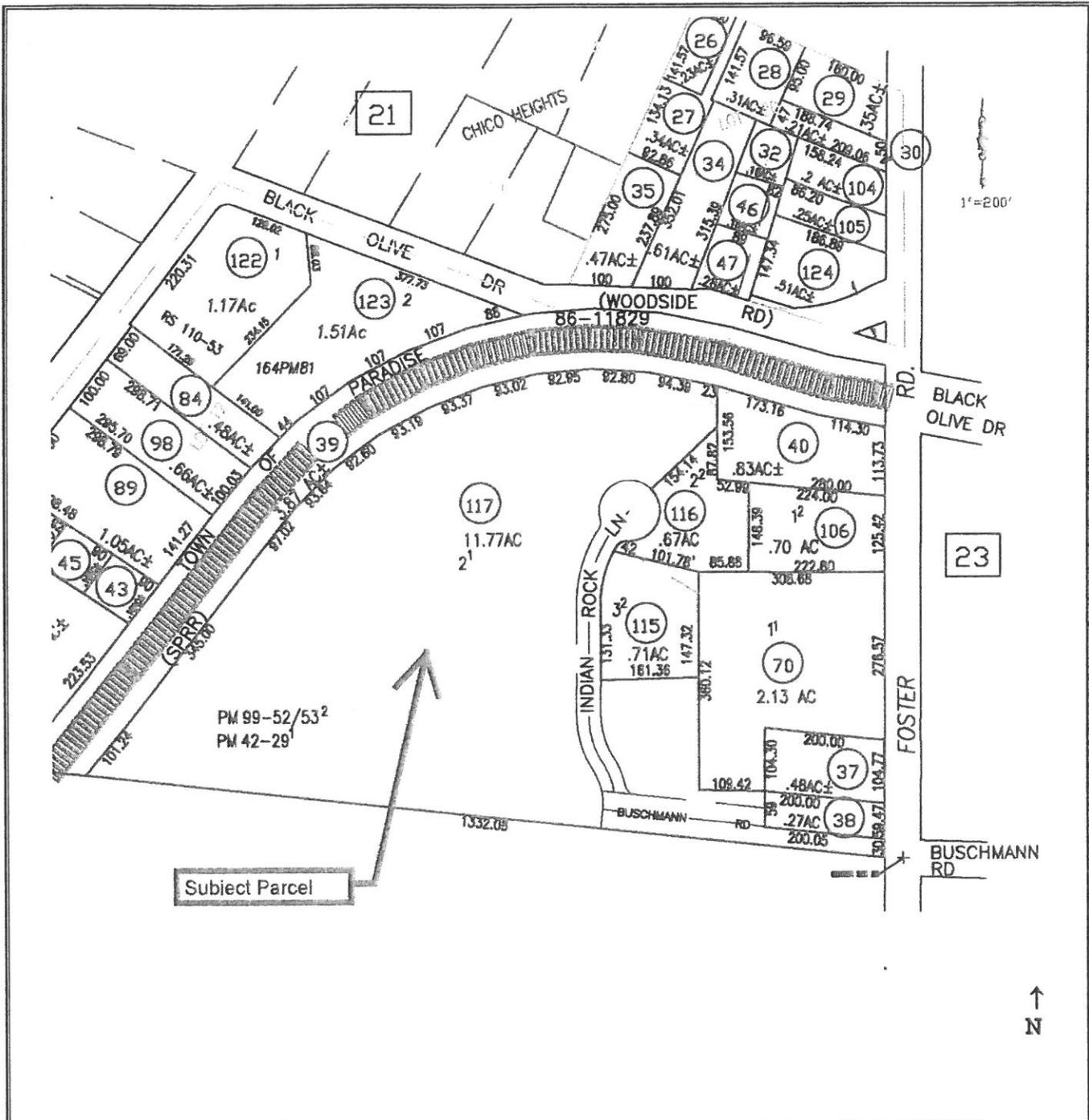
OTHERS

23. Place the following notes on the final map information data sheet:
 - a. "At the time of building permit issuance, lot owners will be required to pay any Town of Paradise adopted development impact fees."
 - b. "If any archaeological resources are uncovered during project construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery."
(Mitigation)
24. Provide documentation from the Butte County Tax Collector verifying payment of current property taxes and assessment liens imposed by the town.
25. Provide monumentation as required by the Town Engineer complying with the State Subdivision Map Act and Town of Paradise standards.
26. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon areawide recreation facilities. Provide evidence of payment to the town Development Services Department planning division.
27. The project subdivider shall defend, indemnify and hold harmless the Town of Paradise or its agents, officers and employees from any claim, action or proceeding against the Town of Paradise or its agents, officers or employees to attach, set aside, void or annul the Town of Paradise approval of the Indian Rock Springs Tentative Map if such action is brought forward within the time period provided in California Government Code Section 66499.37. The Town of Paradise shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense. In the event that the Town of Paradise

fails to promptly notify the subdivider of any claim, action or proceeding, or if the Town fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the Town of Paradise. Nothing contained within this condition prohibits the local agency from participating in the defense of any claim, action, or proceeding, if both the following occur: (1) The agency bears its own attorney's fees and costs; and (2) The agency defends the action in good faith. The subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the subdivider.

**ATTACHMENTS
FOR
PLANNING COMMISSION AGENDA NO. 5(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners for the public hearing and environmental document for the Indian Rock Springs Tentative Map project.
3. Mailing list of property owners notified of the public hearing and availability of the environmental document for the Indian Rock Springs Tentative Map project.
4. Land Division Review for the Indian Rock Springs Tentative Map dated December 21, 2016 and amended on May 3, 2017 from Assistant Onsite Sanitary Official Bob Larson.
6. Letter dated April 28, 2017 from P.I.D. representative Neil Essila.
7. Copy of development review memorandum dated February 28, 2017 from Building Official/Fire Marshal Tony Lindsey.
8. Copy of a list of recommended conditions of project approval dated September 8, 2017 from Town Engineer Marc Mattox.
9. Emailed comments received on August 30, 2017 from neighboring homeowner Bill Mannel regarding required road improvements for the project
10. Copy of the initial study (environmental review document) and proposed mitigated negative declaration developed by staff for the project.
11. Copy of the Indian Rock Springs Tentative Map submitted by the project applicant on April 24, 2017.



APPLICANT: Gary Maran OWNER: Maran Trust		ADDRESS: 5640 Indian Rock Ln
PROJECT DESCRIPTION: Tentative subdivision map application proposing to divide an existing <u>±11.75</u> acre property, currently developed with a single family residence, zoned RR-1 (Rural Residential 1 acre min) into six lots of record with a remainder lot.		
Zoning: RR-1	GENERAL PLAN: RR	FILE NO. PL17-00027
ASSESSOR PARCEL NO. 052-250-117		MEETING DATE: 9/19/17

TOWN OF PARADISE

Date: August 17, 2017

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

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, September 19, 2017 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

Project title: Indian Rock Springs Tentative Map Application (PL17-00027)

Project location: 5640 Indian Rock Lane, Paradise, CA; Assessor Parcel No. 052-250-117

Description of project: The project proponent is requesting tentative map approval a of a tentative map (Indian Rock Springs) to divide an 11.75 acre property located at the west end of Buschmann Road and zoned Rural Residential-1 acre minimum (RR-1) into 6 lots of record and a 5.6 acre remainder. The project site is zoned Rural Residential-1 acre minimum (RR-1) and is further Identified as Assessor Parcel No. 052-250-117.

Address where document may be viewed: Town of Paradise Town Hall
Development Services Department
5555 Skyway, Paradise, CA 95969

Public review period: *Begins:* August 17, 2017
Ends: September 18, 2017

The environmental document (Initial Study and Mitigated Negative Declaration) and project file are available for public inspection at the Development Services Department in Paradise Town Hall. Any person wishing to respond to the proposed environmental document may file written responses no later than **September 18, 2017 at 5:00 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, extension 111.

Craig Baker, Planning Director, Town of Paradise



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PARADISE CA 95969

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BORDIN-HUITT MARIE REVOCABLE TRUST
C/O BORDIN-HUITT MARIE TRUSTEE
9241 TROXEL RD
CHICO CA 95928

052-250-124-000
THE ARC OF BUTTE COUNTY INC
2030 PARK AVE
CHICO CA 95928

052-250-084-000
POLLAK LANA
748 CESSNA AVE
CHICO CA 95926

052-250-098-000
BOTTON KEITH M
P O BOX 1626
PARADISE CA 95967

052-250-106-000
CHINNOCK GEOFFREY R & JOELLE S
5675 FOSTER RD
PARADISE CA 95969

052-250-045-000
NORRIS DEBORAH KAYE
46 COHO CT
OROVILLE CA 95966

052-250-043-000
STIER KENNETH EDWARD TRUST
C/O STIER KENNETH E TRUSTEE
P O BOX 3081
WRIGHTWOOD CA 92397

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CASTALDO JOHN L & JACKLYN A REV TRUST
CASTALDO JOHN L & JACKLYN a TRUSTEES
6 WILLIAMSBURG LN
CHICO CA 95926

052-260-135-000
HOPMAN GEORGE W & SMILEY
BARBARA
5460 FILBERT ST
PARADISE CA 95969

052-213-007-000
HUDDLESTON DAWN & MENDEZ
GERALD D JR
5177 BLACK OLIVE DR
PARADISE CA 95969

052-250-035-000
BLACK RIVER LAND COMPANY LLC
PO BOX 3220
PARADISE CA 95967

052-250-047-000
ROTTON ANDREW & LAURA
5271 BLACK OLIVE DR
PARADISE CA 95969

052-250-039-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-250-040-000
SHIELDS TORI L ETAL
LITTLER MEGAN
11 COMSTOCK RD
CHICO CA 95928

052-250-101-000
JOHNSON FAMILY TRUST
C/O JOHNSON LEAROY W TRUSTEE
6473 GREGORY LN
PARADISE CA 95969

052-250-052-000
HICKS BRUCE ALAN
772 5TH AVE
CHULA VISTA CA 91910

052-235-028-000
AGLIOLO MICHAEL J & NANCY E
2196 OAK PARK AVE
CHICO CA 95928

052-235-029-000
CHIAVOLA ROBERT L & PATRICIA A
5553 SIERRA PARK DR
PARADISE CA 95969

052-260-010-000
SHOFF SUNNEE
1721 EDEN ROC
PARADISE CA 95969

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BORDIN-HUITT MARIE REVOCABLE TRUST
C/O BORDIN-HUITT MARIE TRUSTEE
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CHICO CA 95928

052-250-034-000
MACHADO DARLA KAY
5243 BLACK OLIVE DR
PARADISE CA 95969

052-250-123-000
HEXIMER OLIVER P & RAQUEL
10114 KESTER AVE
MISSION HILLS CA 91345

052-250-116-000
DYER RODNEY W & GLORIA L
5660 INDIAN ROCK LN
PARADISE CA 95969

052-250-089-000
DANIELS DASI S
5700 SKYWAY
PARADISE CA 95969

052-250-070-000
GARCIA MANUEL J & PAMELA
5659 FOSTER RD
PARADISE CA 95969

052-250-115-000
MANNEL REV I V TRUST
C/O MANNEL WILLIAM R & PATRICIA L
TRUSTEES
5650 INDIAN ROCK LN
PARADISE CA 95969

052-250-037-000
LEE CARL
5581 FOSTER RD
PARADISE CA 95969

052-235-027-000
ROBERTS JAMES M
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052-250-038-000
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7 COUNTY CENTER DR
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PARADISE CA 95969

052-235-025-000
RAWIE GLENN W & MEGAN RENEE
649 BUSCHMANN RD
PARADISE CA 95969

052-330-006-000
GODINEZ MARIA
619 SCOTT DR
PARADISE CA 95969

052-330-005-000
MAIER REVOCABLE INTER VIVOS TRUST
C/O MAIER GERALD D TRUSTEE
621 SCOTT DR
PARADISE CA 95969

052-330-004-000
SKOPNIK GARY W
623 SCOTT DR
PARADISE CA 95969

052-260-038-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-330-007-000
GAGNIER JENNIFER L & CLENTON J
615 SCOTT DR
PARADISE CA 95969

052-360-010-000
SANCHEZ EDDIE
PO BOX 2544
PARADISE CA 95967

052-330-003-000
TAYLOR SANDRA L
625 SCOTT DR
PARADISE CA 95969

052-330-002-000
BOATRIGHT TOM & DIANE FAMILY TRUST
C/O BOATRIGHT THOMAS G & DIANE L
TRUSTEES
627 SCOTT DR
PARADISE CA 95969

052-330-001-000
BOWMAN BERNHARD B
629 SCOTT DR
PARADISE CA 95969

052-330-008-000
VANDENBERG RICHARD A TRUST
C/O VANDENBERG RICHARD A TRUSTEE
614 SCOTT DR
PARADISE CA 95969

052-330-010-000
KING COREEN SWEENEY REVOCABLE TRUST
C/O KING COREEN S TRUSTEE
622 SCOTT DR
PARADISE CA 95969

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WILBANKS JUDITH LE
14256 SHERWOOD CIR
MAGALIA CA 95954

052-360-007-000
VISINONI TONY S ETAL
VISINONI DINO M
5515 CLARK RD
PARADISE CA 95969

052-330-013-000
GALLOWAY JIMMIE D JR
628 SCOTT DR
PARADISE CA 95969

052-360-011-000
SANCHEZ SHERYL A ETAL
SANCHEZ DANIEL ROBERT
P O BOX 2544
PARADISE CA 95967

052-330-012-000
BIANCO CELIA Z
626 SCOTT DR
PARADISE CA 95969

052-330-009-000
PFLUECKE ZEICHICK FAMILY TRUST
C/O PFLUECKE SUZANNE & ZEICHICK
KATHLEEN TRUSTEES
618 SCOTT DR
PARADISE CA 95969

052-330-014-000
WOODALL MELISSA A & TRAVIS
630 SCOTT DR
PARADISE CA 95969

052-360-012-000
BARRON WENDY G
831 GREENWICH DR
CHICO CA 95926



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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
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Paradise Downtown Business Ass.
c/o Fir Street Gallery/Pam Funk
6256 Skyway
Paradise, CA 95969

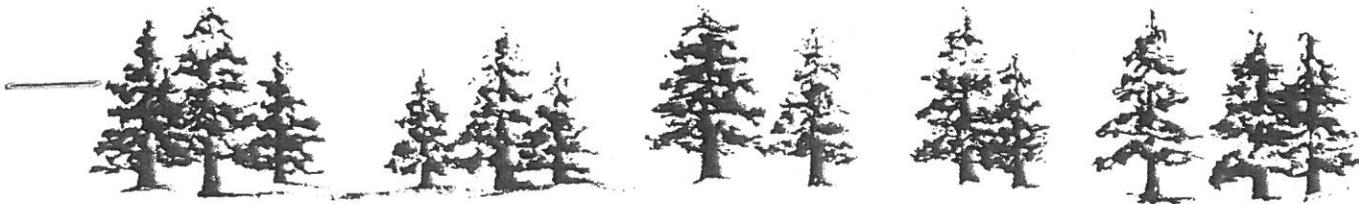
Butte County Planning
Courier

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
116 W. 2nd Street #3
Chico, CA 95928

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



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

MARAN TRUST
C/O MARAN JOHN J & GRACE M TRUSTEES
5640 INDIAN ROCK LN
PARADISE, CA 95969

12/21/2016

LAND DIVISION REVIEW

Permit Number:	OS16-06219
Property Address:	5640 INDIAN ROCK LN
AP Number:	052-250-117-000

We have completed our review of the above referenced application for a land division review. Please be advised of the following;

Parcel # 1 is approved with a maximum wastewater treatment capacity of ~~488~~ ⁴⁵⁵ gallons per day. *DL 5/3/17*

Parcel # 2 is approved with a maximum wastewater treatment capacity of 394 gallons per day.

Parcel # 3 is approved with a maximum wastewater treatment capacity of 443 gallons per day.

Parcel # 4 is approved with a maximum wastewater treatment capacity of 545 gallons per day.

Parcel # 5 is approved with a maximum wastewater treatment capacity of 352 gallons per day.

Parcel # 6 is approved with a maximum wastewater treatment capacity of ~~302~~ ³⁰⁰ gallons per day. *DL*

Please be advised that all parcels with the exception of parcel # 2 will require shallow pressure dosed capping fill wastewater systems to be installed in the area of approved soils testing. Also note that capping fill systems can only be installed between June 1st and October 1st.

Thank you for your participation in this effort to protect and enhance the public health of the Town of Paradise.

Sincerely,

Bob Larson
Assistant Onsite Sanitary Official
blarson@townofparadise.com
530-872-6291 EXT 109



PARADISE IRRIGATION DISTRICT

6332 Clark Road, Paradise CA 95969 | Phone (530)877-4971 | Fax (530)876-0483

April 28, 2017

Town of Paradise
Attn: Susan Hartman
5555 Skyway
Paradise, CA 95969



Subject: Gary Maran Revised Tentative Subdivision Map Application, PL17-00027, 5640 Indian Rock Lane, APN 052-250-117.

Dear Susan:

Thank you for the opportunity to review the above referenced application. The following comments apply to the Map, as resubmitted.

1. A 1-inch water meter currently serves this property. After this map records, and 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 (currently \$4,376 for a ¾-inch meter) and Meter Installation Fee will be necessary at the time each meter is ordered.
2. There is a 16-inch water main in Buschmann Road adjoining the subject property. Hydrant flows from this main should be more than satisfactory. Hydrant flow data for the hydrant (labeled S-393) at Buschmann Road and Indian Rock Lane does not appear to be available.
3. Static pressure at the project location is approximately 80 psi.
4. Lots 1, 4 and 5 are not contiguous to an existing District water main. As a condition of recording the subdivision map water main extensions will be required along Indian Rock Lane and along the northwesterly extension of Buschmann Road. The cost of water main extensions is the responsibility of the project developer. Please contact the undersigned for details on the initiation of a pipeline extension project.
5. The tentative map wastewater disposal plan shows an additional fire hydrant located near the northeast corner of Lot 6 and near the southeast corner of Lot 4. The water main to each fire hydrant must be a minimum of 6 inches in diameter.
6. The proposed water main extension on Indian Rock Lane will need to extend to a point on the common lot line between Lot 1 and Parcel 2. The proposed water main extension on Buschmann Road will need to extend to a point on the common lot line between Lots 4 and 5. Each of these pipelines can be less than 6 inches in diameter.

Susan Hartman

April 28, 2017

Page 2 of 2

7. Upon construction of the water main extension, the applicant is eligible for reimbursement of a portion of the cost of the water main extension. The owners of APN 052-250-115 are obligated under a recorded Future Pipeline Agreement to pay a pro rata share of the cost of the pipeline extension along Indian Rock Lane. The cost shares will be determined by the formula specified in District policy in effect at the time of execution of a reimbursement agreement and by the language of the existing Future Pipeline Agreement.
8. Water meters serving the properties identified as Parcel 2 (APN 052-250-116) and Parcel 3 (APN 052-250-115) shall be moved from their current location, near the intersection of Buschmann Road and Indian Rock Lane, to the new water main to be constructed on Indian Rock Lane, at locations fronting the subject properties. Among other things, this will improve water quality for the future residence to be constructed on Lot 1.
9. There is currently a large earth berm extending along the alignment of the proposed Buschmann Road extension. Grading design for this area should take into account the location and depth of the existing 16-inch water main located in this area.
10. Septic tanks and leach fields shall not be located less than 25 feet horizontal distance from the existing 16-inch water main along the south side of the project area and the proposed water mains on Buschmann Road and Indian Rock Lane. The second Map sheet shows areas excluded from septic system construction. However, there does not appear to be any indication on that sheet regarding the presence of the existing water main, or the purpose of the 25-foot setback. Inclusion of this information on the map could assist staff in identifying the reason for the indicated setbacks.

Please contact me at 876-2037 if you have any questions regarding these comments.
Thank you.

Sincerely,



Neil J. Essila
Assistant Engineer

Cc: Gary Maran
Herb Votaw; Rolls, Anderson & Rolls

M E M O R A N D U M

TO: Susan Hartman

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 5640 Indian Rock

DATE: February 28, 2017

Following are my comments relative to the 5640 Indian Rock Tentative subdivision map.

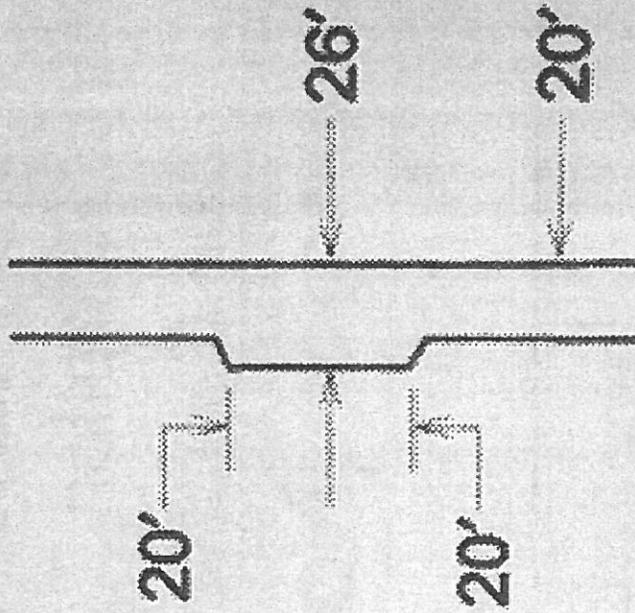
Fire:

1. The maximum distance from a structure to the closest fire hydrant shall be 700 feet, calculated as if the engine company were actually "laying the hose" to attack a fire in a structure.
2. The maximum distance between two hydrants located along a public or private road or street as defined by the Town of Paradise, shall be 500 feet. The proposed hydrant locations are beyond the maximum distance.
3. Where a hydrant is located on a fire apparatus access road the minimum road width shall be 26 feet. See attached
4. The required fire flow for a residential Type V-B that does not exceed 3,600 square foot shall be 1500 gpm for 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
5. Water improvement plans shall be approved by the Town of Paradise Fire Department. The Developer shall furnish the Town of Paradise Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements.
6. Fire hydrants shall be painted per the Town of Paradise Fire Department standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.

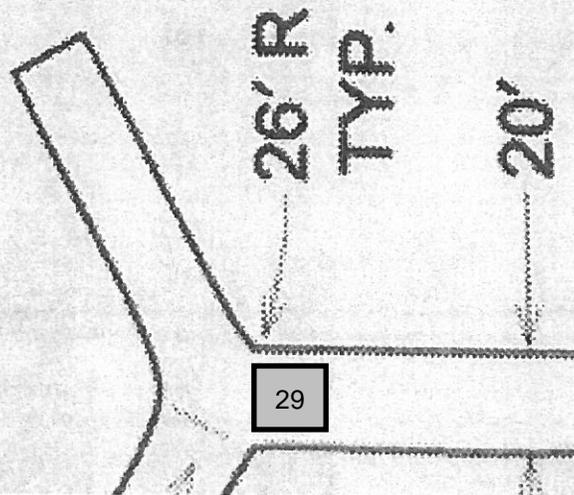
Department specification are required. The Knox switch shall override all gate functions and open the gate.

Building:

1. Building permit application. Three (3) complete, full size, scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of California Residential Code for Materials and Construction Methods for Exterior Wildfire Exposure.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. Twenty (20) pounds per square foot below 1,800 feet in elevation. 5640 Indian Rock site is approximately 1,589 feet (Google Earth).



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



FOOT "Y"

Baker, Craig

From: Mattox, Marc
Sent: Friday, September 08, 2017 11:56 AM
To: Baker, Craig
Cc: Hartman, Susan
Subject: Indian Rock Springs Conditions
Attachments: Indian Rock Springs Conditions.docx

See attached. If you have any further needs or suggested edits, please let me know.

Thank you,

Marc Mattox

Public Works Director/Town Engineer | Town of Paradise
(530) 872-6291 ext. 125 | www.townofparadise.com

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered road and drainage improvements plan for the subdivision development and required off-site improvements to the Public Works Department (engineering division) for review and approval by the Town Engineer. Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.
2. Establish forty-foot minimum width interior roadway access easements as proposed; and construct full street section improvements within the roadway access instruments to include 2" Hot Mix Asphalt (1/2" aggregate max) on 6" Class II Aggregate Base (3/4" aggregate max) and two asphalt curbs encompassing a 20' wide roadway.
3. Construct paved forty-foot radius cul-de-sac bulb turnaround areas within fifty-foot radius easements located at the terminus of each proposed onsite cul-de-sac.
4. Construct fifteen-foot radius returns at the proposed onsite private access road intersection.
5. Street name signs shall be provided by the developer at all street intersections per town requirements. Contact the town Public Works Department (engineering division) for information regarding the purchase and installation of street signs.
6. Provide a Town approved road maintenance, drainage facilities and on-site fire access maintenance agreement for the proposed private roads, project drainage facilities and the proposed on-site fire access facility to be recorded concurrently with final map recordation.

DRAINAGE

7. Provide a final design solution for drainage per requirements of the Town Engineer and the **Post-Construction Standards Plan dated July 6, 2015** as a **Regulated Project** and that shall be engineered and constructed in a manner that shall include establishment of all necessary drainage improvements onsite and possibly offsite to adequately accommodate existing and project induced drainage flows without generating any offsite significant adverse environmental effects.

Baker, Craig

From: Mannel, Bill [bmannel@buttecounty.net]
Sent: Wednesday, August 30, 2017 4:01 PM
To: Baker, Craig
Cc: Mattox, Marc
Subject: RE: Maran - Indian Rock Springs Tentative Subdivision Map

Thanks Craig.

Marc, I was just seeking clarification as to the expectation of the Town under its subdivision standards, not necessarily my expectation at this point.

- Bill

Bill Mannel, REHS

Deputy Director, Waste Management Division
Butte County Public Works
#7 County Center Dr.
Oroville Ca. 95965
530-879-2350 *phone*
530-645-1820 *fax*
530-693-0131 *cell*

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From: Baker, Craig [mailto:cbaker@townofparadise.com]
Sent: Wednesday, August 30, 2017 2:30 PM
To: Mannel, Bill
Cc: Mattox, Marc
Subject: RE: Maran - Indian Rock Springs Tentative Subdivision Map

Hello Bill,

Good to hear from you. I think that is a reasonable assumption. Recommended conditions regarding road improvements will be provided by Town Engineer Marc Mattox prior to the Planning Commission meeting on September 19, 2017. I will share your expectation with him.

Craig Baker
Community Development Director
Town of Paradise
5555 Skyway
Paradise, CA 95969
Phone: (530) 872-6291

Fax: (530) 877-5059

From: Mannel, Bill [mailto:bmannel@buttecounty.net]
Sent: Wednesday, August 30, 2017 2:22 PM
To: Baker, Craig
Cc: bmannel@sbcglobal.net
Subject: Maran - Indian Rock Springs Tentative Subdivision Map

Good afternoon Craig,

I reviewed the project file for the referenced project and could not determine if the tentative subdivision map was going to be conditioned to include improvements to Indian Rock Lane. The map appears to show improvements to a full width 2 lane roadway, but the narrative in the report seems to only indicate that the private Indian Rock Lane is build (sic) to the Town's private road standards. I can't tell if this means that Indian Rock Lane will be built to, or, is built to the Town's private road standards. I believe the original subdivision (4 lots) did not require a full width roadway because it did not meet the Town's subdivision standards (5 lots), but now that the serial development (same owner) is over 5 lots, I would expect the roadways would be required to be improved to full width design by the developer.

Bill Mannel, REHS

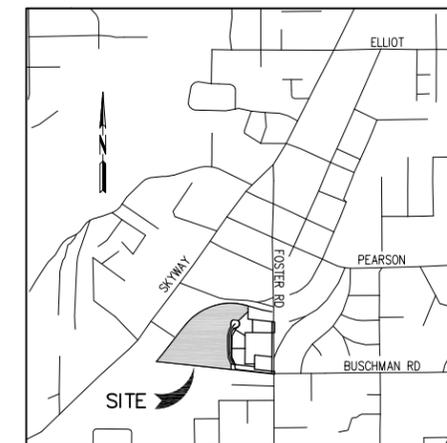
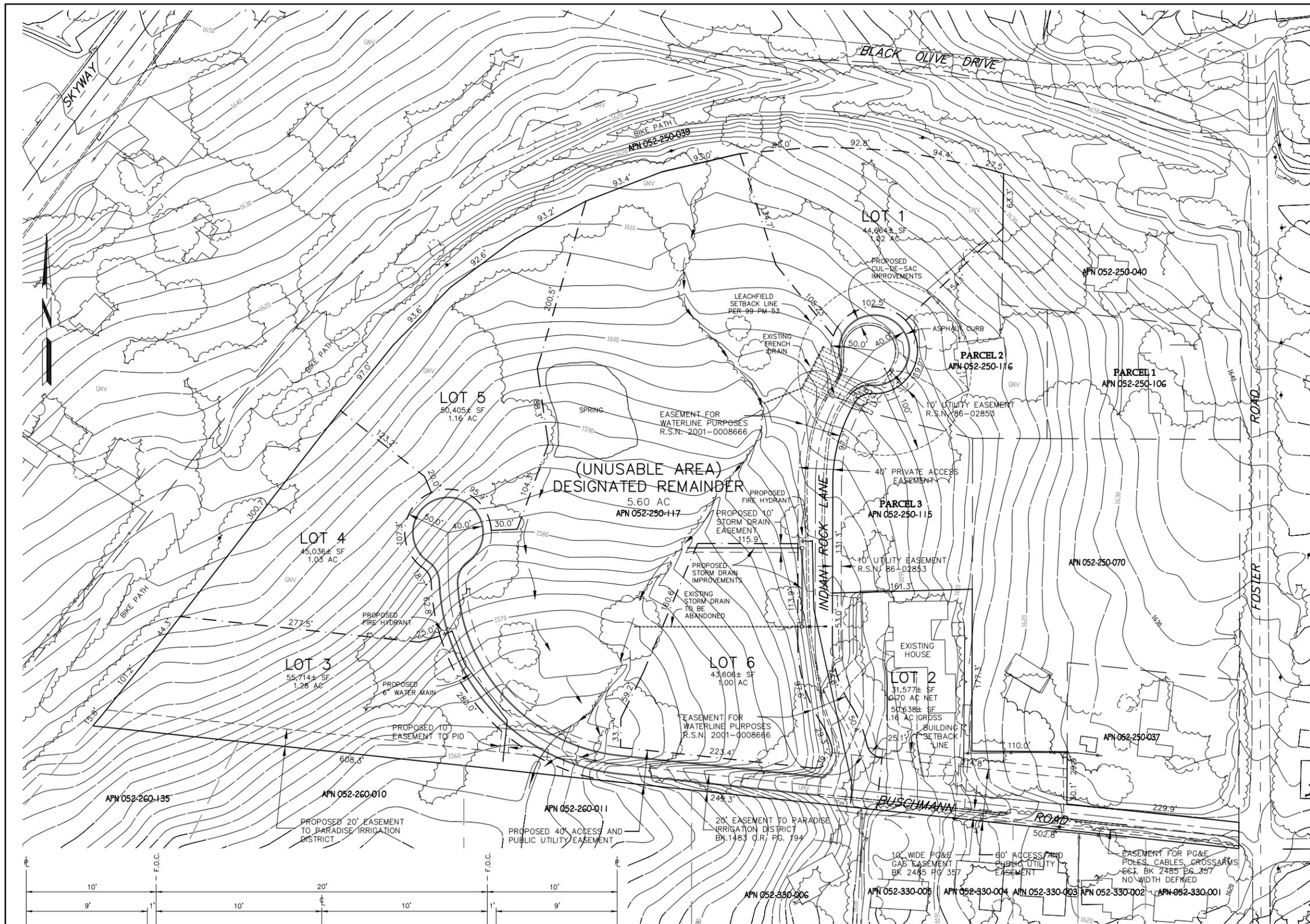
Deputy Director, Waste Management Division
Butte County Public Works
#7 County Center Dr.
Oroville Ca. 95965
530-879-2350 *phone*
530-645-1820 *fax*
530-693-0131 *cell*

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LOCATION MAP
NO SCALE

OWNER

MARAN TRUST
5640 INDIAN ROCK LN
PARADISE, CA 95969

APPLICANT

GARY P. MARAN
HAUOLI ST #207
WAILUKU, HI 96793

SURVEYOR

ROLLS, ANDERSON & ROLLS
HERBERT VOTAW
PLS 9043
115 YELLOWSTONE DRIVE
CHICO, CA 95973
(530) 895-1422

PROPERTY DATA

ASSESSOR'S PARCEL NUMBER 052-250-117
PARCEL AREA (PER AP PLAT) 11.77 ACRES ±
EXISTING ZONING RR-1
EXISTING GENERAL PLAN RR
EXISTING LAND USE RESIDENTIAL / OPEN SPACE

LEGEND

- PARCEL BOUNDARY
- - - - - PROPOSED PARCEL LINE
- - - - - EASEMENT LINE
- - - - - EXISTING PARCELS
- CENTERLINE
- PARCEL 1 EXISTING PARCELS PER 99 PM 52&53
- LOT 1 PROPOSED LOT NUMBERS
- APN ASSESSOR'S PARCEL NUMBER
- PH EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE

TENTATIVE SUBDIVISION MAP

INDIAN ROCK SPRINGS

FOR
GARY P. MARAN

A DIVISION OF REMAINING LANDS AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 99 OF MAPS, PAGES 52 AND 53 LYING IN SECTION 22, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.M. TOWN OF PARADISE, STATE OF CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

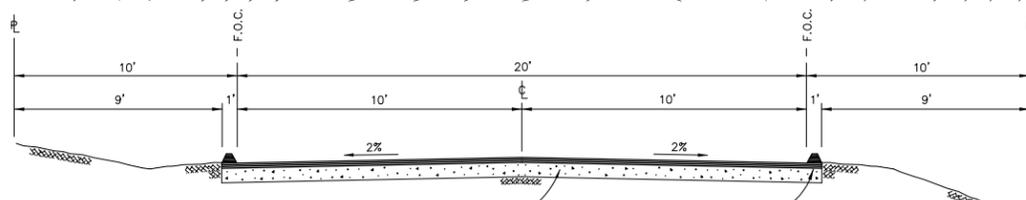
APRIL, 2017

16063

SHEET 1 OF 2

NOTES

1. TOPOGRAPHIC DATA PER TOWN OF PARADISE AERIAL TOPOGRAPHY DATED 1991
2. LOT 2 IS FULLY DEVELOPED
3. THERE ARE NO SIGNIFICATE TREES PROPOSED TO BE REMOVED AS PART OF THIS DEVELOPMENT
4. THE PROPOSED METHOD OF SEWAGE DISPOSAL FOR THIS DEVELOPMENT IS SHALLOW PRESSURE DOSED CAPPING FILL WASTEWATER SYSTEMS INSTALLED IN APPROVED AREAS
5. POTABLE WATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRRIGATION DISTRICT AS STATED IN THE WILL SERVE LETTER DATED SEPTEMBER 26, 2016
6. LOT SLOPES VARY FROM 8% TO 18%
7. BUSHMAN ROAD IS THE ONLY VEHICULAR ACCESS TO THE PROPOSED SITE AND WAS CONSTRUCTED IN 1985 FOR THE ACCESS TO PARCELS 1,2,3 AND DESIGNATED REMAINDER PER THE PARCEL MAP RECORDED IN BOOK 99 OF MAPS, PAGES 52 AND 53 AND REMAINS IN GOOD CONDITION.



PROPOSED PRIVATE STREET TYPICAL SECTION

NO SCALE

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

1. **Description of Project:** Indian Rock Springs Tentative Map application (PL17-00027)

Tentative map application to divide an existing 11.75 acre property improved with a single-family dwelling and zoned Rural Residential-1 acre minimum (RR-1) into six lots of record and a 5.6 acre remainder.

2. **Name and address of project applicant:**

Gary Maran
5640 Indian Rock Lane
Paradise, CA 95969

3. **The Initial Study for this project was prepared on:** August 15, 2017

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. Preparation of 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, Town Hall, 5555 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

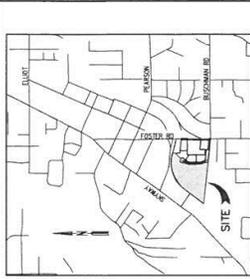
6. Any person wishing to respond to this negative declaration may file written responses no later than 5:00 pm on September 18, 2017 with the Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA 95969, (530) 872-6291. The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a mitigated negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the mitigated 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: _____ Date: August 17, 2017
Craig Baker, Planning Director

INITIAL STUDY
FOR
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)



LOCATION MAP
NO SCALE

OWNER GARY P. MARAN 115 BELLEVILLE DRIVE INDIAN ROCK SPRINGS	APPLICANT GARY P. MARAN 115 BELLEVILLE DRIVE INDIAN ROCK SPRINGS	SURVEYOR BOB L. ANDERSON & SONS HERBERT V. PERRY 115 BELLEVILLE DRIVE INDIAN ROCK SPRINGS	PROPERTY DATA ASSESSOR'S PARCEL NUMBER: 9052300417 SECTION: 11 RANGE: 2 EAST, M.D. 1 TOWNSHIP: 22 NORTH, RANGE 2 EAST, M.D. 1 TOWN OF PARADISE, CALIFORNIA EXISTING LAND USE: RESIDENTIAL / OPEN SPACE
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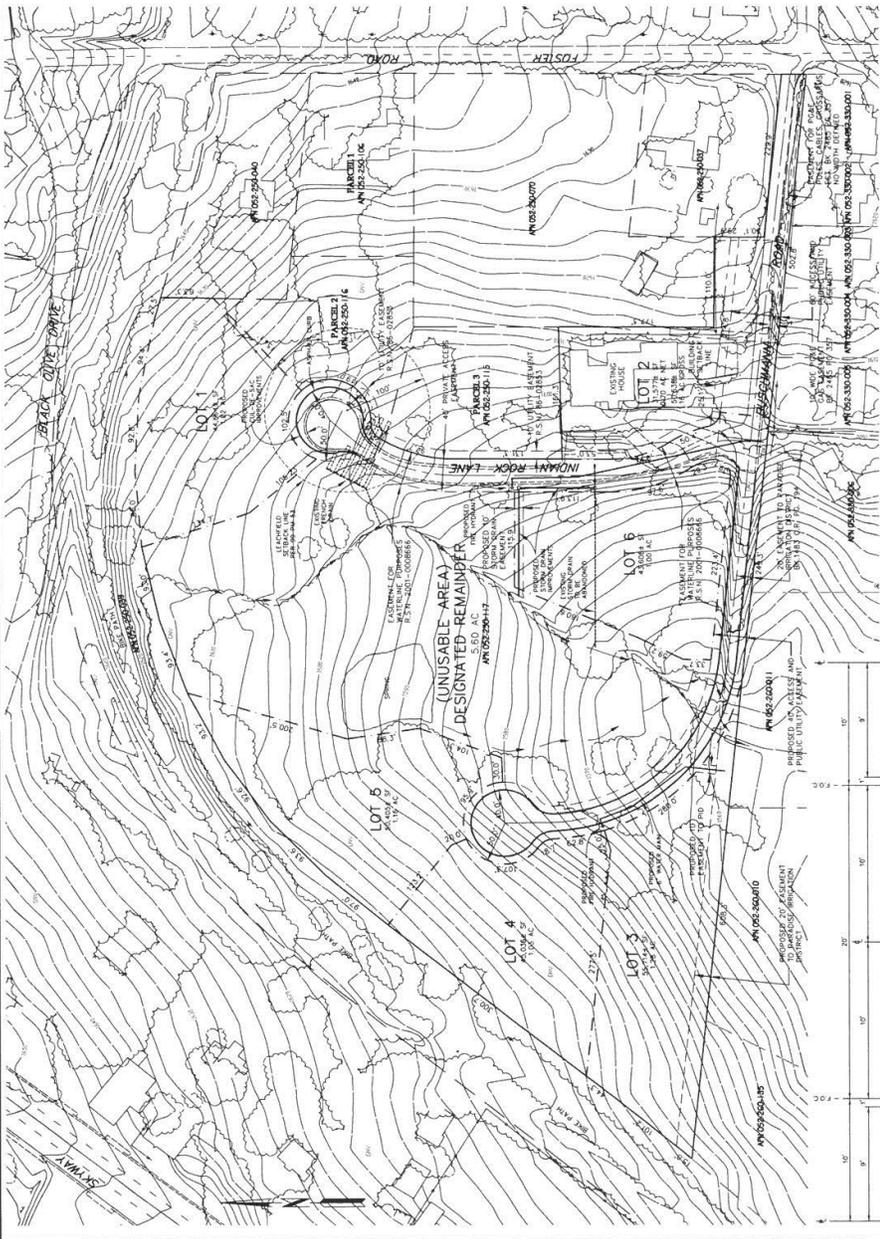
LEGEND
PANEL BOUNDARY
EXISTING PARCEL LINE
PROPOSED PARCEL
EXISTING PARCELS
CENTERS
PROPOSED LOTS (BY PM DATA)
PROPOSED LOT MARKERS
ASSESSOR'S PARCEL NUMBER
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE

TENTATIVE SUBDIVISION MAP
INDIAN ROCK SPRINGS

GARY P. MARAN

A DIVISION OF REMAINING LANDS AS SHOWN ON THE CERTAINING MAP LYSING IN SECTION 22, TOWNSHIP 22 NORTH, RANGE 2 EAST, M.D. 1, TOWN OF PARADISE, STATE OF CALIFORNIA

APRIL 2, 2017 10043 SHEET 1 OF 2



- NOTES**
1. TOPOGRAPHIC DATA FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRPATION DISTRICT
 2. THE PROPOSED METHOD OF SURFACE EROSION FOR THIS DEVELOPMENT IS SMALLFLOW PRESSURE
 3. THERE ARE NO SHOROTERM NEEDS PROPOSED TO BE INCORPORATED AS PART OF THIS DEVELOPMENT
 4. THE PROPOSED METHOD OF SURFACE EROSION FOR THIS DEVELOPMENT IS SMALLFLOW PRESSURE
 5. PERMITS FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRPATION DISTRICT
 6. LOT SIZES VARY FROM 8K TO 10K
 7. RECORD FOR THIS DEVELOPMENT WILL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PARADISE, CALIFORNIA
 8. RECORD FOR THIS DEVELOPMENT WILL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PARADISE, CALIFORNIA
 9. RECORD FOR THIS DEVELOPMENT WILL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PARADISE, CALIFORNIA
 10. RECORD FOR THIS DEVELOPMENT WILL BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PARADISE, CALIFORNIA



**PROJECT DESCRIPTION
AND
ENVIRONMENTAL SETTING
for
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)**

PROJECT DESCRIPTION

The project proponent is requesting tentative map approval a of a tentative map (Indian Rock Springs) to divide an 11.75 acre property zoned Rural Residential-1 acre minimum (RR-1) into 6 lots of record and a 5.6 acre remainder.

ENVIRONMENTAL SETTING

Location

The project site consists of a single property located between the Paradise Memorial Trailway and the west end of Buschmann Road in the west-central area of the Paradise community. The property is situated within the northwest quarter of Section 22, T22N, R3E, MDB&M; and is locally identified as Assessor Parcel Number 052-250-117.

Land Use

The project site is currently developed with one single family residence located in the southeast corner of the site. Land use within the area surrounding the project site primarily consists of medium density single-family residential land uses and commercial land uses associated with the nearby Skyway corridor. The linear Paradise Memorial Trailway, a walking, riding and bicycling recreational facility, abuts the project site along its north and west sides.

Vegetation, Topography and Soils

Vegetation on the site primarily consists of a mixed age stand of ponderosa pine and black oak trees, areas of blackberry thickets a few native shrub species and seasonal grasses. The project area is situated at an approximate elevation of 1,600 feet above sea level and primarily drains to the south into Hamlin Canyon. A small perennial creek bisects the site flowing north to south. A small spring exists near the west-center of the site. located on the western portion of the site and flowing from north to south. Slopes on the property vary from 8 to 18 percent, with the majority of the site characterized by slopes closer to 8 percent.

Soil found adjacent to the perennial stream on the site is classified as TW-MA soil. Wastewater disposal can be difficult and expensive in TW-MA soil. Soil on the remainder of the project site is classified within the AVD (Aiken Very Deep) soil series. AVD soil generally exceeds five feet in depth and is considered to be excellent for wastewater treatment.

Public Services

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

Access:	Foster Road, Buschmann Road (public street)
Communications:	AT&T Telephone/Comcast Cable
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 Onsite septic tank/leachfield systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The project applicant has requested tentative map approval to divide the property into six resultant lots for residential use and a 5.6 acre remainder that will serve as open space and is comprised of areas that are largely unsuitable for development.

Access to the 11.75 acre site is provided by Foster and Buschmann Roads. Interior access to the proposed lots would be provided by an existing cul-de-sac embodied within an existing 40 foot-wide access easement (Indian Rock Lane) and the construction of an additional cul-de-sac which would be a private road extension of Buschmann Road and would be named as such. The new private road would be embodied within a proposed 40 foot-wide access and public utility easement.

The project site possesses thirty lineal feet of public street frontage along the west side of Foster Road, which, pursuant to the town's subdivision regulations, is adequate to serve the proposed land division. Access to Lot 2 would be provided via Buschmann Road and Indian Rock Lane, both existing private roads. Access to Lot 1 would be provided via Indian Rock Lane (existing). Access to Lot 6 would be provided via Indian Rock Lane and the proposed private extension of Buschmann Road. Access to Lots 3, 4 and 5 would be provided via the proposed private road extension of Buschmann Road.

Proposed lot sizes would range from 1.0 to 1.28 acres and the proposed 5.6 acre remainder would be in conformance with the RR-1 zoning assigned to the site. All proposed lots have been found to satisfy the minimum requirements of the town for on-site wastewater disposal. Proposed Lot 2 is currently improved with an existing single family dwelling that is proposed to remain. Several water main and drainage easements are proposed to be established upon recordation of a final map. It is not expected that any trees large enough to be subject to the issuance of a town tree felling permit will be felled and removed as a result of proposed or required road and drainage improvements, water main and other utility line extensions.

TOWN OF PARADISE ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

- | | |
|--|--|
| 1. Name of Proponent | GARY MARAN |
| 2. Address and phone number of proponent | 5640 Indian Rock Lane, Paradise, CA 95969 (808) 283-1031 |
| 3. Date of checklist | August 15, 2017 |
| 4. Zoning and general plan designation | "RR-1", "RR" |
| 5. Name of proposal, if applicable | Indian Rock Springs Tentative Map application (PL17-00027) |

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

	<u>SOURCE NO.</u>	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
1. LAND USE AND PLANNING. Would the proposal:					
a. Conflict with general plan designation or zoning?	1, 9				<u>X</u>
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1		<u>X</u>		
c. Be incompatible with existing land use in the vicinity?	11			<u>X</u>	
d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	11				<u>X</u>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	11				<u>X</u>
2. POPULATION AND HOUSING. Would the proposal:					
a. Cumulatively exceed official regional or local population projects?	1				<u>X</u>
b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	11, 11				<u>X</u>
c. Displace existing housing, especially affordable housing?	11				<u>X</u>
3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:					
a. Fault rupture?	1				<u>X</u>
b. Seismic ground shaking	1				<u>X</u>

	<u>SOURCE NO.</u>	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
c. Seismic ground failure, including liquefaction?	1, 5, 7				<u>X</u>
d. Seiche, Tsunami or volcanic hazard?	1, 11				<u>X</u>
e. Landslides or mudflows?	7, 10, 11				<u>X</u>
f. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	11			<u>X</u>	
g. Subsidence of the land?	5, 7				<u>X</u>
h. Expansive soils?	7				<u>X</u>
i. Unique geologic or physical features?	5, 11				<u>X</u>
4. WATER. Would the proposal result in:					
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	11			<u>X</u>	
b. Exposure of people or property to water related hazards such as flooding?	3, 10, 11				<u>X</u>
c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	11			<u>X</u>	
d. Changes in the amount of surface water in any water body?	11				<u>X</u>
e. Changes in currents, or the course or direction of water movements?	11		<u>X</u>		
f. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	11				<u>X</u>
g. Altered direction or rate of flow of groundwater?	11				<u>X</u>
h. Impacts to groundwater quality?	11			<u>X</u>	
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	11				<u>X</u>
5. AIR QUALITY. Would the proposal:					
a. Violate any air quality standard or contribute to an existing or projected air quality violation?	11				<u>X</u>
b. Expose sensitive receptors to pollutants?	11			<u>X</u>	
c. Alter air movement, moisture, or temperature, or cause any change in climate?	11				<u>X</u>
d. Create objectionable odors?	11			<u>X</u>	
6. TRANSPORTATION/CIRCULATION. Would the proposal result in:					

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a. Increased vehicle trips or traffic congestion?	1			<u>X</u>	
b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	11				<u>X</u>
c. Inadequate emergency access or access to nearby uses?	11				<u>X</u>
d. Insufficient parking capacity onsite and offsite?	11				<u>X</u>
e. Hazards or barriers for pedestrians or bicyclists	11				<u>X</u>
f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	1				<u>X</u>
g. Rail, waterborne or air traffic impacts?	11				<u>X</u>
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)?	1, 6			<u>X</u>	
b. Locally designated species (e.g. heritage trees)?	1, 11			<u>X</u>	
c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1, 6			<u>X</u>	
d. Wetland habitat (e.g. marsh, riparian and vernal pool)?	11		<u>X</u>		
e. Wildlife dispersal or migration corridors?	1				<u>X</u>
8. ENERGY AND MINERAL RESOURCES. Would the proposal:					
a. Conflict with adopted energy conservation plans?	1				<u>X</u>
b. Use nonrenewable resources in a wasteful and inefficient manner?	11				<u>X</u>
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?	11				<u>X</u>
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)?	11			<u>X</u>	
b. Possible interference with an emergency response plan or emergency evacuation plan?	1				<u>X</u>
c. The creation of any health hazard or potential health hazard?	11				<u>X</u>
d. Exposure of people to existing sources of potential health hazards?	11				<u>X</u>
e. Increased fire hazard in areas with flammable brush, grass	11				

	<u>SOURCE NO.</u>	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
or trees?				<u>X</u>	
10. NOISE. Would the proposal result in:					
a. Increases in existing noise levels?	11			<u>X</u>	
b. Exposure of people to severe noise levels?	10				<u>X</u>
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, 11			<u>X</u>	
b. Police protection?	11			<u>X</u>	
c. Schools?	11			<u>X</u>	
d. Maintenance of public facilities, including roads?	11				<u>X</u>
e. Other governmental services?	11				<u>X</u>
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?	11			<u>X</u>	
b. Communications systems?	11			<u>X</u>	
c. Local or regional water treatment or distribution facilities?	4			<u>X</u>	
d. Sewer or septic tanks?	11			<u>X</u>	
e. Storm water drainage?	3			<u>X</u>	
f. Solid waste disposal?	11			<u>X</u>	
g. Local or regional water supplies?	11			<u>X</u>	
13. AESTHETICS. Would the proposal:					
a. Have a substantial adverse effect upon a scenic vista or scenic highway?	1, 11				<u>X</u>
b. Have a demonstrable negative aesthetic effect?	11				<u>X</u>
c. Create light or glare?	11			<u>X</u>	
14. CULTURAL RESOURCES. Would the proposal:					
a. Disturb paleontological resources?	2, 12				<u>X</u>
b. Disturb archaeological resources?	2, 12		<u>X</u>		

	<u>SOURCE NO.</u>	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
c. Affect historical resources?	2, 12		<u>X</u>		
d. Have the potential to cause a physical change that would affect unique ethnic cultural values?	2, 12		<u>X</u>		
e. Restrict existing religious or sacred uses within the potential impact area?	2, 12				<u>X</u>
15. RECREATION. Would the proposal:					
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	1, 11			<u>X</u>	
b. Affect existing recreational opportunities?	11				<u>X</u>
16. GREENHOUSE GAS EMISSIONS. Would the proposal:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	13			<u>X</u>	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	13			<u>X</u>	
17. 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?					<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?					<u>X</u>
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).					<u>X</u>
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					<u>X</u>

**INITIAL STUDY
STATEMENT OF ENVIRONMENTAL EVALUATION
for
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)**

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 applicant has agreed to the assignment of mitigation measures contained within this initial study proposed to the proposed project.

The text that follows identifies a number of potential impacts and mitigation measures designed to minimize the environmental effects to a less than significant level. All mitigation measures contained within this initial study shall be incorporated into the proposed project by either the project applicant or the Town of Paradise.

- a. **Item 1 - Land Use and Planning.** The immediate project area is characterized by medium density residential land uses, some commercial land uses associated with the nearby Skyway commercial corridor and a paved public hiking, riding and bicycling trail along the north and west project site boundary. The project has received favorable responses from commenting agencies and proposed lot sizes and configurations are consistent with the RR-1 zoning assigned to the site and all current and applicable Paradise General Plan policies. The proposed 5.6 acre remainder in the center of the proposed tentative map is a desirable design feature and protects the more sensitive areas of the property. The project site has been planned for decades to potentially accommodate such a development project by the Town of Paradise through prior public and environmental review processes. Accordingly, no significantly adverse land use and planning impacts resulting from project approval are anticipated by staff and no mitigation measures are warranted.
- b. **Item 2 - Population and Housing.** The proposed Indian Rock Springs Tentative Map would create five additional residential building sites resulting in a future population increase of approximately 11.8 new residents. The estimated population of the town of Paradise for 2017 is 25,841 (California Department of Finance), significantly less than the Paradise General Plan forecast of 31,692 by 2008. Therefore, the expected impacts of population growth for the town have not occurred. Comments submitted to the town by the Paradise Irrigation District

(PID) regarding the project have not revealed a concern regarding water supply. The Paradise Unified School District has experienced declining student enrollment in recent years and, since the District was involved in the process of assigning RR-1 zoning to the project site, any increase in residential density allowed by RR-1 zoning could not have been unforeseen. Comments received from other agencies have not indicated a concern regarding any potential increase in population linked to this project. Therefore, the potential adverse impacts to population and housing associated with this proposed change is not deemed significant and no mitigation measure related thereto are warranted.

Item 3, 4 and 5 - Drainage/Soils Erosion/Air Quality. The project site is currently developed with a single family residence and contains areas unsuitable for residential development. If the tentative map application is approved, five additional residential building sites could be created on the site. Grading and land clearing activities associated with road, utility, and drainage improvements will disturb the physical environment of the project site, creating the potential for increased erosion. Residential construction activities upon the resultant lots will create the potential for increased erosion and streambed siltation. In addition, the creation of impervious surfaces through compaction and overcovering (driveways improved, structures erected) of soil may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site.

Lot 3 of the Indian Rock Springs Tentative Map contains slopes of up to 18%. Pursuant to Paradise Municipal Code (PMC) requirements for the processing of tentative maps, a comprehensive grading plan for future residential development of Lot 3 was submitted along with other project application materials.

If the Indian Rock Springs Tentative Map is approved, the Town of Paradise will condition the project to require the submittal of a detailed soil erosion control plan approved by the Town Engineer prior to the conduct of construction activity associated with required site improvements. The project developer shall be required to secure approval of a dust emissions control plan in accordance with the Butte County Air Pollution Control District's standard dust mitigation practices. Required private roadway plans shall be required to be designed by a California-registered civil engineer and shall include all necessary drainage improvement facilities. In addition, a Storm Water Pollution Prevention Plan (SWPPP) will be required to be approved by the town and the State of California prior to soil-disturbing activities associated with the project.

A small area of riparian vegetation exists on the property in the vicinity of the onsite seasonal drainage, perennial spring and the associated pond and is not located within the boundaries of any of the proposed lots. Grading, construction activities or other soil disturbance within or adjacent to this drainageway may adversely affect wetland habitat. However, mitigation measures developed for

Item 7-Biological Resources will further assure minimal soil disturbance in sensitive areas of the project site. Therefore impacts to drainage, soils erosion and air quality will be addressed and no further mitigation is necessary.

- d. **Item - 4 (h) and 12 (d) - Water Quality/Sewage Disposal.** Town onsite sanitation staff members have carefully evaluated the proposed project in the context of existing soil conditions on the site and the town's sewage disposal regulations and have determined that the proposed project meets the collective minimum requirements of the town's comprehensive and State of California-approved wastewater disposal regulations for the proposed increase in potential residential density and for the resulting additional wastewater generation on the site. Each proposed lot has been shown to be capable of providing safe wastewater disposal for a 3-bedroom home, as required by town regulations. As with any potential future development proposed for the site, the mode of sewage disposal for any future single family residential lot would be an onsite individual septic tank and leachfield system. Future construction of on-site wastewater disposal systems is administered in accordance with applicable town adopted sewage disposal requirements. Therefore, no significant adverse effect upon water quality is foreseen and no mitigation measures related to water quality/sewage disposal are necessary.

- e. **Item 6 - Transportation/Circulation.** Primary access to the project site is currently provided by Buschmann and Foster Roads, both of which are paved public streets. The project site possesses thirty feet of public street frontage at the Foster Road/Buschmann Road intersection, which is sufficient access width pursuant to the town's Subdivision . The location of this frontage will provide a fourth approach to the intersection in a manner that will not create conflicting vehicle turning movements.

It is anticipated that upon full build-out and occupancy, the Indian Rock Springs project will generate up to an additional +/-50 vehicle trips per day. The portions of Buschmann and Foster Roads that are located nearby and serve the project area are not currently burdened with excessive vehicular traffic and are not projected to be in the foreseeable future. Given current traffic volumes upon these public streets, the increase in vehicle trips that would result from full build-out will not result in a reduction in the level of service below a level "A", meaning that vehicle traffic delays will continue to be insignificant.

As designed and submitted, interior access to Lot 1 would be provided by an existing private road (Indian Rock Lane) built to current town standards for private roads. Lot 2 would be accessed by both Indian Rock Lane and an existing private road extension of Buschmann Road, also build to current town standards. Lot 6 would be accessed via Indian Rock Lane and a proposed private road extension of Buschmann Road and Lots 3, 4 and 5 would also be accessed via the new private road extension of Buschmann Road. The new private road would

be built to current town standards. Both the existing and proposed private roads serving the project would be embodied within 40 foot-wide private access and public utility easements. Based upon the circumstances outlined in this discussion, impacts to transportation/circulation are deemed to be less than significant and no mitigation measures are warranted for the following reasons:

1. Separation distances between existing encroachments along Foster and Buschmann Roads are good;
2. Traffic sight distances along both of these public streets are good; and
3. No conditions inherently creating unsafe vehicle turning movements will inherently be caused by the project's proposed access onto public streets.

- f. **Item 7 - Biological Resources.** Review of the California DFG natural diversity data base information for the Paradise area reveals that no known rare, endangered or sensitive plant or animal species exist or inhabit the project site or its immediate vicinity. The entire site is very characteristic of many vacant areas in the Paradise community and does not appear to contain any unusual habitat or plant communities. 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 ultimate creation of five new residential building sites will significantly displace area animal populations, particularly since this project displays many characteristics of an infill project and is surrounded by single-family residential development, a public recreational facility and nearby commercial land uses. In addition the design of the project includes a 5.6 acre remainder that is proposed to remain undeveloped and largely in its natural state. Therefore, no significant adverse impacts to local animal populations are foreseen.

An area of riparian vegetation exists on the property in the vicinity of the onsite perennial creek and spring area both located within the remainder parcel and are not located within the boundaries of any of the proposed lots. Any grading, construction activities or other soil disturbance within or adjacent to these surface waters may adversely affect wetland habitat.

The design of the tentative map includes the construction of a private road crossing of the on-site, unnamed perennial creek at a point adjacent to the south project site boundary in order to provide access to Lots 3, 4 and 5. Any resulting alteration of this existing small creek may be subject to review and approval by the California Department of Fish and Wildlife under the Department's Lake and Streambed Alteration Program (LSA) in order to assure protection through improvements design of any wildlife resources associated with the creek and its margins and avoid any adverse environmental impacts.

Mitigation Measures:

1. Excluding the areas embodied within proposed Lots or existing onsite private road and utility easements, all land within twenty (20) feet of the center of the onsite perennial creek area(s) shall be designated on the final map as a "No soil disturbance and building exclusion area."
 2. Prior to any ground-disturbing activity associated with private road, drainage or utility improvements construction, the project developer shall provide material evidence of compliance with the requirements of the California Department of Fish and Wildlife pertaining to the Department's Lake and Stream Alteration Program (LSA). Any design requirements of the LSA Program shall be fully incorporated into required road, drainage and utility construction plans for the project.
- g. **Item 8 - Energy.** Due to the fact that the project is limited to the potential for five new residential building sites, no significant loss or use of non-renewable resources is expected. In addition, any new residence will be required to be constructed in accordance with current Uniform Building Code energy-efficiency standards. Therefore any impacts related to energy are deemed to be less than significant and no mitigation measures are necessary.
- h. **Item 9 - Hazards.** Since no known areas of toxic contamination exist on or in the vicinity of the project site, the project should not involve exposure of people to potential health hazards. In addition, any future land division facilitated by approval of the Indian Rock Springs Tentative Map application and the subsequent construction of five additional dwellings should not pose significant or unusual health risks associated with explosions or the release of toxic substances. Therefore any impacts related to hazards are deemed to be less than significant and no mitigation measures are necessary.
- i. **Item 10 - Noise.** It is likely that the project will result in increases of existing noise levels that would occur predominantly during the eventual construction of roadway improvements and future residential improvements. Such impact should be short term and should not be substantially adverse provided permissible community noise levels as established by the town's noise ordinance are not exceeded. Accordingly, no mitigation measures related to noise are necessary.
- j. **Item 11 - Public Services [Fire and Police Protection, Schools, etc.]**

Fire Protection: Fire flow requirements are the responsibility of the Paradise Fire Department with cooperative actions implemented by the Paradise Irrigation District (PID) and local project developers. Comments received from the Town of Paradise Building Official/Fire Marshal indicate that the proposed Indian Rock

Springs Tentative Map, as submitted, is designed in accordance with all town-adopted California Building Standards and Fire Codes with regard to fire access, new fire hydrant installation and spacing and required fire flows. Consequently, the Town Building Official/Fire Marshal has indicated support for the proposed project and its proposed design. Future residential construction will be conducted and completed in accordance with all applicable Building and Fire Code requirements applicable to Very High Fire Hazard Severity Zones. Future structures shall meet all the requirements of the California Residential Code for Materials and Construction Methods for Exterior Wildfire Exposure. If the Indian Rock Springs project is approved, the town will assign conditions accordingly to assure compliance with all applicable California Building and Fire Code requirements in effect at the time of building permit applications. Thus, no significant impacts related to fire protection have been identified and no mitigation measures are necessary.

Schools. Based upon a 0.39 student yield factor per new home, it is estimated that a potential increase of approximately 1.95 new students will ultimately be generated by the proposed land division. Current revenues received from developers of new dwelling and commercial building construction accounts for only a portion of the actual PUSD costs for permanent and interim school facilities, transportation, and also, administrative support facilities. However, the Paradise Unified School District has experienced declining student enrollment in recent years and, since the District was involved in the process of assigning RR-1 zoning to the project site, any increase in residential density allowed by RR-1 zoning could not have been unforeseen. In consideration of the fact that the project is limited in scope and would only create the potential for several additional students attending local schools, no significant impacts, cumulative or otherwise, are anticipated by town staff.

k. **Item 12 - Utilities and Service Systems.**

Sewage Disposal: As previously discussed within this document (see Item - 4 (h) and 12 (d) - Water Quality/Sewage Disposal), the mode of sewage disposal for any new dwellings ultimately established upon the site would be an individual on-site septic tank and leachfield system designed and operated in accordance with State of California-approved town wastewater disposal regulations. Prior to the submittal of tentative map application materials to the town, the project applicant secured a determination from town Onsite Wastewater Services Division staff that the size of the proposed lots and their soil characteristics display compliance with the requirements of the Town of Paradise sewage disposal ordinance for the creation of all six proposed lots as shown upon the proposed Indian Rock Springs Tentative Map. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures are deemed warranted.

Water Supply: The Paradise Irrigation District (PID) currently supplies water to the project site. It is not anticipated that a substantial amount of additional water usage would occur as a result of project approval and the subsequent creation of five additional residential building sites. Comments received from PID staff relative to this project indicate that the district's delivery facilities and firm yield capacity are adequate to supply water for domestic purposes. Therefore, no significant impacts related to water supply are anticipated as a result of project approval and no specific mitigation measures are necessary.

- i. **Item 13 - Aesthetics.** The project site is not situated in an area subject to any formal aesthetic or architectural review process, nor is the project site located within an officially designated scenic viewshed. Although the actual impact should be relatively minimal, the proposed project may produce new sources of light and potential glare associated with the eventual construction of residential improvements. It is not anticipated that these potential new light sources would be out of character with the existing residential setting or would adversely affect existing residences in the area. Further, the town's zoning regulations require outside lighting to be adequately shielded to prevent the direct illumination of neighboring properties. Thus, such impact is deemed less than significant and no mitigation is warranted.

- m. **Item 14 - Cultural Resources.** The project site is located within an area that is identified as being sensitive for prehistoric, ethnographic, and historic cultural resources. A written report of an archaeological inventory survey and evaluation for the site was prepared by archaeologist John Furry of Cultural Resource Specialties and has been submitted to the Town by the project applicant, based upon a field survey of the project site by Mr. Furry on July 7, 2017. The field survey detailed within this report resulted in the location of a previously-identified site consisting of a large prehistoric bedrock milling station. Mr. Furry recommended protection of the site and recommended archaeological clearance for the project. He also recommended a mitigation measure to address the discovery of any other resources on the site, but felt such a discovery was unlikely. If left unmitigated, residential development of the property could potentially disturb this archaeological site, resulting in a significant adverse impact to area cultural resources.

Mitigation Measures:

1. The final parcel map shall indicate an area identified as a "building exclusion and no soil disturbance zone" measured at least twenty-five feet from the archaeological site (boulder mortar) identified within the archaeological inventory survey and evaluation for the site prepared by archaeologist John Furry on July 7, 2017.

2. Place the following note upon the Final Map information sheet: "If any

archaeological or historical resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.

- n. **Item 15 - Parks and Recreation.** Approval of the Indian Rock Springs Tentative Map application will facilitate the creation of five new residential building sites. The ultimate construction of new single family residences will result in additional Paradise citizens that will utilize existing park and recreation facilities. This additional usage will contribute to an ongoing cumulative impact upon the existing park and recreation facilities. However, the town Subdivision Ordinance Regulations require land divisions to either set aside property or provide “in-lieu” funds to the recreation district to offset the eventual added impact upon areawide recreation facilities. If the Town ultimately approves a tentative map application for the Maran property, the project will be conditioned accordingly.

In addition, the Town of Paradise currently collects development impact fees (\$0.82 to \$1.49 per residential square foot) prior to the issuance of residential construction permits on behalf of the Paradise Recreation and Park District to further offset the impacts of residential development upon local parks and recreational facilities. Accordingly, no project-related significant impacts related to parks and recreation have been identified and no mitigation measures are necessary.

- o. **Greenhouse Gas Emissions.** Addressing greenhouse gas (GHG) generation impacts requires an agency to make a determination as to what constitutes a significant impact. The CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine if a project’s GHG emissions would have a significant impact on the environment.

The project’s GHG emissions would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with new vehicular trips and indirect source emissions, such as electricity usage for lighting.

To be conservative, total construction-generated GHG emissions were amortized over the estimated life of the residential development and included with operational emissions for comparison to the significance thresholds. A life of 30 years was assumed for the proposed project.

There are no GHG thresholds in Butte County and the Town of Paradise has no Climate Action Plan. We compared Butte County projects to Sac Metro and Tehama County thresholds (1,100 MT/year and 900 MT/year respectively for

operations). Operational GHG emissions for the project are 153 MT/year, primarily from motor vehicles traveling to and from the site. This amount of project-induced GHG emissions is significantly below both Sac Metro and Tehama County thresholds for significance. Sac Metro and Tehama County thresholds were used as they are in the same air basin as Butte County. Therefore, it is expected that the project will have a less than significant impact with regard to GHG emissions and no mitigation measures are necessary.

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 NEGATIVE DECLARATION WILL BE PREPARED.** X
- 3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. _____



Date: August 17, 2017 Signature: _____

For Town of Paradise

V. REFERENCES

1. Town of Paradise 1994 General Plan, Town of Paradise Community Development Department and QUAD Consultants
2. Town of Paradise inventory map of archaeologically sensitive areas 1987, CSUC Anthropology Department
3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates
4. Paradise Irrigation District water distribution map, 1993
5. USGS topographic map: Paradise West Quadrangle, 2015
6. The California natural diversity data base, state Department of Fish and Wildlife
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
8. Town of Paradise General Plan Land Use Designation Map, 1994
9. Town of Paradise Zoning Ordinance; Town of Paradise Community Development Department
10. Site inspection by Town planning staff; August 8, 2017.
11. Indian Rock Springs Tentative Map project application materials submitted to the Town of Paradise on February 14, 2017 and April 24, 2017
12. Archaeological Inventory Survey Report prepared for the Indian Rock Springs Tentative Map project by archaeologist John Furry and submitted to the Town of Paradise on July 18, 2017
13. National Emission Standards for Hazardous Air Pollutants: Revision of Source Category List Under Section 112 of the Clean Air Act, February, 2002



Initial Study
Prepared by: _____

Craig Baker
Community Development Director

M E M O R A N D U M

TO: Paradise Planning Commission Agenda No. 6(a)
FROM: Susan Hartman, Assistant Planner
SUBJECT: Application for Approval of an Extension of Time Assigned to the Conditionally Approved Freedle Parcel Map (PL17-00193); APN 051-071-122
DATE: September 12, 2017

BACKGROUND:

On **November 27, 2007**, the Planning Director conducted a public hearing and conditionally approved the above-noted tentative parcel map application authorizing the division of a 1.0 acre property located at 6291 & 6293 Oliver Road into two parcels subject to 15 conditions of project approval. On **June 19, 2013**, a minor map modification was approved which eliminated an access easement in favor of a “flag lot” design.

Town records indicate that the Town’s conditional approval of this tentative parcel map and its authorization to be completed as a recorded final parcel map would have expired on **November 27, 2010**. However, in consideration of the poor economy, the California State Legislature automatically extended the life of all unexpired land division approvals in the state several times. As a result of these legislative actions, the expiration date for the Freedle Parcel Map was extended to **November 27, 2017**. In anticipation of this circumstance, the project applicant, Clint Freedle, submitted a formal request on September 7, 2017 for the Planning Commission to grant an additional six year time period in order to accommodate fulfillment of the map conditions and recordation of the map as proposed. Pursuant to PMC Section 16.08.085, submittal of the time extension request automatically extended the parcel map for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

The statutory provisions of PMC Chapter 16.08 (Subdivisions of Four or Fewer Parcels) empowers the Planning Commission to legally exercise discretion on behalf of the Town of Paradise to either approve or deny applications for a time extension for any tentative parcel map. PMC section 16.08.085 stipulates that the Planning Commission may extend an approved tentative parcel map up to an additional six years.

DISCUSSION:

The design of the original parcel map application proposed to create two 0.50 acre parcels. Both proposed parcels are compliant with the existing Town Residential 1/2 acre minimum (TR-1/2) zoning assigned to the project site. The project was deemed to be exempt from environmental review, pursuant to the requirements of the California Environmental Quality

Act (CEQA).

The project applicant has indicated to staff that due to the economic downturn, it has been difficult to fulfill all of the parcel map conditions before the November 27, 2017 deadline. A review of the project files associated with the project reveals that the project engineer has prepared the final parcel map, the owner has paid to have the survey markers placed, and has made financial arrangements and agreements with AT&T for the installation of telephone utilities which shows significant progress toward the fulfillment of a number of the conditions of tentative parcel map approval. Additionally, Mr. Freedle has incurred a total cost of approximately \$20,000 pursuing the project and attempting to fulfill project conditions. Please refer to the attached letter received on September 7, 2017 from Mr. Freedle for additional details.

The statutory authority for the Planning Commission to approve an extension application is contained within Paradise Municipal Code (PMC) Section 16.08.085, which states that the Planning Commission must find evidence that a “good faith effort” has been made in satisfying the conditions of the approved tentative parcel map.

The circumstances outlined above compel staff to be supportive of Mr. Freedle’s request for a six year extension and therefore staff recommends that the Planning Commission grant a six year extension of time for assignment to this tentative parcel map in order to provide the applicant ample opportunity to successfully complete the remaining conditions of project approval and record a final map.

COMMISSION ACTION REQUESTED:

Adopt a **MOTION TO:**

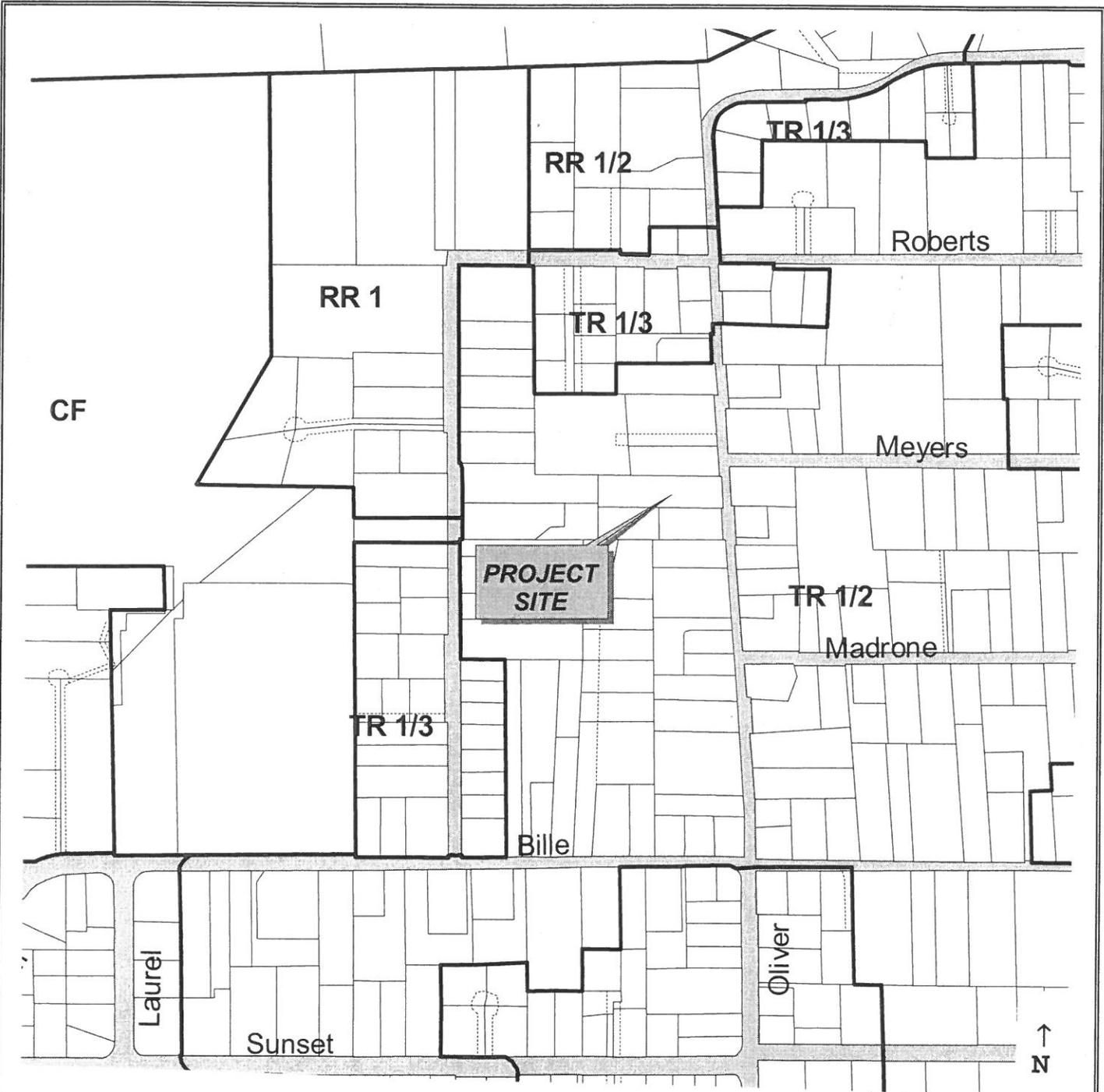
1. Approve, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Freedle Tentative Parcel Map (PM-07-3), thereby creating a new tentative parcel map expiration date of **November 27, 2023**.

APPEAL PROCESS: In accordance with the provisions of PMC Section 16.08.070(B), in the event that the Planning Commission denies the time extension application the project applicant can appeal such decision to the Town Council.

If a written appeal to the Town Council is not filed with the Town Clerk within ten calendar days of any denial decision, then the Planning Commission’s decision on behalf of the Town of Paradise becomes legally effective.

LIST OF ATTACHMENTS
FOR
FREEDLE PARCEL MAP TIME EXTENSION REQUEST

1. Project vicinity map.
2. Time extension request letter and supporting documentation from Clint Freedle, dated September 7, 2017.
3. Freedle Modified Tentative Parcel Map conditions of approval.
4. Conditionally approved Freedle Parcel Map.



APPLICANT: Clint Freedle	ADDRESS: 6293 Oliver
---------------------------------	-----------------------------

PROJECT DESCRIPTION:
 Parcel map application proposing to divide and adjust the boundaries of an existing .996 acre property into two parcels of record for residential use.

Zoning: TR-1/2	GENERAL PLAN: TR	FILE NO. PM-07-3
ASSESSOR PARCEL NO. 051-071-005	MEETING DATE: 11-27-07	

Clint Freedle
612 Hillcrest Dr.
Paradise, Ca.

RECEIVED
SEP 07 2017
TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

TOWN OF PARADISE

RE: PARCEL MAP EXTENSION REQUEST DUE TO HARDSHIP;

6291/6293 OLIVER ROAD, PARADISE, CA

Craig Baker, Paradise Planning Director

Dear Craig,

I hereby request an extension on a Parcel Map in progress.

The address is 6293 and 6291 Oliver Rd. AP# 051-071-005.

I have \$19,731. In this project to date. The receipts are attached and include North Star Engineering, Town of Paradise, Butte County and tree costs and permits. My current extension end in November, 2017

I was not able to complete this project due to the economy, extreme lack of funds, and no market. Further there was a health condition on my part.

North Star and I are currently again working on this, but need the extension so as not to start over, a loss of \$19,000. The project is to remain the same except for a minor modification we talked about creating a flag lot instead of double access easement.

SINCERELY,



Clint Freedle 09-06-2017

Freedle; Clint
c/o Clint Freedle
5567 De-Sante Lane
Paradise, CA 95969

612 Hcl/Orest Dr

Invoice number 56207
Date 10/30/2010

Project: 9279 Parcel Map 6293 Olive Road.

The invoice total shown below reflects charges for work performed this billing period. The total outstanding balance is shown as Outstanding in the Aging Summary below. Finance charges for past due balances are shown in the Aging Summary with an FC in the invoice number column. Thank you.

Invoice Summary

Description	Prior Billed	Total Billed	Current Charges
LOT LINE ADJUSTMENT	1,248.75	1,248.75	0.00
PRE DEVELOPMENT APPLICATION	0.00	0.00	0.00
TENTATIVE PARCEL MAP	512.50	512.50	0.00
FINAL PARCEL MAP	3,202.50	3,202.50	0.00
Professional Services	17,036.75	17,036.75	0.00
Expenses	0.00	0.00	0.00
Total	22,000.50	22,000.50	0.00
			Billed Amount
			0.00
			0.00
			0.00
			Invoice total 0.00

NorthStar ENGINEERING

Civil Engineers • Surveyors

111 MISSION RANCH BLVD., STE. 100
CHICO, CALIFORNIA 95926
530-893-1600
FAX-893-2113

Fed. I.D. 68-0130310

Clint Freedle Const.
5567 De Santa Lane
Paradise, CA 95969

June 7, 2007

A2644:9279

Project Manager: Jim H.

Project Charge through:

June 7, 2007

Client ID Project#
A2644:9279

Parcel Map

Current Balance

	<u>Amount</u>
Credit - Write Off for soil per Nick	\$13,018.38
Credit - Write off interest per Jim H.	(\$1,110.00)
Credit - Adjustment to overcharges on LLA	(\$ 749.63)
Total amount of this bill	<u>(\$1,000.75)</u>
	\$10,158.00
6/7/07 Payment Ck#1107	(\$10,158.00)

Paid

With this payment all bills is paid in full though June 7th.

*17,028 pd to
date Mar 8, 2009
to No. Star*

TERMS: NET CASH

A 1½% monthly service charge (18% per annum) will be added to your account if past due, plus attorney fees and costs incurred for collection.

NOTICE

"Under the Mechanics Lien Law (California Code of Civil Procedure, Section 1181 et seq.) your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor, in full, if the subcontractor, laborer, or supplier remains unpaid."

NorthStar
ENGINEERING
Civil Engineers • Surveyors

Contract summary as of March 1, 2007

Freedle #9279 - LLA and Parcel Map billing review. March 12, 2007

Total estimated costs excluding soils	16,865.00
<u>Total billed to date excluding soils minus adjustment</u>	<u>11,462.00</u>
Amount remaining in contract	5,403.00

Additional costs due to the change in the Lot Line Adjustment Location from the parcel on the west side to the parcel on the North. These extra costs include additional field work, additional Survey calculations, additional boundary calculations, revisions To the Lot Line Adjustment Plat, and revisions to the Tentative Parcel map.

<u>Amount remaining plus additional costs</u>	<u>2,665.00</u>
	8,068.00

Estimated NorthStar Engineering costs to complete the project Excluding any additional soils work. This is taken from the 2006 estimate form

NorthStar Engineering increased their rates approximately 10% On January 1, 2007	7,485.00
<u>Total estimated costs to complete excluding soils</u>	<u>748.50</u>
	8,233.50

PAYMENT DATE
03/05/2007
COLLECTION STATION
CDD - Counter
RECEIVED FROM
CLINT FREEDLE
DESCRIPTION
AP#051-071-005

Town of Paradise
5555 SKYWAY
Paradise, CA 95969

BATCH NO.
2007-00001077
RECEIPT NO.
2007-00006737
CASHIER
CDD User

Heavy
519
3840
Town
543
@ 215

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
CDDP TPM.01	Tentative Parcel Map 1010.40.4720.3400.104 CDD Planning - Tentative Parcel Map \$1,340.00	\$1,340.00																											
ADMIN TER	Tech Equip Replacement/Update 7627.00.0000.3406.101 Surcharges - Tech Equip Replacement/Update \$120.60	\$120.60																											
SURCHARGE.02	General Plan Update Fee 7628.00.0000.3406.100 Surcharges - General Plan Fees \$160.80	\$160.80																											
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>2457</td> <td>\$1,621.40</td> </tr> <tr> <td colspan="2">Total Cash</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Check</td> <td>\$1,621.40</td> </tr> <tr> <td colspan="2">Total Charge</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Other</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Remitted</td> <td>\$1,621.40</td> </tr> <tr> <td colspan="2">Change</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Received</td> <td>\$1,621.40</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	2457	\$1,621.40	Total Cash		\$0.00	Total Check		\$1,621.40	Total Charge		\$0.00	Total Other		\$0.00	Total Remitted		\$1,621.40	Change		\$0.00	Total Received		\$1,621.40	
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Total Amount:		\$1,621.40																											



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

Telephone: (530) 872-6291

August 14, 2007

NorthStar Engineering
John Hanley
111 Mission Ranch Blvd, Ste 100
Chico, CA 95973

Subj: Onsite Land Division Review, 6291 & 6293 Oliver Rd, AP# 051-071-005

Dear Mr. Hanley:

We have completed the review of the **revised** Tentative Parcel Map for the above reference property. Please be advised of the following;

Proposed Parcel #1: This parcel is now approved for a standard onsite wastewater treatment system with a maximum capacity of 324 gpd.

Proposed Parcel #2: This parcel is approved for a standard onsite wastewater treatment system with a maximum capacity of 318 gpd.

Should you have any questions, please do not hesitate to call.

Sincerely,

Doug Danz
Onsite Sanitary Official

Cc: ✓ Clint Freedle, owner
Craig Baker, Assistant Community Development Director

*Pa
for County Register
for LLA*

CLINT A FREEDLE
MARY L ZWICKER
5567 DE SANTE LANE
PARADISE, CA 95969

DATE Sept 24, 07 1126
11-35/1210 CA
1324

PAY TO THE ORDER OF BUTTE COUNTY TAX COLLECTOR

\$ 3666.00

Three thousand six hundred sixty six and 00/100

DOLLARS Security features are included. Details on back.

Bank of America

Line of Credit

California

FOR 051-071-060, Refundable

Freddie

⑆ 1 2 1 0 0 0 3 5 8 ⑆ 6 8 2 4 0 ⑆ 2 8 2 6 2 0 9 9 ⑆ ⑆ 1 ⑆ 2 6

C. LINDA BARNES, Tax Collector
COUNTY OF BUTTE

SD No 0000173

MAP NAME Freddie / Fischer LLA

FUND NO. 1011250

DATE 9/24 20 07

PAID BY Clint Freddie

PAYEE ADDRESS 5567 De Sante Ln

CITY Paradise

STATE Ca ZIP 95969 TENDER CK

AMOUNT PAID \$ 3666.00

YEAR 07, 08 ASMT. 051-071-060

YEAR 1 ASMT.

JRNL # _____ AMT. \$ _____ FUND # _____ WARRANT # _____

JRNL # _____ AMT. \$ _____ FUND # _____ SYSTEM # _____

The County Auditor is requested to issue a warrant payable to the above in the amount of \$ _____
I certify that this amount was, or is, hereby deposited in fund noted, and has not been withdrawn, and that this amount is now due and payable to the payee.

Tax Collector or Deputy

DO NOT MAIL

RETURN TO TAX COLLECTOR'S OFFICE

RECEIVED BY JCF
Tax Collector or Deputy

WHITE, Payee - GREEN, Auditor - CANARY, Tax Desk - PINK, No. Control - GOLDENROD, Auditor

9279
FREEDLE



PARADISE IRRIGATION DISTRICT

5325 Black Olive Drive • P. O. Box 2409 • Paradise, California 95967 • 530.877.4971 • Fax 530.876.0483

March 21, 2007

MAR 23 2007

Town of Paradise
Attention: Kari Eurotas
5555 Skyway
Paradise, CA 95969

SUBJECT: Clint Freedle Tentative Parcel Map Application, PM-07-3, 6293 Oliver Road, APN 051-071-005.

Dear Kari:

Thank you for the opportunity to review the above referenced tentative subdivision map application. The following comments and conditions apply to the project, as proposed.

1. A 1-inch water meter currently serves this property. After this map records, and at such time as the resulting parcels cease to be under identical ownership, an additional meter will be necessary to serve water to the second parcel. Payment of a Service Capacity Fee and Meter Installation Fee will be necessary at the time the meter is ordered.
2. At the owner's option the existing 1-inch meter could be traded in and the service capacity fee from the 1-inch meter could be applied to the service capacity fee due for two ¾-inch meters. The current service capacity fee for a 1-inch meter is \$7,293 and the fee for a ¾-inch meter is \$4,376. This transaction, if selected, must take place prior to the sale of either property.
3. Static pressure at the project location is approximately 120 psi.
4. An 8-inch water main is located in Oliver Road. Hydrant flows in the project vicinity appear to be good.
5. If a pumped septic system is required on either parcel, a backflow prevention assembly will be required at the water meter. Installation, maintenance and testing of backflow prevention assemblies are the responsibility of the water customer.

Please contact me at 877-4971 if you have any questions or comments regarding this matter.

Sincerely,

Neil J. Essila
Assistant Engineer

Cc: Clint Freedle
James Herrick, NorthStar Engineering

LLA-07-1
Withdrawn

PARADISE FIRE DEPARTMENT FIRE FLOW/HYDRANT LOCATION REQUEST FORM

Rec'd PFD 1/23/07
FEE: \$31.00 for Fire Flow/Hydrant Location
Requests for Building Permits/Land Use Entitlements

DATE: 6/29/06 CASH CHECK

SITE ADDRESS: 6293 OLIVER ROAD, PARADISE CA 95969

AP# 051-071-005

Construction: Residential [] Commercial

Type of Construction: wood: Stucco: _____ Other: _____

Total Size of Construction: Square Feet
(Residential include attached garage in total)

- Building permit already applied for.
- Ready to apply for Building Permit.
- Land Use Entitlement.

Minor Land Division and/or parcel map. (BOTH RESIDENCES ARE EXISTING)

I understand that the information herein provides only the fire flow for this site and does not address the specific requirements for a certain project on the site. Any changes to the above listed total square footage or construction type, will require that the Fire Department be notified to re-evaluate the fire flow.

THIS INFORMATION IS GOOD FOR ONE YEAR AND EXPIRES ON 1/24/08 APPLICANT WILL BE REQUIRED TO APPLY AGAIN FOR THE FIRE FLOW INFORMATION AFTER THIS EXPIRATION DATE.

COMMERCIAL PROJECTS MAY REQUIRE ADDITIONAL FIRE HYDRANTS. LOCATIONS TO BE DETERMINED AT TIME THE PLANS ARE SUBMITTED TO THE BUILDING AND FIRE DEPT.

AUTOMATIC SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BEFORE INSTALLATION OF THE SYSTEM OR ANY SITE INSPECTIONS.

Person/Agency Requesting Flow: Clint Freedle

Signature: *[Signature]* (Agent) Phone # 8720381

Mailing Address (Required) 5567 Desante Ln.
Paradise, CA 95969

THE PERSON REQUESTING THIS REPORT IS RESPONSIBLE FOR GIVING THE INFORMATION IN THIS REPORT TO THE OWNER/CONTACTOR/PERMIT HOLDER

Date: 1/24/07 OFFICIAL INFORMATION

Hydrant# S-473 Hydrant Flow 2802 located at: Oliver + Desante Wy *S/W*

Hydrant is within the required distance of the structure.

Water flow adequate for total 67 e footage.

CONDITIONS CONTINUED ON REVERSE SIDE



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

June 19, 2013

FILE COPY

Clint Freedle
P.O. Box 301
Paradise, CA 95967

Subject: Minor Parcel Map Modification Application (PL13-00170): Freedle Parcel Map (PM-07-3); AP No. 051-071-122

Dear Mr. Freedle:

Pursuant to the provisions of Section 16.08.100 of the Paradise Municipal Code, the Town of Paradise hereby approves a minor modification to the above-referenced parcel map (eliminating an access easement in favor of a "flag lot" design for Parcel 2) subject to the following amended list of project conditions of approval and findings of fact:

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP

ROADS AND ACCESS

1. Obtain an approved encroachment permit from the Town of Paradise and construct a full width on-site private roadway access (to serve Parcel 2) connecting to Oliver Road to the Town adopted A-1 road standard including a town-approved turn around facility.
2. Obtain an approved encroachment permit from the Town of Paradise and construct a driveway encroachment (to serve Parcel 1) in accordance with the Town's adopted road standards.
3. Construct or defer by covenant executed with the Town of Paradise a one-half street section upgrade improvement along the project site frontage of Oliver Road to the town-adopted B-2 road standard.

4. All easements of record shall be shown on the final parcel map.
5. Indicate on the final parcel map a fifty-foot building setback line measured from the centerline of Oliver Road.

SEWAGE DISPOSAL

6. Satisfy all requirements of the Town of Paradise Onsite Sanitary Official concerning the design of the final parcel map.

UTILITIES

7. Meet all requirements of the Paradise Irrigation District (PID) in accordance with comments provided by PID staff for the Freedle parcel map, dated March 21, 2007, on file with the town Development Services Department.
8. Meet the requirements of other utility companies regarding the establishment of necessary public utility easements.

FIRE PROTECTION

9. The project developer shall construct on-site private road upgrade improvements in a manner that provides a minimum fourteen-foot wide road surface, twenty feet of horizontal clearance and a turnaround facility in accordance with the requirements of the California Fire Code, the Town of Paradise adopted road standards and in a manner deemed satisfactory to the Town Fire Marshal.
10. Meet all other requirements of the Paradise Fire Department in a manner deemed satisfactory to the Town Fire Marshal and substantially consistent with the Fire Department plan check review for the Freedle parcel map dated June 26, 2007 and on file in the Town of Paradise Development Services Department.

OTHERS

11. Provide documentation from the office of the Butte County Tax Collector verifying payment of current property taxes and any assessment liens imposed by the town.
12. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.

13. 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).
14. 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 Nos. 1 and 2 may be required to pay any Town of Paradise adopted development impact fees."
 - b. "At the time of building permit issuance authorizing new buildings or building additions, owner(s) of Parcel No. 2 may be required to secure and provide an elevation certificate prepared in accordance with the requirements of the Town Engineer."
 - c. "If any archaeological resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery."

FINDINGS OF FACT

1. I find that this minor modification to the conditionally-approved Freedle parcel map (PM-07-3) is reasonable and appropriate for the following reasons:
 - a. No lot, units or building sites are added.
 - b. The change is consistent with the intent of the original tentative parcel map approval.
 - c. There are no resulting violations of the Paradise Municipal Code.
 - d. No new onsite easements are granted or created not shown on the approved map.
 - e. The Town Engineer has reviewed the proposed modification and has communicated his approval thereof to the Town Planning Director.
2. I find that this minor modification to the conditionally-approved Freedle parcel map is consistent with the prior Town adopted finding that this land division project will not

create a significant adverse environmental effect because it has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA).

3. I further find that this amendment action shall not affect the November 7, 2015 expiration date of this conditionally approved parcel map.

I trust this above-noted action shall facilitate the finalization of this approved parcel map. However, should you wish to appeal this decision, you may do so within ten (10) days of the date of this letter by filing a written appeal along with the required appeal fee with the Town Clerk of the Town of Paradise. If you have any questions concerning this matter, please feel free to contact me at this office.

Sincerely,

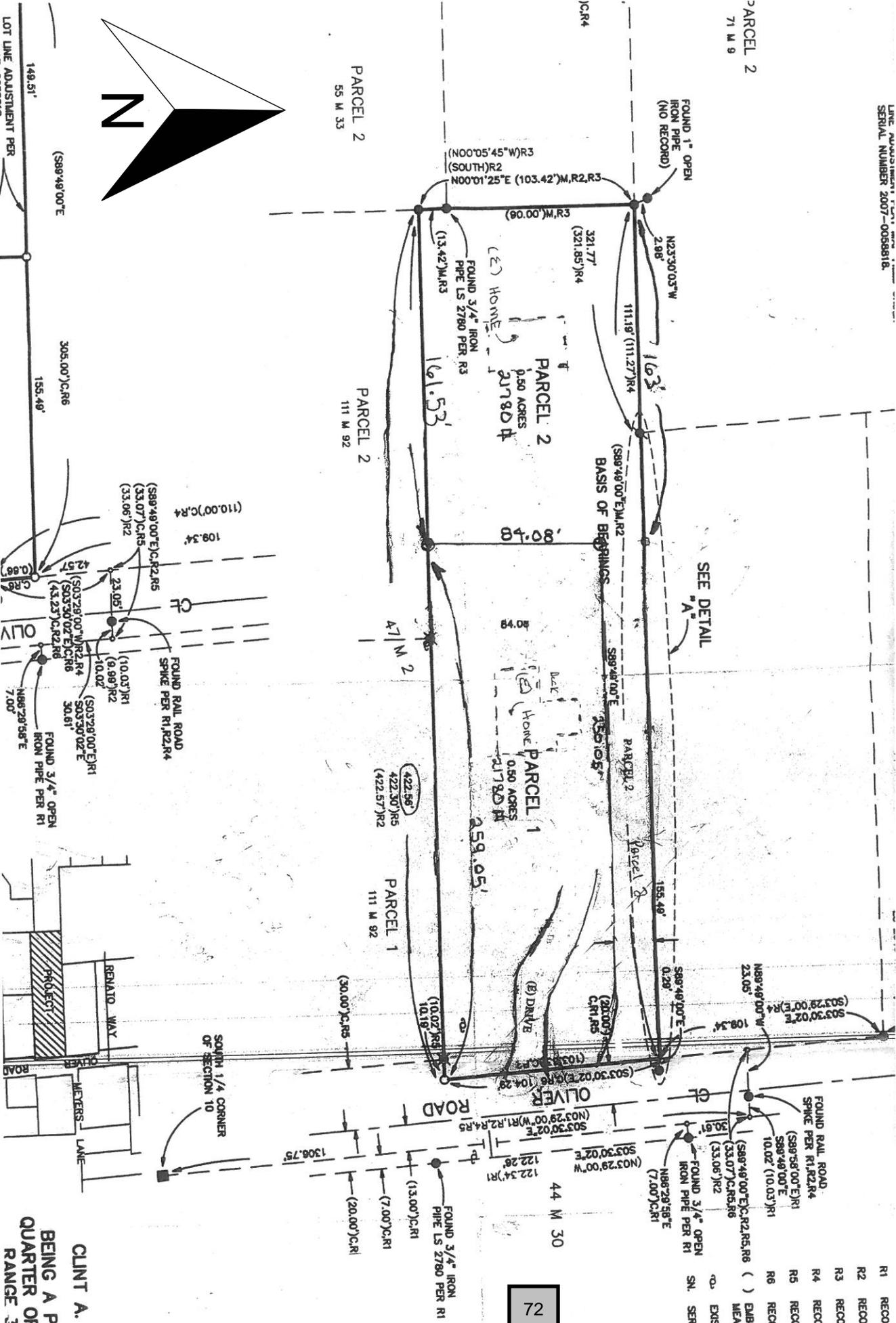
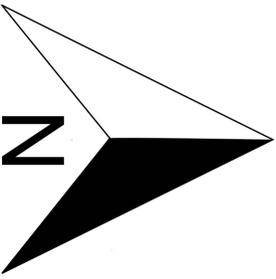
A handwritten signature in black ink, appearing to read 'CBM', with a long horizontal flourish extending to the right.

Craig Baker
Planning Director

PARCEL 2
71 M 9

CR4

PARCEL 2
55 M 33



SEE DETAIL
"A"

PARCEL 2
BASIS OF BEGINNING

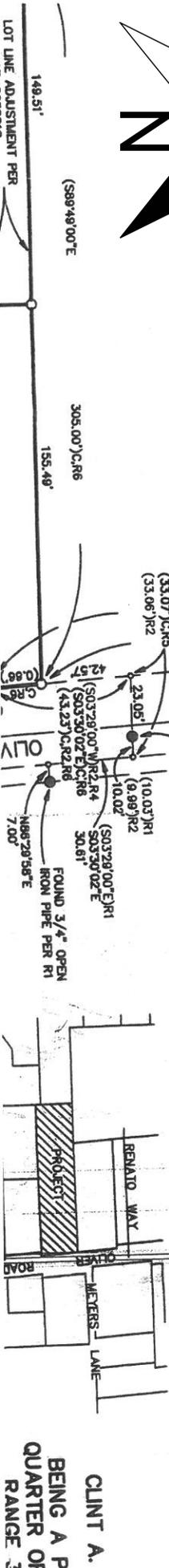
PARCEL 2
0.50 ACRES
21780 ft

PARCEL 1
0.50 ACRES
21780 ft

PARCEL 2
111 M 92

422.58'
422.57' R2

PARCEL 1
111 M 92



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72

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- R2 RECORD DATA PI
- R3 RECORD DATA P
- R4 RECORD DATA P
- R5 RECORD DATA P
- R6 RECORD DATA F
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- o EXISTING POWER
- SN SERIAL NUMBER