



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, CDD Manager/Assistant Planner

Planning Commission Members:

Anita Towslee, Chair
Kim Morris, Vice Chair
James Clarkson, Commissioner
Ray Groom, Commissioner
Stephanie Neumann, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – October 16, 2018

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 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. 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 Planning Commission 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, 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 21, 2018 and the Special Meeting Minutes of September 13, 2018. (Roll Call Vote)

2. COMMUNICATION

- 2a. Recent Council Actions
2b. 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 | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

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

4. CONTINUED PUBLIC HEARING - None.

5. PUBLIC HEARING

- 5a. Planning Commission consideration of a conditional use permit application proposing to replace of two older nonconforming mobile homes (432 sq. ft. and 672 sq. ft.) with two new, larger manufactured homes (both (+891 sq. ft.) on a 3.78 acre property zoned Rural Residential-1 acre minimum (RR-1) and located at 874 Buschmann Road in Paradise. The combined number of bedrooms is not proposed to be increased, nor is the residential density on the site proposed to be increased. The property is further identified as Assessor Parcel Number 054-090-061.

Adopt the required findings for approval as provided by staff, and approve the Teeter use permit application (PL18-00195) for property located at 874 Buschmann Road (AP 054-090-061), requesting authorization to expand an existing nonconforming land use, subject to conditions.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

- 8a. 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	



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P L A N N I N G C O M M I S S I O N M I N U T E S

August 21, 2018

6:00 PM

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

PLANNING COMMISSIONERS PRESENT: James Clarkson, Ray Groom, Anita Towslee and Stephanie Neumann Chair.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Groom, seconded by Morris**, approved the Regular Minutes of June 19, 2018 Planning Commission Meeting. Roll call vote was unanimous.

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2018/19 FISCAL YEAR.

- a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened up the floor for nominations for Planning Commission Chair for a one-year term commencing on August 21, 2018.

James Clarkson nominated Anita Towslee and Anita Towslee nominated Ray Groom to serve as Chair for a one-year term commencing August 21, 2018.

Motion by Morris, seconded by Neumann to close the nomination for position of Chair. All Commissioners approved closing the nomination.

A roll call vote on Commissioner Towslee to serve as Chair for a one-year term through June 30, 2019 was approved unanimously.

Town Clerk Volenski turned the meeting over to Chair Towslee

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

Ray Groom nominated Commissioner Morris to serve as Vice Chair for a one-year term through June 30, 2019.

Motion by Neumann, seconded by Clarkson to close the nomination for Vice Chair. All Commissioners approved closing the nomination.

A roll call vote on Commissioner Morris to serve as Vice Chair for a one-year term through June 30, 2019 was approved unanimously.

3. COMMUNICATION

a. Recent Council Actions - Community Development Director Baker informed the Planning Commission that at the August 14, 2018 Town Council meeting the Town Council adopted Ordinance No. 570, the Balasek Rezone and they had two public discussions. The first discussion was regarding short term vacation rentals; the Town's ordinance currently accommodates short term rentals and can receive transient occupancy tax from them. The second discussion was about food trucks and if they should be allowed in the central business zone. The Town Council directed staff to look deeper into it and identify sites that might be suitable in the downtown. Currently food trucks are only approved in the downtown for special events and up to four days. This item will come back to the Town Council on the September agenda.

b. Staff Comments – None

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. SONNTAG GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL18-00151):** Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a ± 0.36 acre portion of a ± 5.31 acre property from Agricultural Residential (AR) to Town Residential (TR) and change the zoning for the same area from Agricultural Residential-1 Acre Minimum (AR-1) to Town Residential-1/3 acre Minimum (TR-1/3) to accommodate a concurrent lot line adjustment which will make an existing non-conforming property improvement compliant with town zoning regulations. No additional development is proposed. The project site is located at 0 Merrill Road, the last parcel on Merrill Road located within the eastern town limit; Assessor Parcel No. 050-260-015. After the public hearing, Adopt Planning Commission Resolution No. 18-2, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (Walter Sonntag: PL18-00151)."

Assistant Planner Hartman provided an overview of the project. Ms. Hartman stated that the Sonntag General Plan Amendment (GPA) and Rezone will satisfy two of the 41 conditions from the previously approved, and extended, Sonntag Vesting Subdivision Map at the end of Merrill Rd. The lot line adjustment is to convey a ± 0.36 acre land area from Merrill Road to 6674 Shay Lane which will correct a nonconforming land use where the property improvements crossed the property line; the rezone will change the property from AR-1 to TR 1/3 so that it will match the zoning on Shay Lane. This project is exempt from CEQA.

Chair Towslee opened the public hearing at 6:11 p.m.

1. Danielle Wyllie asked what the total acreage was with the lot line adjustment, if the lot line adjustment was one of the conditions and if all the conditions are in the file and requested a copy of the conditions of approval. Ms. Wyllie stated the previous report said that Shay Lane could one day go through to Stark Lane, doesn't think there are adequate road standards for that to happen and was concerned that the properties could be reduced into 1/3 acre lots.

Assistant Planner Hartman stated that the lot line adjustment is one of the 41 conditions of the Subdivision Map, that a copy of the conditions are available for her, that Dr. Sonntag does not expect to

complete the subdivision map and that the zoning for the subdivision map is 1 acre minimums and Shay Lane is 1/3 acre minimums.

2. Dr. Sonntag stated that he is 81 years old, will not be pursuing the creation of the subdivision map due to the high costs and expenses of the proposed project and asked the Planning Commission to consider approving the General Plan Amendment and Rezone that he has requested.

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

MOTION by Neumann, seconded by Clarkson, Adopted Planning Commission Resolution No. 18-2, “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (Walter Sonntag: PL18-00151).” Roll call vote was unanimous.

7. OTHER BUSINESS

- 7a. Consider adopting a motion recommending Town Council approval of a development agreement granting a density bonus for a proposed 56-unit senior housing development project located at 926 Buschmann Road. The property is currently vacant. The development agreement will be between the Harding Revocable Inter Vivos Trust and the Town of Paradise.

Assistant Planner Hartman provided a brief overview of the request to approve the Harding Density bonus development agreement which is a condition of the Administrative Permit previously approved by the Planning Commission. Ms. Hartman explained that the California Density Bonus Law states that a jurisdiction shall grant a density bonus of up to 20% when the applicant for the housing development seeks and agrees to construct a senior housing development as defined in the civil code. In order to reach the approved 56 units, Mr. Harding will need an increase in density from 15 units per acre up to 17 units per acre which is about a 14% increase. The proposed development agreement is a recorded covenant that runs with the land and ensures that the development will remain as senior housing for a period of not less than 30 years.

MOTION by Neumann, seconded by Clarkson, adopted a motion recommending Town Council approval of the proposed development agreement granting a residential density bonus for the property located at 926 Buschmann Road in Paradise. Roll call vote was unanimous.

- 7b. Appointment of two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeal body) during the FY 2018-19 (Requirement of PMC Chapter 15.36).

All Commissioners present voted unanimously to approve the appointment of Commissioners Clarkson and Groom as representatives to serve upon the Town of Paradise Landscape Committee (Appeals body) during the FY 2018-2019. (Requirement of PMC Chapter 15.36).

8. COMMITTEE ACTIVITIES - None

9. COMMISSION MEMBERS

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

Community Development Director Baker informed the Commissioners that the Final Environmental Impact Report was available for the Safeway project and that a special Planning Commission meeting is scheduled for September 13, 2018 to adopt the plan. Mr. Baker also reported on the following projects: Lynn’s Optimo,

Woodview Retirement Cottages, Gold Seekers, Capay Hops Factory, Bank of the West, a Use permit for the property next to Town Hall and Immediate Care.

10. ADJOURNMENT

Chair Towslee adjourned the meeting at 6:42 p.m.

Date Approved:

By: _____
Anita Towslee, Chair

Attest:

Dina Volenski, CMC, Town Clerk



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PLANNING COMMISSION SPECIAL MEETING MINUTES

September 13, 2018
6:00 PM

The meeting was called to order by Chair Anita Towslee at 6:01 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: James Clarkson, Ray Groom, Kim Morris, Stephanie Neumann, and Anita Towslee, Chair.

PLANNING COMMISSIONERS ABSENT: None

1. PUBLIC HEARING

- 2a. Adoption of a proposed resolution making findings of fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act for the Black Olive Village project.

In addition, the proposed resolution would approve the Safeway, Inc. Use Permit (PL16-00263) and Tree Felling Permit (PL16-00264) applications: The project applicant is seeking Town of Paradise approval for Use Permit and Tree Felling Permit applications affecting a 7.63 acre land area comprised of five contiguous properties identified as Assessor Parcel Nos. 052-211-007, -21, -36 and -37 and 052-182-092, located on the west side of the Skyway/Black Olive Drive intersection. The purpose of the requested application approvals is to facilitate the establishment of 67,743 square feet of retail uses, including a Safeway supermarket (54,471 square feet), 7,800 square feet of additional retail space, a 4,200 square foot restaurant pad, an 18 pump fueling center and all supporting site improvements. The project applicant is also proposing the felling and removal of 180 trees larger than 10 inches in diameter in order to accommodate development of the project.

Community Development Director Baker provided an overview of the Black Olive Village/Safeway project. Mr. Baker suggested one edit to the Mitigation Monitoring and Reporting Program, (page 116) to change the word plan to permit. "Section MM 4.1.2c Prior to approval of the proposed tree removal ~~plan~~-permit the boundaries of the project site shall be certified by a California-licensed surveyor and reconciled with the proposed tree removal plan."

Alice Tackett from Michael Baker International, the consulting firm that prepared the Draft Environmental Impact Report (EIR) and Final EIR, presented the project through the entire process. Ms. Tackett explained the measures that were taken to perform the EIR that began in July 2017 and the release of the Draft EIR

February 2018 and Final EIR in August 2018. Ms. Tackett stated that there were five topic areas that were identified for detailed analysis: traffic, noise, aesthetics, air quality and green house gases.

Loren Chilsen, Traffic Engineer from Traffic Works stated that a comprehensive traffic study was done regarding the major intersections that will be affected by the project. The 1994 General Plan, adopted by the Town, establishes levels of service policy that govern the acceptable traffic standards.

Chair Towslee opened the public hearing at 6:37 p.m.

1. Todd Paradis, Real Estate Manager of the Project, stated that this project has been 5-6 years in the making and finding a septic solution is not usually a problem he has to deal with and was unique to this project. Mr. Paradis stated that the new store will be able to provide more amenities to the community; will have a gas station to allow customers to purchase gas in town; a new signal for the Town that Safeway was able to be included in and new bus shelter close to the store. Mr. Paradis appreciated the Town's strong feelings toward the project architecture and how it would fit into the community. Mr. Paradis stated that they have read and agree with all of the conditions of the project. Mr. Paradis acknowledged the letter from David Schott regarding the preservation of a specific tree and was not certain that it would be able to be saved.
2. Scott Gibson, Architect, stated that he has worked with Safeway for the past 30 years, that the project is fully accessible and ADA compliant and that they are hoping to draw additional tenants to the project.
3. Mira Sendan, Barbara Way resident, does not support the project, said the project will be in her back yard; was upset to learn about the project only five days ago; that there would be a gas station and a 20% increase in traffic. Asked how a tree could be valued at \$175.00 each and stated that she had to come tonight because she would feel guilty if something happened to a pedestrian and she had remained silent.
4. Aeneas Chance, property owner, asked how this project could be on his property when he still owned it. (it was determined the Mr. Chance's property was on the East side of Skyway, across the street from the proposed Safeway project)
5. Todd Paradis stated that the properties had been purchased by Safeway at least a year ago.
6. Eileen Franco Brooks, Horseshoe Hill Lane property owner, stated that her property will back up to Safeway; asked how the project will affect property values and how far the retaining wall would be from the property line.
7. Bruce Siercks asked if there was a site plan showing the wastewater; if site drainage had been taken into consideration; if the retaining walls would be built on the property line and who would maintain the retaining walls.

Chair Towslee closed the public hearing at 7:02 p.m.

Russ Erickson, project Civil Engineer, showed the Planning Commissioners and public, on the project map/drawings, where the 16 ft retaining walls would be located

Scott Gibson stated that all the retaining walls are offset, not on the property lines, that they are attractive walls and will be maintained by Safeway.

MOTION by Neumann, seconded by Clarkson, to adopt the required findings as provided by staff, adopt Planning Commission Resolution No. 18-3, **“A Resolution of the Planning Commission of the Town of Paradise Adopting Findings of Fact, a Statement of Overriding Considerations, a Mitigation Monitoring and Reporting Program and Certifying the Environmental Impact Report for the Black Olive Village Project and Approving the Project (SCH Number: 2017072065),”** certifying the project Final Environmental Impact Report as adequate and in compliance with the California Environmental Quality Act and approve the proposed **“Black Olive Village”**, it’s related use permit (PL16-00263) and the related tree felling permit application (PL16-00264) affecting property identified as Assessor Parcel Nos. 052-211-007, 052-211-021, 052-211-036, 052-211-037 and 052-182-092, subject to the following conditions. Roll call vote was unanimous.

GENERAL CONDITIONS OF PROJECT APPROVAL

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. It shall be the responsibility of the project proponent to comply with any mitigation measures assigned to the project in a timely fashion. It shall be the responsibility of the Town of Paradise to ensure that the applicant successfully complies with any proposed mitigation measures at the appropriate milestones in the overall project review and development process.
3. At the sole discretion of the Town of Paradise, the project developer may be required to bear the cost of a private, third party mitigation monitoring agent selected by the town to monitor and provide reporting regarding compliance with project-assigned mitigation measures.
4. If any conflicts arise between adopted conditions of approval and adopted mitigation measures, the requirements of the mitigation measures shall prevail and be implemented by the project developer.
5. All proposed property improvements and facilities shall be established in a manner that is consistent with Town of Paradise-approved project plans and application materials.
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 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 before the Planning Commission and the payment of the appropriate processing fees.
7. All work within the Skyway 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.
8. 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).
9. Secure the approval and issuance of a town-approved administrative permit for any signs established within fifty feet of the center of Skyway.

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

ROADS & ACCESS

10. Deed forty feet from the center of the Skyway right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

DRAINAGE & GRADING

11. Submit a Post-Construction Standards Plan, for a Regulated Project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.
12. The project developer shall submit engineered grading plans in compliance with Paradise Municipal Code Appendix J standards and secure town issuance of a grading permit. Pay applicable grading permit fees per current fee schedule.
13. Provide evidence of submittal of a Notice of Intent (NOI) to the State Regional Water Quality Control Board (RWQCB) Provide the town with a copy of the approved project storm water pollution prevention plan (SWPPP) **PRIOR** to initiation of grading activities. Meet all other requirements of the RWQCB.
14. Submit a detailed soil erosion prevention plan, showing all erosion control devices and sedimentation basins, to the Town Public Works Department for approval by the Town Engineer **PRIOR** to the start of any earthwork. Pay applicable erosion control plan review fees per current fee schedule.
15. Submit a detailed dust emissions control plan meeting the requirements of the Town Public Works Department and the Butte County Air Quality Control District for approval **PRIOR** to the start of any earthwork.

FIRE PROTECTION

16. Establish and maintain compliance with all applicable requirements of the Town Building Official/Fire Marshal in accordance with the written comments dated June 20, 2018 for the Black Olive Village Project (copy on file with the Town Development Services Department).

SANITATION

17. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage treatment and disposal system to serve all proposed facilities in accordance with the Land Use Review approval of July 21, 2016.
18. If all project site parcels are not merged, meet the requirements of the Town Onsite Division regarding the necessity for recordation of wastewater covenant(s) and/or wastewater easement(s) affecting the project site assuring adequate wastewater disposal in a manner deemed satisfactory to the Town Attorney.

SITE DEVELOPMENT

19. Either record a parcel merger or a lot line adjustment that eliminates conflicts with the proposed design of the project. Properly abandon any easements that conflict with the proposed design of the project.
20. Secure Design Review approval for the proposed architectural building designs and any proposed business signs.
21. Submit construction documents and meet the requirements of the Town Building Official/Fire Marshal regarding building permits and all applicable town-adopted construction code regulations including a separate accessibility site plan that is reviewed and approved by a State of California Certified Access Specialist **PRIOR TO** submission to the Town of Paradise.
22. Submit three (3) copies of a detailed engineered on-site development, grading, street frontage and improvement plan(s), with an Engineer's Estimate for civil improvements (excluding utilities), showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required on-site civil plan checking fee. Required improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.

WATER

23. Meet all design requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated November 16, 2016 and any revisions thereto on file with the Town Development Services Department.

OTHERS

24. Prior to the issuance of building permits for the fueling station or any backup generator(s), provide material evidence to the Town of Paradise (Building Safety Division) of the issuance of an Authority to Construct Permit from Butte County Air Quality Management District.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY

ROADS & ACCESS

25. Construct and install all proposed and required site improvements, intersection improvements, signal modifications and street frontage improvements to the satisfaction of the Town Engineer. Street frontage improvements shall include a Butte Regional Transit bus turnout meeting the requirements of the Butte County Association of Governments (BCAG). Deed additional right-of way to the Town of Paradise as necessary to accommodate the bus turnout.

SANITATION

26. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval of the construction and final design of the onsite sewage disposal system.

SITE DEVELOPMENT

27. Construct all necessary site, drainage, access, frontage and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices. Meet all other requirements of the Town Engineer as outlined in a memorandum from the Town Engineer regarding the Black Olive Village project dated September 1, 2016 and on file in the Town Development Services Department.
28. Submit two copies of landscaping plans and application fee to the Development Services Department (planning division) designed in accordance with Paradise Municipal Code requirements and the California State Model Water Efficiency Landscape Ordinance (MWELO). **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
29. The required landscape plan for the proposed Black Olive Village project shall include provisions for the planting of all required replacement trees on-site and within each landscape area, particularly in areas adjacent to residential land uses and in areas plainly visible from Skyway. Tree plantings shall be selected and ultimately approved by the Town for inclusion within the landscape plan primarily based upon their ability to provide summer shade and to mitigate the loss of native trees on the project site. Smaller ornamental tree species (i.e. dogwood, crepe myrtle) shall not be considered suitable for purposes of replacing native trees on site. Any replacement trees that cannot be accommodated on a 1 to 1 ratio in the landscape plan (as certified by either a licensed Landscape Architect or a certified Arborist) shall be subject to an in-lieu mitigation fee per tree (\$175/tree).
30. No heavy equipment shall be operated or stored within the drip line of any tree that is not planned for felling and removal.
31. Meet the requirements of the Paradise Irrigation District and all other utility providers regarding the extension or relocation of water mains, utility service lines and the establishment of any necessary on-site utility easements.
32. Meet the requirements of Northern Recycling and Waste Services (NRWS) regarding the design and function of the solid waste/recycling enclosures and provide evidence thereof to Town Development Services Department (building safety services division) staff.

Outside light fixtures associated with the project shall be designed to not exceed a height of twenty feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.

FIRE PROTECTION

33. Complete all applicable project requirements of the Town Building Official/Fire Marshal review comments/conditions dated June 20, 2018 on file with the Town Development Services Department.

OTHERS

34. Provide material evidence to the Town of Paradise (Building Safety Division) of a finalized food facility inspection (Safeway supermarket and any other qualifying food service) and underground storage tank inspection (fueling station) from Butte County Environmental Health.

35. If any archaeological or historic cultural 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.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF TREE FELLING PERMIT

36. Secure the issuance of a Town approved tree-felling permit prior to felling any qualified trees and pay the adopted permit fee.
37. Secure official Town Engineer approval of detailed and engineered project civil improvement plans (including drainage plans), issuance of an onsite sewage disposal construction permit, and submit building construction plans for the Black Olive Village development project.
38. Submit an erosion and sediment control plan specific to the tree felling operation.
- a. The plan shall detail a singular construction site entrance and exit;
 - b. The plan shall detail how best management practices will be implemented at specific locations to handle erosion and sedimentation risks;
 - c. The plan shall detail dust control measures;
 - d. The plan shall require access by logging trucks as “right-in and right-out” meaning that there shall be no left turns by logging trucks at the uncontrolled intersection.
39. Submit and secure Town Planning Director review and approval of a professionally produced “Tree Protection Plan” for the proposed project that provides for existing tree protection measures (protective fencing, etc.) prior to the commencement of ground disturbance site work (grading, etc.) for the project. Pay applicable review fees per current fee schedule.

GENERAL CONDITIONS OF TREE FELLING PERMIT

40. All qualifying trees proposed to be retained on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise Suggested Practices for Protection of Trees on Commercial, Quasi-Public, and Multi-Family Residential Construction Sites.
41. A certified arborist shall be engaged by the project applicant to oversee the employment of tree protection measures during all related project site improvements that have the potential to effect trees to be retained.
42. The approval action of this tree felling permit application shall only be valid and in effect for three (3) years past its conditional approval date.

2. ADJOURNMENT

Chair Towslee adjourned the meeting at 7:15 p.m.

Date Approved:

By:_____

Chair Towslee

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING DIRECTOR
PLANNING STAFF REPORT
MEETING DATE: October 16, 2018**

FROM: Craig Baker, Community Development Director **AGENDA NO. 5(a)**
SUBJECT: Teeter Conditional Use Permit Application (PL18-00195)
DATE: Tuesday, October 9, 2018 **AP 054-090-061**

GENERAL INFORMATION:

Applicant: Doug Teeter
5501 Rockford Lane
Paradise, CA 95969

Location: 874 Buschmann Road, Paradise

Requested Action: Use permit approval to authorize replacement of two older nonconforming mobile homes (432 sq. ft. and 672 sq. ft.) with two new, larger manufactured homes (both \pm 924 sq. ft.). The combined number of bedrooms is not proposed to be increased.

Purpose: To replace the existing dwellings with newer, more efficient dwellings

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

General Plan Designation: Rural Residential (RR)

Existing Land Use: Multiple-family residential

Surrounding Land Use:

North:	Buschmann Road ; single-family residential
East:	Single-family residential
South:	Single-family residential
West:	Vacant

Parcel Size: \pm 3.78 acre

CEQA Determination: Categorically Exempt - CEQA Section 15303 (Class 3 exemption)

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

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via use permit approval, to expand an existing, legal nonconforming multiple-family residential land use. No increase in residential density and no increase in the number of bedrooms or the volume of wastewater is proposed. The ± 3.78 acre property is located at 874 Buschmann Road, a paved public street, and is currently developed with two older mobile homes, two conventional dwellings and a livestock enclosure.

Butte County Assessor records indicate that the existing structures were established on the site prior to the town's incorporation. The two existing mobile homes are in poor condition, which is the primary reason the project applicant has requested conditional use permit approval. Approximately four to five qualifying trees are proposed to be felled nearest the newer manufactured homes. A public hearing is not required for the felling of eight or fewer qualifying trees from a single parcel during a twelve month period. The existing wastewater disposal system serving the existing mobile homes has adequate capacity to serve the proposed manufactured homes.

ANALYSIS:

Paradise Municipal Code Section 17.39.400 (*Expansion or alteration of nonconforming use*) provides that a lawful nonconforming use of land, in this case a multiple-family land use on a property zoned RR-1, may be approved to occupy a greater land area upon town approval and issuance of a conditional use permit. Hence, submittal of the Teeter conditional use permit application is consistent with zoning regulations assigned to the project site.

Since the project is limited to the replacement of existing structures with a minor increase in floor area, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (Section 15303 Class 3).

Comments received from reviewing agencies regarding the Teeter conditional use permit project were generally supportive of the project. Accordingly, town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

ANALYSIS CONCLUSION:

Based upon the circumstances outlined above and the environmental setting of the predominantly residential neighborhood, staff submits that town authorization to enlarge the land area occupied by a nonconforming land use is reasonable. Therefore, staff recommends Planning Commission approval of the Teeter use permit, based upon the following findings:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303, (Class 3) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Teeter use permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would authorize development that is compatible with the existing residential neighborhood.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Teeter use permit application (PL18-00195) for property located at 874 Buschmann Road (AP 054-090-061), requesting authorization to expand an existing nonconforming land use, subject to the following conditions of approval:

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

1. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
2. The new manufactured homes shall not exceed +/-924 square feet as identified and proposed on conditional use permit application materials submitted to the Town Development Services Department on September 11, 2018.
3. Submit an Erosion and Sediment Control Plan worksheet for approval by the Town Engineer if deemed necessary.
4. Provide material evidence of a flood zone analysis prepared by a civil engineer or a licensed surveyor meeting the requirements of the Public Works Director/Town Engineer and in accordance with recommendations of the letter from NorthStar Engineering dated July 24, 2018 regarding special permit (flood) zone analysis.

UTILITIES

5. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
6. If more than 50 cubic yards of soil is displaced in association with the project, secure the issuance of a town-issued engineered grading plan meeting the requirements of the Public Works Director/Town Engineer and the Town Onsite Wastewater Official.

OTHERS

7. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.
8. Apply for and provide the results of a fire flow/hydrant location request.

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

9. Complete the project in accordance with the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
10. Provide adequate fire access in accordance with the requirements of Town of Paradise adopted Fire Codes in a manner deemed acceptable to the Town Building Official/Fire Marshal.
11. Flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less in a manner deemed acceptable to the Town of Paradise Fire Prevention Inspector.

OTHERS

12. Design and install built-in interior improvements within the proposed office as shown upon application materials submitted to the Town Development Services

Department in a manner deemed acceptable to the Town Onsite Sanitary Official. Schedule an inspection for verification that the total number of bedrooms (as defined by the Town of Paradise associated with the project has not increased beyond three bedrooms.

LIST OF ATTACHMENTS FOR TEETER USE PERMIT APPLICATION (PL18-00195)

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the October 16, 2018 public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated October 4, 2018.
5. Comments received from Onsite Official Bob Larson dated October 3, 2018.
6. Comments received from Paradise Irrigation District representative Neil Essila dated September 28, 2018.
7. Comments received from Public Works Director Marc Mattox dated October 4, 2018.
8. Letter from NorthStar Engineering dated July 24, 2018 regarding special permit (flood) zone analysis.
9. CEQA Notice of Exemption document for the Teeter project.
10. Completed use permit application submitted by Doug Teeter on September 11, 2018.
11. Floor Plan for new manufactured homes.
- 12.. Site plans for the Teeter use permit project.

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, October 16, 2018 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

TEETER CONDITIONAL USE PERMIT APPLICATION (PL18-00195): Planning Commission consideration of a request for conditional use permit approval to replace two older nonconforming mobile homes with two new, larger manufactured homes on a 3.78 acre property zoned Rural Residential-1 acre minimum (RR-1) and located at 874 Buschmann Road in Paradise. The combined number of bedrooms is not proposed to be increased. The property is further identified as Assessor Parcel Number 054-090-061.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x111.

CRAIG BAKER, Planning Director



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054-090-061-000
TEETER DOUGLAS L JR
5501 ROCKFORD LN
PARADISE CA 95969

052-290-042-000
PARADISE LITTLE LEAGUE INC
PO BOX 282
PARADISE CA 95967

054-050-091-000
YUSTE MICHAEL
867 BUSCHMANN
PARADISE CA 95969

054-090-005-000
UTLEY MICHAEL L
5496 DUDLEY LN
PARADISE CA 95969

054-090-040-000
LEMM KRISTIN M & SCOTT M
1075 VIA VERONA DR
CHICO CA 95973

054-090-044-000
DISIMONE MICHAEL J
5210 PARKWAY DR
PARADISE CA 95969

054-090-049-000
HURT JAMES A & LINDA S
5989 PENTZ RD
PARADISE CA 95969

054-090-052-000
ROTH WILLIAM CURTIS
5510 FLORAL LN
PARADISE CA 95969

054-380-002-000
PARADISE YOUTH AND FAMILY CENTER
C/O COMMUNITY HOUSING
IMPROVEMENT PLAN INC
1001 WILLOW ST
CHICO CA 95928

052-244-045-000
MCWILLIAMS REVOCABLE INTER VIVOS
TRUST C/O MCWILLIAMS TRAVIS O & JOAN
L TRUSTEES
855 BUSCHMANN RD
PARADISE CA 95969
052-290-043-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

054-050-098-000
NICHOLS LEONARD J
897 BUSCHMANN RD
PARADISE CA 95969

054-090-006-000
PACHECO GENE P SS
PO BOX 1760
PARADISE CA 95967

054-090-041-000
TAYLOR LINDA R FAMILY TRUST
C/O TAYLOR LINDA R TRUSTEE
5541 FLORAL LN
PARADISE CA 95969

054-090-045-000
DANIELS FAMILY TRUST
C/O DANIELS EVELYN R TRUSTEE
5530 FLORAL LN
PARADISE CA 95969

054-090-050-000
HURT JAMES A & LINDA S
5989 PENTZ RD
PARADISE CA 95969

054-090-062-000
CATHCART CLARENCE A III & TIFFANY V
880 BUSCHMANN RD
PARADISE CA 95969

052-290-036-000
SAINDON CEFIRINA C
830 BUSCHMANN RD
PARADISE CA 95969

054-050-058-000
TOSTE CHRISTOPHER A & JENNIFER L
877 BUSCHMANN RD
PARADISE CA 95969

054-090-001-000
GATES MATTHEW D & TENILLE M
868 BUSCHMANN RD
PARADISE CA 95969

054-090-036-000
POWELL JON & THERESA FAMILY TRUST
C/O POWELL JON S & THERESA J TRUSTEES
886 BUSCHMANN RD
PARADISE CA 95969

054-090-043-000
FERGUSON KATHLEEN & DALE
5521 FLORAL LN
PARADISE CA 95969

054-090-046-000
RICH JOAN
5520 FLORAL LN
PARADISE CA 95969

054-090-051-000
SCOTT CHERIE
5511 FLORAL LN
PARADISE CA 95969

054-090-075-000
HARDING REVOCABLE INTER VIVOS TRUST
C/O HARDING JAMES M & ROCHELLE L
TRUSTEES
500 BAY TREE DR
PARADISE CA 95969



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Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

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313 Walnut St., Ste. 140
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Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928

PROJECT NAME: Teeter Use Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Conditional use permit application proposing to replace two older nonconforming mobile homes with two new, larger manufactured homes on a 3.78 acre property zoned Rural Residential – 1 acre minimum (RR-1). The combined number of existing bedrooms is not proposed to be increased.

LOCATION: 874 Buschmann Road, Paradise

APPLICANT: Doug Teeter

AP NO: 054-090-061

CONTACT PHONE: 872-1852

DATE DISTRIBUTED: September 27, 2018

WRITTEN COMMENTS DUE BY: October 4, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES☐ YES, WITH CONDITIONS☒ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Provide site plan detailing private access and fire flow from nearest hydrant.

Aug 10/4/18

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Applicant must apply for a on-site major building clearance

BR 10/3/18

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

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CONTACT PHONE: 872-1852

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WRITTEN COMMENTS DUE BY: October 4, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ **YES** ☐ **YES, WITH CONDITIONS** ☐ **NO (EXPLAIN BELOW)**

COMMENTS AND/OR RECOMMENDED CONDITIONS:

It is not clear from the application materials if the proposed structures are to be sprinkled or not. This property is currently served by a 5/8" x 3/4" water meter. The meter capacity is not adequate to serve one or more fire sprinkler systems. If any of the new residential units are sprinkled the water meter will need to be upgraded to a 1" meter. Installation and service capacity fees will apply.

Neil Essila 9/28/2018

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

PROJECT NAME: Teeter Use Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

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TO: Engineering, CSS, PID & Onsite

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LOCATION: 874 Buschmann Road, Paradise

APPLICANT: Doug Teeter

AP NO: 054-090-061

CONTACT PHONE: 872-1852

DATE DISTRIBUTED: September 27, 2018

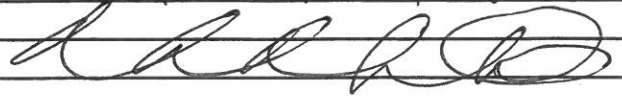
WRITTEN COMMENTS DUE BY: October 4, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☐ YES ☒ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

see attached Flood zone analysis for each structure.
must comply with proposed elevations for finished
floor

 10/4/18

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

7/24/2018

Marc Mattox
Town of Paradise - Public Works Director
555 Skyway
Paradise, CA 95969

RE: Elevation Certificate Exemption for APN 054-090-061
North Mobile Home

Dear Mr. Mattox,

This letter is to inform the Town of Paradise that we do not know of existing flood studies that indicate the height of water during a 100 year flood event for the subject property. The area for the proposed Mobile is in approximately the same area as the existing Mobile labeled "D" on previous documents located at 874 Buschmann Road. The proposed mobile home is located approximately 215' southerly of the centerline of Buschmann Road.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) shows the proposed mobile outside the Special Flood Hazard Area (SFHA) and located in the unshaded Zone X "Other Flood Areas". Therefore FEMA does not require an elevation certificate prior to construction. Although it's outside the SFHA, the proposed mobile lies within the Town of Paradise "Special Permit Zones" (Sheet 6 of 9) of the Master Storm Drainage Study and Facilities Plan for Paradise, California dated 1980. As such, a letter prepared by an Engineer/ Surveyor is needed prior to the issuance of a building permit.

We estimated the water surface elevation during a 100 year event by using FEMA 265, "Managing Floodplain Development in Approximate Zone A Areas", Section 3, page III-6, at 3' higher than the original ground elevation (HAG).

The NorthStar survey crew set a temporary benchmark (Magnail and shiner) at the site located approximately 200' south of Buschmann Road, 100' north of bridge over stream, and 30' west of a gate in a 6' tall chain link fence. The elevation of this temporary benchmark is 1645.82' (NAVD 88 datum). This temporary benchmark is only intended for use on projects related to this letter and/or residence.

See the table below for the proposed elevations for the proposed residential improvements.

To: Marc Mattox
RE: Special Permit Zone APN 054-090-061
North Home
Page 2 of 2



Residence Location:	
Latitude:	39.74796
Longitude:	-121.61702
APN:	054-090-061
Existing Elevations:	
Lowest Adjacent Grade (LAG)	1645.8'
Highest Adjacent Grade (HAG)	1647.0'
Proposed Elevations:	
Base Flood Elevation (BFE)	1650.0'
Finished Floor	1651.0'
Lowest Machinery or Equipment	1651.0'

If you have any questions, let me know.

Sincerely,

NORTHSTAR

Lambert (Jay) Lowe
Senior Engineer

Encl:

cc:

NOTICE OF EXEMPTION

To: File

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: Teeter Conditional Use Permit Application

Project Applicant: Doug Teeter

Project Location: 874 Buschmann Road, Paradise, CA 95928

Project Description: Conditional use permit application proposing to replace two older nonconforming mobile homes with two new, larger manufactured homes on a 3.78 acre property zoned Rural Residential-1 acre minimum (RR-1). Residential density on the site will not be increased. The property is further identified as Assessor Parcel Number 054-090-061.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Doug Teeter

Exempt Status:

☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☒ Categorical Exemption; Section 15303
☐ General Rule Exemption (Section 15061)

Reason for Exemption: The project is limited to the replacement of two older mobile homes.

Contact Person: Craig Baker, Planning Director
(530) 872-6291 x111

Signature:



Town Planning Director

Date: October 10, 2018

DEPARTMENTAL USE ONLY:

Receipt No. 880.34
Project No. PL18-00195

TOWN OF PARADISE
APPLICATION FOR CONDITIONAL USE PERMIT

Applicant Doug TEETER Phone 530-872-1852

Applicant's Mailing Address 5501 Rockford Ln. Paradise CA 95969

Applicant's email address DL1138@YAHOO.COM Fax _____

Applicant's Interest in Property (Owner, Lessee*, Other*) OWNER

*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name Doug TEETER Phone _____

Owner's Mailing Address _____

Property Address 874 Buschmann Rd Parcel Size ~ 3.78 Acres

Engineer (Name, Address) _____

Engineer Phone _____ Fax _____ Email _____

AP Number(s) 054-090-061 Zone RR 1 Existing Use 4 RESIDENCES

Detailed project description: (attach additional sheets if necessary) REPLACE MOBILE HOMES AT
"C" and "D" WITH NEW MANUFACTURED HOMES (14'x66'),
SEE DRAWING ATTACHED.

Purpose of project: 1967 & 1972 MOBILE HOMES AT END OF LIFE. REPLACE
WITH NEW EFFICIENT MANUFACTURED HOMES.

Radial distance to the nearest billboard _____

Sq. ft. of proposed structure/project 2X 8584 Approx. no. yards of cut/fill 66

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 55%

Distance to nearest fire hydrant _____ Distance from centerline _____

Days/hours of operation: Days _____ Hours _____ Proposed no. of employees _____

Residential Density _____ Max. occupancy _____ Max. height of proposed structure/project _____

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): _____

Method of sewage disposal? EXISTING SEPTIC SYSTEMS

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

NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.

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

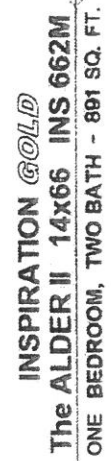
Applicant's Signature Doug Teeter Date 9/11/2018

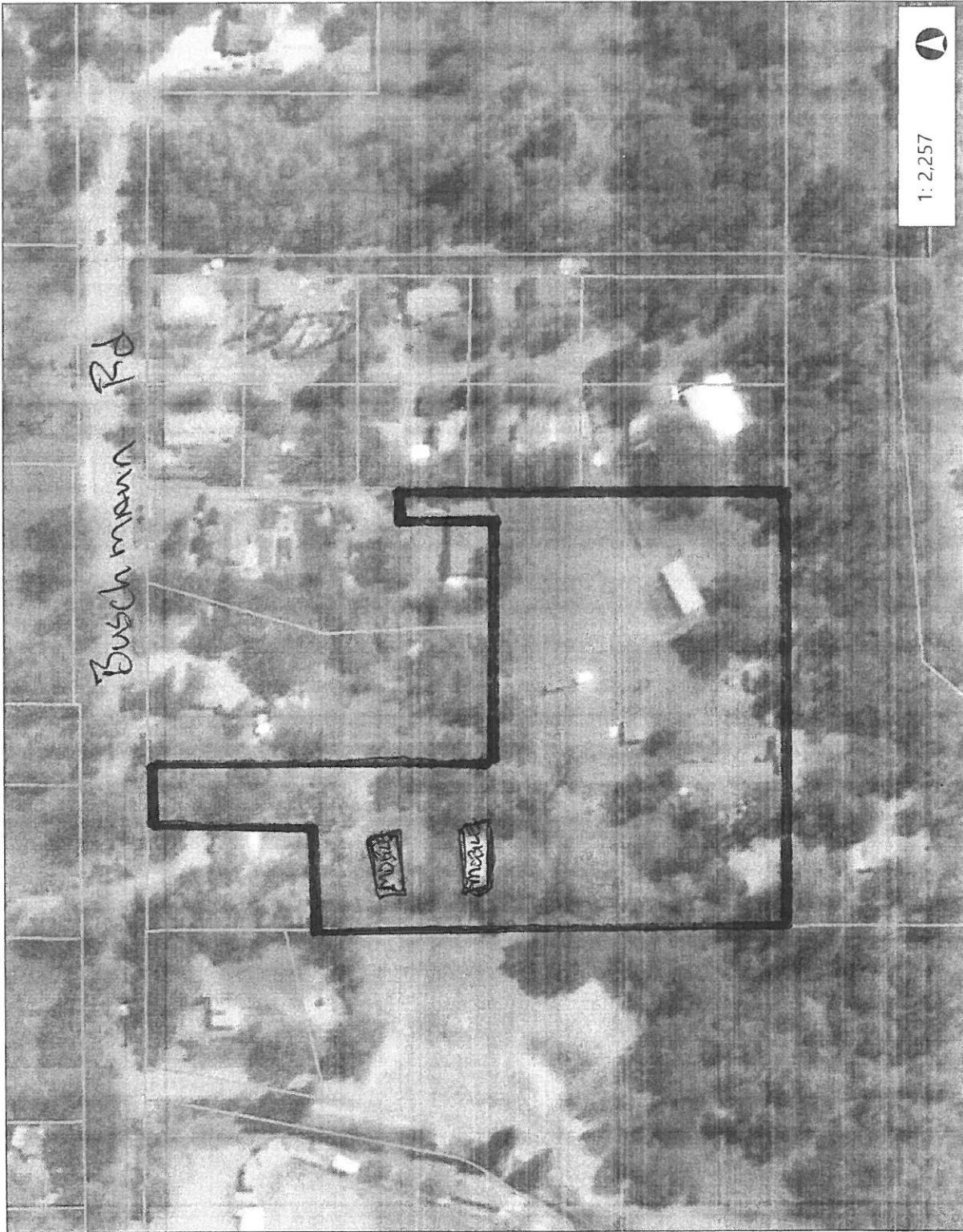
Property Owner Signature _____ Date _____
(If applicable)

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

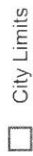
NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Golden West Homes of Chico
13407 Garner Lane
Chico, CA 95973





Legend



City Limits
Parcels

GP-Zoning

Agriculture - 20

Agriculture - 40

Agriculture - 80

Agriculture - 160

Agriculture Services

Timber Mountain (160-ac minimum)

Timber Production (160-ac minimum)

Resource Conservation (40-ac minimum)

Rural Residential - 10 (up to 1 du/1/1)

Rural Residential - 5 (up to 1 du/5 ac)

Rural Country Residential - 10

Foothill Country Residential - 20

Very Low Density Residential - 2.5

Very Low Density Country Residential

Very Low Density Residential (up to 3 du)

Low Density Residential (up to 3 du)

Medium Density Residential (up to 1 du/1/1)

Medium High Density Residential (14 to 20 du/1/1)

High Density Residential (14 to 20 du/1/1)

Very High Density Residential (20 to 40 du/1/1)

Foothill Residential - 1 (up to 1 du/1/1)

Foothill Residential - 2 (up to 1 du/1/2)

Foothill Residential - 5 (up to 1 du/1/5)

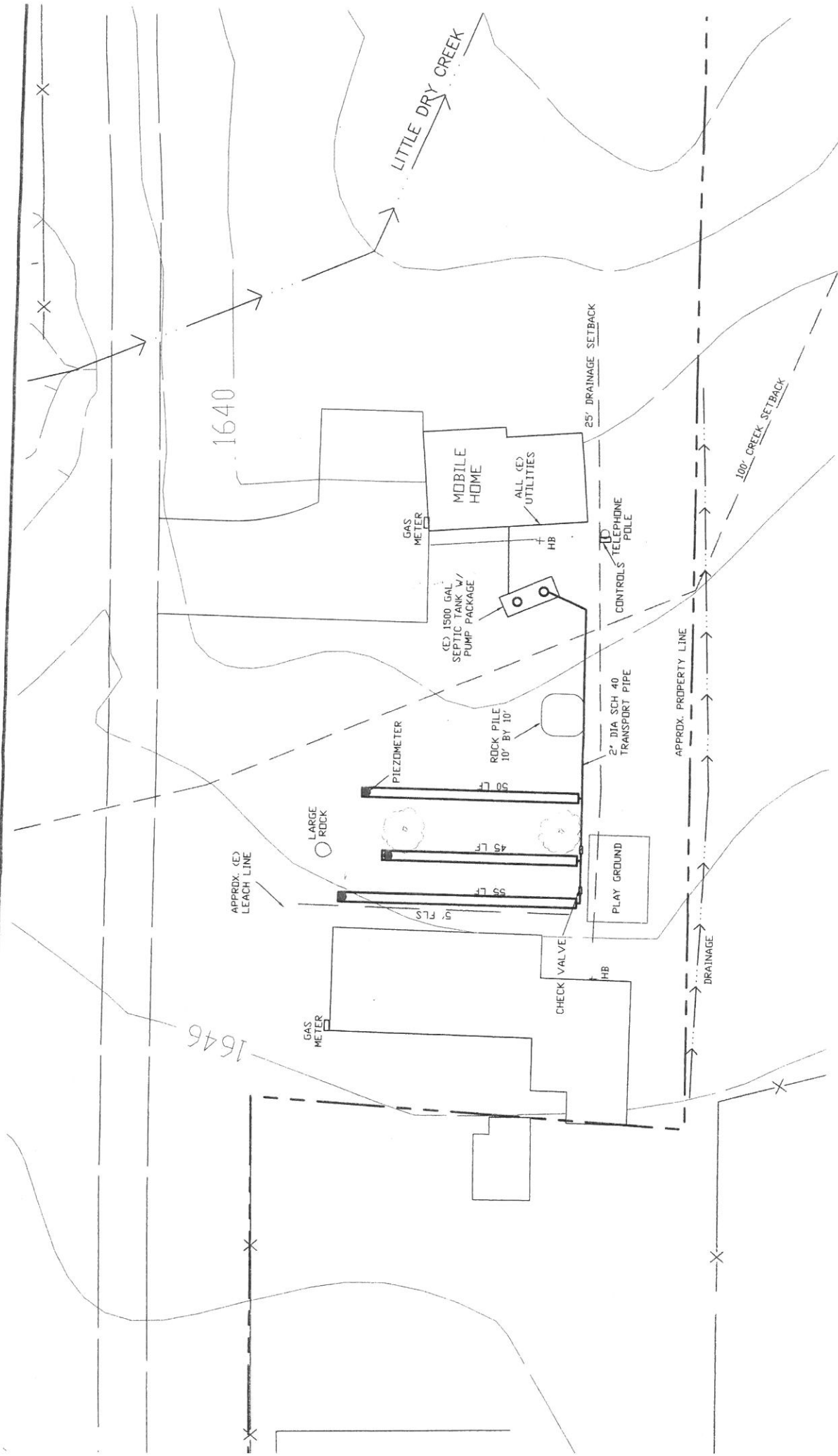
Notes

Enter Map Description

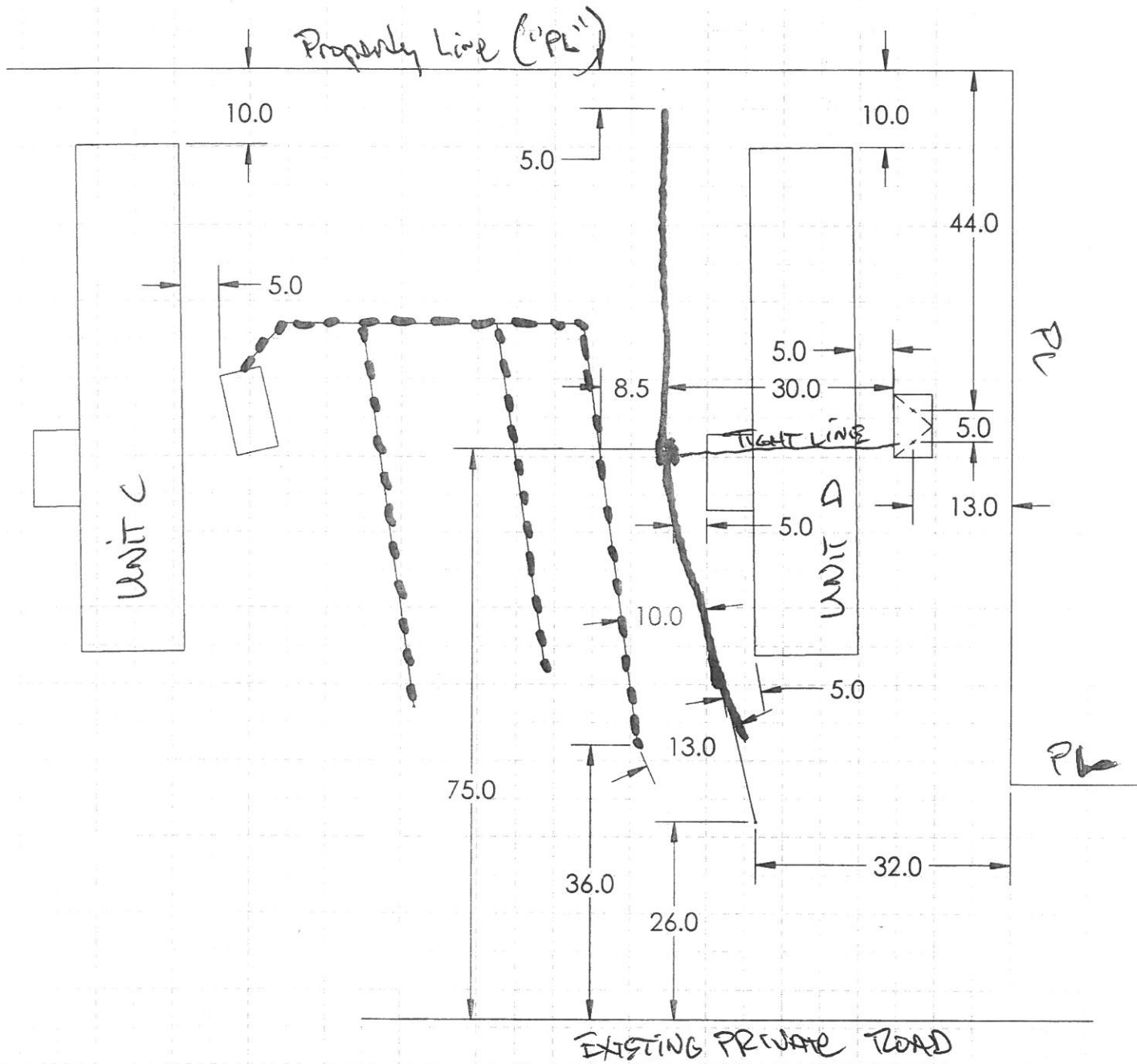
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

Butte County GIS

EXISTING



PROPOSED



054-090-061
874 Buschmann #'s C&D

Scale 1" = 20'

Proposed Mobile Replacements
Owner - Doug Teeter
5501 Rockford Lane, Paradise

Note: Trees near MOBILES will
BE REMOVED