



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

[www.townofparadise.com](http://www.townofparadise.com)

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Shannon Costa, Chair

James Clarkson, Vice Chair

Kim Morris, Commissioner

Stephanie Neumann, Commissioner

Anita Towslee, Commissioner

## PLANNING COMMISSION AGENDA

**6:00 PM – November 19, 2019**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, 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 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. Approval of October 22, 2019 regular meeting minutes

### 2. COMMUNICATION

### 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. HOHENTHANER SITE PLAN REVIEW PERMIT (PL19-00226) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project property is a 2.0-acre parcel zoned Rural Residential, 2/3-acre minimum (RR-2/3) located at 6121 Twin Lane, AP No. 053-011-115.

**5b. CALVARY BAPTIST CHURCH CONDITIONAL USE PERMIT [PL19-00221] APPLICATION** Consideration of a Conditional Use Permit for proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Plaza. Project property is a 1.89-acre parcel zoned Community Commercial (CC) located at 5905 Clark Road [Units A-D], AP No. 053-120-064.

**5c. McAFEE GENERAL PLAN AMENDMENT/REZONE APPLICATION [PL19-00227]** Consider Adopting Resolution No. 19-06, 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 affecting a 0.67 acre portion of an existing 2.06 acre property from Agricultural Residential (AR) to Rural Residential (RR) and rezone the same area from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) to accommodate a lot line adjustment. No land division or increase in residential density is proposed. Project is located at 5204 & 5218 Foster Road, AP Nos. 055-130-026 & 064.

**6. OTHER BUSINESS**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

**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:	
<hr/>	
<hr/> 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

**October 22, 2019**

**6:00 PM**

**CALL TO ORDER** by Chair Costa 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, Kim Morris, Stephanie Neumann, and Shannon Costa, Chair.

**PLANNING COMMISSIONERS ABSENT:** Anita Towslee

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Neumann, seconded by Morris**, approved of September 17, 2019 regular meeting minutes. Roll call vote was unanimous with Towslee absent and not voting.

### 2. PUBLIC HEARING

- 2a. Community Development Director Susan Hartman gave an overview on the Verizon conditional use permit. A permit regarding a second cell tower on PG&E owned land off of Vista Way. The original use permit was issued in 2007, but the mono-pine tower was damaged in the fire. The new mono-pine tower needs to be moved 25 feet away from the original foundation. The tower would be used by Verizon, T-Mobile and AT&T.

Chair Costa asked what the other tower is for.

Neumann asked why they are required to pass a septic evaluation for a cell tower. Community Development Director Hartman explained that if the relocated tower area was needed for septic repairs, that need came first.

Neumann also asked whether there was an issue for the Town of Paradise using part of the Tower. Community Development Director Hartman explained that space on the tower, through a lease agreement, was included on the original use permit.

Morris asked if there is a maintenance plan for fire.

The public hearing was opened at 6:07 p.m.

Susan Moradin, a representative for Verizon, stated they are relocating a previously existing mono-pine cell tower.



Community Development Director Hartman asked if they had a construction schedule in mind.

Public Hearing was closed at 6:08 p.m.

**MOTION by Neumann, seconded by Clarkson,** approved to establish and operate a relocated/retrofitted replacement mono-pine cell tower and related ground equipment that were destroyed by the Camp Fire. Roll call vote was unanimous with Towslee absent and not voting.

Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

**GENERAL CONDITIONS OF MODIFIED USE PERMIT APPROVAL**

1. If any land use for which a modified use permit has been granted and issued is not established within three years of the modified use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT**

**UTILITIES**

2. Meet all utility company requirements concerning the relocation, extension and installation of new or expanded utility services facilities, the establishment of utility easements, etc. Submit evidence of compliance with such requirements to the Town Building Official.
3. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

**SITE DEVELOPMENT**

4. In the event of a future collocation of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department upon the mono-pine, Verizon will not charge a fee. The collocation will be subject to a lease agreement with PG&E, submission of a non-interference study for review and approval by PG&E's telecommunication engineer, compliance with all CPUC regulations that may apply including 851 filings and all FCC regulations associated with such installations on PG&E fee property.
5. Submit evidence of a passing septic system evaluation to the Onsite Sanitary Official for review and approval.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.

**OTHERS**

7. Pay development impact fees in accordance with the requirements of Chapter 3.40 (*Development Impact Fees*) of the Paradise Municipal Code.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION**

## SITE DEVELOPMENT

8. Any above-ground lighting fixtures proposed to be established in association with the project shall be shielded to prevent the projection of light onto adjoining properties and shall not exceed a height of twelve feet above finished grade.
9. Privacy slats shall be installed and maintained within all chain link fencing surrounding the proposed ground level communications equipment/facilities. Privacy slats shall be brown in color or as approved by the Town Planning Director.
10. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on September 18, 2019.
11. The proposed project facilities shall include the installation of facilities and structures that consist of non-glare material. Additionally, the project proponent shall design and establish the facilities in compliance with the standards contained within Paradise Municipal Code Section 17.42.080 (*Development and design standards*).

## FIRE PROTECTION

12. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Department's plan check review dated December 12, 2007, on file with the Town Community Development Department.

## CONDITIONS OF LAND USE

13. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.
  14. Any fans, blowers, generators or air conditioning equipment associated with the facility shall be located and equipped with noise attenuating devices such that nearby residences/land uses not be subjected to noise disturbances exceeding community noise standards.
  15. Comply with all applicable safety standards of the American National Standards Institute (ANSI), National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronic Engineers (IEEE).
  16. All unused or obsolete towers, dishes, antennas or equipment shall be removed from the site within six months after their operation has ceased.
- 2b. Community Development Director Hartman gave an overview of the Havel Conditional use permit Application. The proposed project includes construction of a replacement dwelling [approximate 1,225 sq. ft.] sited upon the original dwelling's footprint which only met the standard 5' minimum side yard setbacks. Directly south of the subject property is a 20' wide by 300' long strip of land that is reserved as an easement for road and utility purposes benefiting 5970 and 5980 Sawmill Rd further to the south. It only serves as ingress and egress for the two properties to the south which are both addressed to Sawmill Road and of which, only 5980 Sawmill Rd utilizes this 20' wide strip of land in a manner similar to that of a 'flag lot'.

Neumann asked about the surrounding property, about emergency vehicle access to the lot in question.

Neumann asked if there were 10,000 or more homes built would the commission still be considering this.

The public hearing was opened at 6:15 p.m.

Mike Merkley, the contractor for the owners, stated the owners love their lot and they are committed to it, everyone was surprised that it was a road next to the lot.

The public hearing was closed at 6:16 p.m.

Clarkson stated the fire created special circumstances.

Morris stated she does not have an issue; this is in keeping with what they have done in the past.

**MOTION by Neumann, seconded by Morris**, approved to replace a prior existing nonconforming single-family dwelling relative to a private road building setback that was destroyed by the Camp Fire. Roll call vote was unanimous with Towslee absent and not voting.

Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

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

**UTILITIES**

3. 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.
4. Meet any requirements of the Paradise Irrigation District regarding the replacement of the water service line and backflow prevention device.

**OTHERS**

5. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND**

**CERTIFICATE OF OCCUPANCY**

**SITE DEVELOPMENT**

6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
7. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic systems.
8. Complete the requirements of the Fire Prevention Inspector regarding plans submittal and installation for an Automatic Fire Sprinkler System for the residence.
9. All 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.

**3. OTHER BUSINESS**

Community Development Director Hartman gave commissioners an overview of recent council actions. The council initiated an urgency tree ordinance, for removal of private trees that can affect the private road way.

**4. ADJOURNMENT**

Chair Costa adjourned the meeting at 6:23 p.m.

Date Approved:

By: \_\_\_\_\_  
Shannon Costa, Chair

Attest:

\_\_\_\_\_  
Ursula Smith, Deputy Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: November 19, 2019**

**FROM:** Susan Hartman, Community Development Dir.  
**SUBJECT:** Hohenthanner Permit Application (PL19-00226)  
**DATE:** November 5, 2019

**AGENDA NO. 5(a)**  
**AP 053-011-115**

**GENERAL INFORMATION:**

Applicant: Michael & Pauline Hohenthanner  
205 Pearson Road  
Paradise, CA. 95969

Location: 6121 Twin Lane, Paradise

Requested Action: Site Plan Review Permit approval to establish a two-family residence land use [one single-family dwelling & one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire.

Purpose: To provide additional living quarters for family.

Present Zoning: Rural Residential, 2/3– acre minimum (RR-2/3)

General Plan Designation: Rural Residential (RR)

Existing Land Use: Vacant (due to Camp Fire)

Surrounding Land Use:

North:	Vacant residential parcel
East:	Elks Lodge property
South:	Vacant residential parcel
West:	Vacant residential parcels

Parcel Size: ±2.0 acres

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

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

**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 applicants are seeking approval from the Town of Paradise for the construction of a  $\pm 1,488$  sq. ft. single-story dwelling (with attached garage) and installation of a 1,056 sq. ft. manufactured dwelling on a  $\pm 2.0$ -acre parcel.

The project site is located at the south end of Twin Lane, situated within the mid-north central area of the Paradise community. The site is accessed via a private, gravel road easement connected to Bille Road which is a paved public street. Surrounding land uses primarily consist of established rural residential properties 1 to 2 acre in size.

The property previously included two single-family residences which were destroyed in the Camp Fire, and two onsite wastewater disposal systems.

## **ANALYSIS:**

As a rebuild of an existing structure, 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 (CEQA Section 15302).

Pursuant to the provisions of Chapter 17.12 (Rural Residential Zones) of the Paradise Municipal Code, an approved site plan review permit is required to authorize a two-family residence land use (both residences larger than 750 sq ft) on the project site. Hence, submittal of the Hohenthanner Site Plan Review permit application is consistent with zoning regulations assigned to the project site.

Comments received from reviewing agencies regarding the Hohenthanner Site Plan Review permit project were favorable. 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:**

After a thorough and comprehensive project site evaluation, staff has concluded that the proposed establishment of the two-family residence land use should not be detrimental to the Paradise community for the following reasons:

1. The project site is large and will not appear to be cluttered or over-built;
2. Land use on the project site will continue to be residential in nature; and
3. Recommended conditions of project approval will assure adequate access and fire protection for the site.

**If conditionally approved by the Planning Commission as recommended**, this proposed project can be found to be consistent with the goals and land use policies of the



Paradise General Plan. The proposed project, as conditioned, would also be compatible with surrounding residential land uses.

**REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the proposed project, as conditioned, is consistent with the goals and land use policies of the current Paradise General Plan because the residential density is compatible with the proposed land use.
- c. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use on the property will continue to be residential in character and no substantial changes in the character of the existing land use on the site are proposed or envisioned.

**RECOMMENDATION:**

Adopt the required findings for approval as provided by staff, and approve the site plan review permit application (PL19-00226) to authorize the construction and installation of a  $\pm 1,488$  sq. ft. dwelling and a 1,056 sq. ft. manufactured dwelling, respectively, on a  $\pm 2.0$ -acre property zoned RR-2/3, subject to the following conditions of approval:

**GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.

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

**SITE DEVELOPMENT**

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations associated with the two proposed dwellings.

### **OTHERS**

3. Pay development impact fees in accordance with Paradise Municipal Code requirements.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

#### **SITE DEVELOPMENT**

4. All 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.
5. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the road accessing the property.
6. Construct adequate fire driveway access, to the adopted A-1 driveway access standard, and establish turn-around area upgrade improvements in accordance with the requirements of Town of Paradise adopted fire codes in a manner deemed acceptable to the Town Fire Chief and Town Engineer.

#### **UTILITIES**

7. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated October 24, 2019.
8. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

**LIST OF ATTACHMENTS FOR HOHENTHANER SITE PLAN REVIEW PERMIT  
APPLICATION (PL19-00226)**

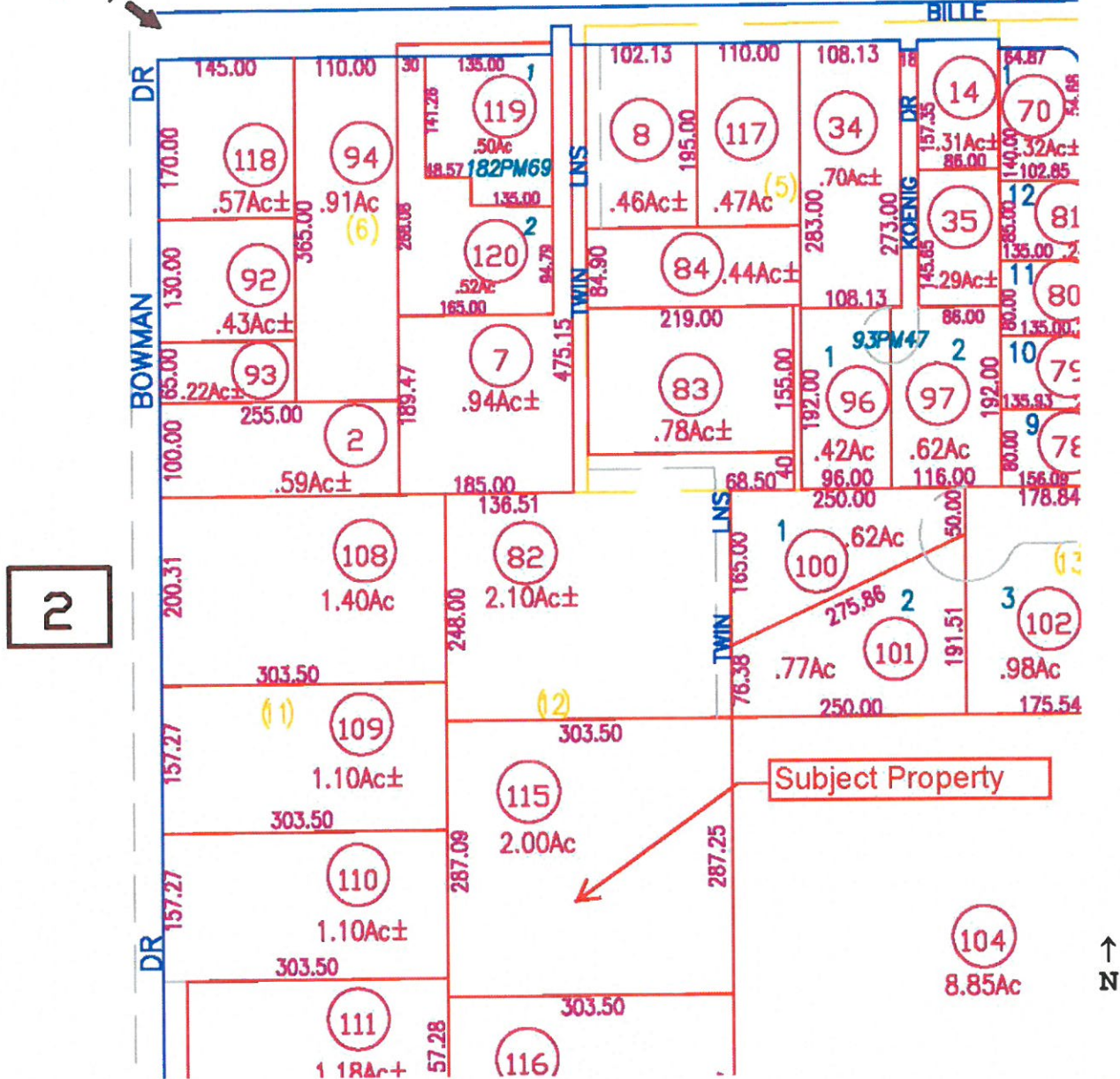
1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the November 19, 2019 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Building Official Greg Adams dated October 10, 2019
5. Comments received from Fire Prevention Inspector Chris Rainey dated October 16, 2019
6. Comments received from Onsite Sanitary Official Bob Larson dated October 16, 2019
7. Comments received from engineering Construction Inspector II Kevin Peppas dated October 23, 2019
8. Comments received from Paradise Irrigation District representative Jim Ladrini dated October 24, 2019
9. Completed site plan review permit application and site plan submitted by Kory Avaneil (contractor) for Mr. & Mrs. Hohenthaner on October 8, 2019
10. CEQA Notice of Exemption document for the Hohenthaner project

**LIST OF ATTACHMENTS FOR HOHENTHANER SITE PLAN REVIEW PERMIT  
APPLICATION (PL19-00226)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the November 19, 2019 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Building Official Greg Adams dated October 10, 2019
5. Comments received from Fire Prevention Inspector Chris Rainey dated October 16, 2019
6. Comments received from engineering Construction Inspector II Kevin Peppas dated October 23, 2019
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9. CEQA Notice of Exemption document for the Hohenthaner project

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APPLICANT: Pauline & Michael Hohenthanner

OWNER: Pauline & Michael Hohenthanner

6121 Twin Lane

**PROJECT DESCRIPTION:**

Site Plan Review permit application seeking approval to establish a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project site is a 2.00-acre parcel zoned "RR-2/3".

ZONING: RR 2/3

GENERAL PLAN: RR

FILE NO. PL19-00226

ASSESSOR PARCEL NO. 053-011-115

MEETING DATE: 11/19/2019

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, November 19, 2019 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following projects:

### Items to be determined categorically exempt from environmental review

- a. **HOHENTHANER SITE PLAN REVIEW PERMIT (PL19-00226) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project property is a 2.00-acre parcel zoned Rural Residential, 2/3-acre minimum (RR-2/3) located at 6121 Twin Lane, AP No. 053-011-115.
- b. **CALVARY BAPTIST CHURCH CONDITIONAL USE PERMIT [PL19-00221] APPLICATION** Consideration of a Conditional Use Permit for proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Business Center. Project property is a 1.89-acre parcel zoned Community Commercial (CC) located at 5905 Clark Road [Units A-D], AP No. 053-120-064.

### Item determined to be exempt from environmental review

- c. **McAFEE GENERAL PLAN AMENDMENT/REZONE APPLICATION [PL19-00227]** Consideration of an amendment to the Town of Paradise General Plan land use designation affecting a 0.67 acre portion of an existing 2.06 acre property from Agricultural Residential (AR) to Rural Residential (RR) and rezone the same area from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) to accommodate a lot line adjustment. No physical development, land division or increase in residential density is proposed. AP Nos. 055-130—26 & -064.

The project files are 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 x114.

SUSAN HARTMAN  
Planning Director





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DURHAM CA 95938

053-011-100-000  
HAMILTON FAMILY TRUST  
C/O HAMILTON RICHARD W & ADA J  
TRUSTEES  
6146 CORAL AVE  
PARADISE CA 95969

053-011-101-000  
SPIVEY J R & DARLENE FAMILY TRUST  
SPIVEY J R & DARLENE TRUSTEES  
240 BRANCHVIEW DR NE #128  
CONCORD NC 28025

053-011-110-000  
SHEPPARD KENT & JODI K  
6096 WILLIAMS DR  
PARADISE CA 95969

053-011-004-000  
FAULKNER FAMILY TRUST  
C/O FAULKNER ROBERT S & HAZEL  
TRUSTEES  
6092 WILLIAMS DR  
PARADISE CA 95969  
053-011-109-000  
AWALT FAMILY TRUST  
C/O AWALT RUSTY J & KYLA E TRUSTEES  
6140 BOWMAN DR  
PARADISE CA 95969

053-011-104-000  
PARADISE LODGE NO 2026 BPOE USA  
P O BOX 418  
PARADISE CA 95967

053-011-116-000  
WRANGHAM JEROME O & VIRGINIA G FAM  
TRUST, WRANGHAM JEROME O & VIRGINIA  
G TRUSTEES  
938 PINE ST  
CHICO CA 95928

053-011-082-000  
KELLY LORI V  
6153 TWIN LANES  
PARADISE CA 95969

053-011-111-000  
VANLAANMARTIN RICHARD A &  
MARGARET  
6094 WILLIAMS DR  
PARADISE CA 95969

053-011-108-000  
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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

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
**FROM:** Susan Hartman, Acting Planning Director *SA*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Site Plan Review permit application seeking approval to establish a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project site is a 2.00-acre parcel zoned "RR-2/3".  
**LOCATION:** 6121 Twin Lane, Paradise  
**AP NOS.:** 053-011-115  
**APPLICANT:** Pauline & Michael Hohenthanner [Owners]  
**CONTACT PHONE:** (530) 228-5010  
**RETURN DATE REQUESTED:** **October 16, 2019**  
**DATE DISTRIBUTED:** October 9, 2019

Town of Paradise  
Community Development Dept

OCT 10 2019

RECEIVED

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

- Building permit required for each unit.  
- No specific requirements on this project.  
- Comply w/current codes. *Greg [Signature] 10/10/19*

**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.**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
**FROM:** Susan Hartman, Acting Planning Director *SA*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Site Plan Review permit application seeking approval to establish a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project site is a 2.00-acre parcel zoned "RR-2/3".  
**LOCATION:** 6121 Twin Lane, Paradise  
**AP NOS.:** 053-011-115  
**APPLICANT:** Pauline & Michael Hohenthanner [Owners]  
**CONTACT PHONE:** (530) 228-5010 Town of Paradise  
Community Development Dept  
**RETURN DATE REQUESTED:** **October 16, 2019** OCT 16 2019  
**DATE DISTRIBUTED:** **October 9, 2019** **RECEIVED**

\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

An approved area for turning around fire apparatus shall be provided at the property. See sheet attached.

**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.**

## CALIFORNIA FIRE CODE – MATRIX ADOPTION TABLE APPENDIX D – FIRE APPARATUS ACCESS ROADS

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.  
See Chapter 1 for state agency authority and building applications.)

**(Not adopted by the State Fire Marshal)**

Adopting Agency	BSC	BSC- CG	SFM		HCD			DSA		OSHPD				BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	2	3	4								
Adopt Entire Chapter																					
Adopt Entire Chapter as amended (amended sections listed below)																					
Adopt only those sections that are listed below																					
[California Code of Regulations, Title 19, Division 1]																					
Chapter / Section																					

\* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Fire Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 remain the same.

### APPENDIX D

## FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *California Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as approved by the fire chief.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the fire code official.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

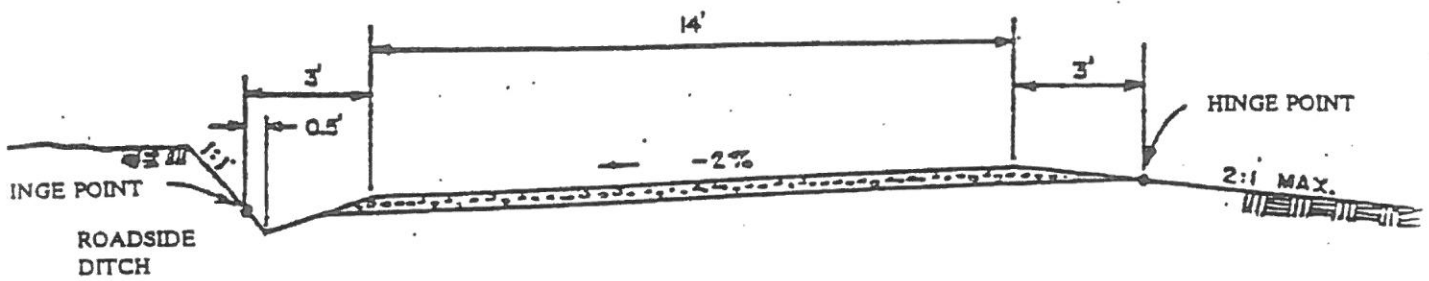
For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.

# TOWN OF PARADISE ROAD STANDARD

## A-1



4" CLASS 2 A.B., 3/4" MAX.  
90% RELATIVE COMPACTION  
20 FT. WIDE CLEARANCE REQUIRED

## DRIVEWAY ACCESS FOR SINGLE DWELLING UNITS



**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
**FROM:** Susan Hartman, Acting Planning Director *SH*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Site Plan Review permit application seeking approval to establish a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project site is a 2.00-acre parcel zoned "RR-2/3".  
**LOCATION:** 6121 Twin Lane, Paradise  
**AP NOS.:** 053-011-115  
**APPLICANT:** Pauline & Michael Hohenthanner [Owners]  
**CONTACT PHONE:** (530) 228-5010 Town of Paradise  
Community Development Dept  
**RETURN DATE REQUESTED:** **October 16, 2019** OCT 16 2019  
**DATE DISTRIBUTED:** **October 9, 2019** RECEIVED

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*No conditions. OPERATING PERMITS ISSUED FOR  
BOTH RESIDENCES 4/2/19  
BR 10/16/19*

**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.**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
**FROM:** Susan Hartman, Acting Planning Director *SH*  
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**AP NOS.:** 053-011-115  
**APPLICANT:** Pauline & Michael Hohenthanner [Owners]  
**CONTACT PHONE:** (530) 228-5010 Town of Paradise  
Community Development Dept  
**RETURN DATE REQUESTED:** **October 28, 2019** OCT 23 2019  
**DATE DISTRIBUTED:** **October 21, 2019** RECEIVED

\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

X YES      \_\_\_\_ YES, WITH CONDITIONS      \_\_\_\_ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*Nothing to add.*

**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.**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
*SA*

**FROM:** Susan Hartman, Acting Planning Director

**REQUEST:** Review and Comment

**DESCRIPTION OF PROJECT:** Site Plan Review permit application seeking approval to establish a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project site is a 2.00-acre parcel zoned "RR-2/3".

**LOCATION:** 6121 Twin Lane, Paradise

**AP NOS.:** 053-011-115

**APPLICANT:** Pauline & Michael Hohenthanner [Owners]  
Town of Paradise  
Community Development Dept  
OCT 24 2019

**CONTACT PHONE:** (530) 228-5010

**RETURN DATE REQUESTED:** **October 28, 2019**  
RECEIVED

**DATE DISTRIBUTED:** **October 21, 2019**

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

\_\_\_\_ YES ☒ YES, WITH CONDITIONS \_\_\_\_ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

APN 053011115 is currently served water through a 1 inch metered service connection. Code upgrades and other changes may require an increased service connection size. Costs to increase service size are the responsibility of the property owner. Backflow prevention requirements apply to this parcel and is available through PID only. At the time of this response the Water Quality Advisory has not been lifted at this parcel. These comments apply to the domestic water supply only. Jim Ladrini 10/23/2019

**PLEASE MAKE A COPY FOR YOUR RECORDS.**



DEPARTMENTAL USE ONLY:

Receipt No. 40147 Fee 821.66  
Project No. PL19-00226

**TOWN OF PARADISE**  
**APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant Kory Arvarell Phone 530 338 7812  
Applicant's Mailing Address 6545 Skyway HCB Paradise  
Applicant's email address kkory@me.com Fax \_\_\_\_\_  
Applicant's Interest in Property (Owner, Lessee\*, Other\*) Builder  
\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.  
Owner's Name Mr. Mos Padinat Mike Hohenhaner Phone 530 228 5010  
Owner's Mailing Address 205 Pearson Paradise  
Property Address 6121 Twin Ln Paradise Parcel Size 2 acres  
Engineer (Name, Address) N/A  
Engineer Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
AP Number(s) 053-011-115 Zone RR 4/3 Existing Use \_\_\_\_\_  
Detailed project description: (attach additional sheets if necessary) Restore or pre-fire: one  
mbg home + one home for a total of 2 residences  
Purpose of project: Get or build back what was lost

Radial distance to the nearest billboard \_\_\_\_\_  
Sq. ft. of proposed structure/project MBG home: 1056 sq ft Home: 1500 sq ft Approx. no. yards of cut/fill none  
Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 10%  
Distance to nearest fire hydrant 411 ft Distance from centerline N/A  
Days/hours of operation: Days \_\_\_\_\_ Hours \_\_\_\_\_ Proposed no. of employees \_\_\_\_\_  
Residential Density \_\_\_\_\_ Max. occupancy \_\_\_\_\_ Max. height of proposed structure/project 18'  
Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): MBG home: Hardie board  
Home: Stucco  
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 [Signature] Date 9/16/19  
Property Owner Signature [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.

# Detailed written project description for Site Plan Review 6121 Twin Ln Paradise, CA

October 5, 2019

The November 8, 2018 Camp fire took the two residences that were on this property and we are applying to replace the two residences.

One will be a 1488 s.f. house with attached garage and the other a 24 x 44 s.f. manufactured home.

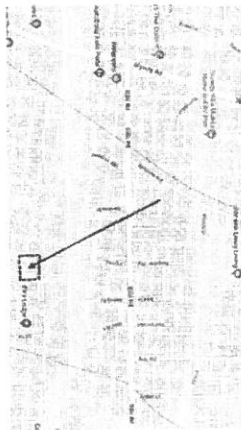
Lot size is approximately 2 acres.

Pauline and Michael Hohenthanner

# SITE REVIEW PLAN

## 6121 Twin Ln Paradise, Ca

### 053 011 115



North  
Scale 1" = 40'

**BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES**

**STORM WATER POLLUTION CONTROL AND MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS AND ACTIVITIES**

THE FOLLOWING IS INTENDED AS MINIMUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENTS THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS).

The Town ordinance prohibits the discharge to its municipal sewage system of any liquid waste, including but not limited to, paint, oil, grease, solvents, acids, alkalis, and other hazardous materials or other substances. On the table below, list any of the activities that may apply to your project and on the site map show the location of these activities.

REMOVED SEDIMENTS AND OTHER POLLUTANTS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATER. SEDIMENTS MUST BE CLEANED UP IMMEDIATELY AND DEPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

MATERIALS STORED OUTDOOR MUST BE COVERED AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.

WASTES OR WASTE CONCENTRATES MAY NOT BE WASHED INTO THE PUBLIC WAYS OR ANY OTHER DRAINAGE SYSTEM. WASTES SHALL BE MAINTAINED UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

TRUCKS AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSED BY WIND. TRUCKS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC.

THE CONSTRUCTION ENTRANCE ROADWAY SHOULD BE STABILIZED AS BEST AS POSSIBLE SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE TOWN DRAIN.

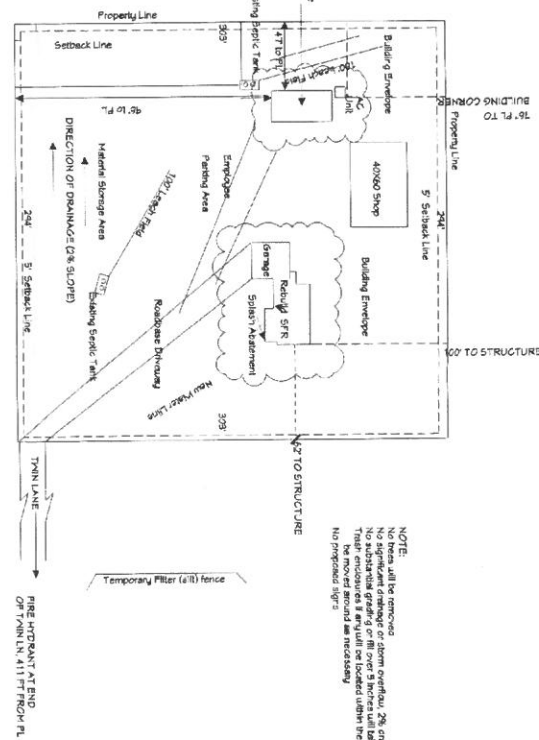
ANY SLOPES WITH DISTURBED SOILS OR DEPLETED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

SHUT FENCE TO BE PLACED AROUND STOCKPILES.

**NOTE:**  
FINISH GRADE AROUND NEW AND EXISTING CONSTRUCTION SHALL RESUME A MINIMUM SLOPE OF 2% TO DRAINAGE. EXISTING CONSTRUCTION SHALL BE MAINTAINED WITHIN 24 INCHES OF FOUNDATION. UNDESIRABLE SURFACE MATERIALS SHALL BE REMOVED TO A MINIMUM OF 6 INCHES.

**LOT AREA:** 64,823 sq. ft.  
**IRREVERSIBLE BUFFER AREA:** 1,520 sq. ft.  
**ROOF AREA:** 2,465 sq. ft.  
**IRREVERSIBLE DRIVEWAY AREA:** 0.50 sq. ft.  
**IRREVERSIBLE PAVEMENT AREA:** 0.50 sq. ft.  
**TOTAL AREA:** 2465.50 sq. ft.  
**X:0.75 = 308 CMH**

NO KNOWN EASEMENTS  
NO KNOWN WELLS



**NOTE:**  
No trees will be removed.  
No significant change of storm outflow. The drainage on entire lot will be maintained as shown on this plan.  
Trees enclosed in a circle or located within the building envelope will be removed and replaced as necessary.  
No proposed signs.

**CONSTRUCTION SCHEDULE:**  
Grading and grading 12/10/19  
Foundation 12/10/19  
Complete Construction 12/10/19

**SOIL MAINTENANCE:**  
SOIL TYPE: 40% Very fine sandy loam and 60% Very fine sand.  
U.S. Department of Agriculture, R. State Soil Survey of California  
EXCESS SOIL SHALL BE HAILED AWAY  
REMOVING VEGETATION: None  
SHRUBS AND TREES: If necessary  
REMOVAL: As necessary

RECEIVED  
OCT 08 2019  
City of Paradise  
Planning Department

REVISION TABLE	
NUMBER	DATE



# NOTICE OF EXEMPTION

**TO:** File – [PL19-00226]; AP No. 053-011-115

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Hohenthanner Site Plan Review Permit

**PROJECT APPLICANT:** Pauline and Michael Hohenthanner [Property Owners]

**PROJECT LOCATION:** 6121 Twin Lane, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed replacement of two prior existing residences that were destroyed by the Camp Fire with a two-family residence land use [one single-family dwelling & one manufactured dwelling].

**APPROVING PUBLIC AGENCY:** Town of Paradise


**PERSON OR AGENCY CARRYING OUT PROJECT:** Kory Avaneil [Contractor]

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

**REASON FOR EXEMPTION:** Replacement of prior structures with structures substantially of the same purpose and capacity.

**CONTACT PERSON:** Susan Hartman, Acting CDD Director  
(530) 872-6291

**SIGNATURE:**

  
\_\_\_\_\_  
Acting Planning Director

Date: October 23, 2019

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: November 19, 2019**

**FROM:** Susan Hartman, Community Development Director  
**SUBJECT:** Calvary Baptist Church CUP Application (PL19-00221)  
**DATE:** November 5, 2019

**AGENDA NO. 5(b)**

**AP 053-120-064**

**GENERAL INFORMATION:**

Applicant: Calvary Baptist Church of Paradise  
P.O. Box 3342  
Paradise, CA 95967

Location: 5905 Clark Road [Units A-D]

Requested Action: Conditional use permit approval for the proposed short-term lease and establishment of church facilities within a 5,400 sq. ft. building in the James Square Business Center.

Purpose: To re-establish a prior existing church facility operation, that was destroyed in the Camp Fire, in a new location.

Present Zoning: Community Commercial (CC)

General Plan  
Designation: Town Commercial (TC)

Existing Land Use: Vacant building space

Surrounding  
Land Use: North: Shadowbrook Way  
East: Clark Road  
South: Vacant Commercial  
West: Vacant Multi-Family Residential

Parcel size: +/-1.89 acre

Environmental  
Determination: Categorical Exemption – CEQA Guidelines Section 15303 (Class 3)

Other: An appeal of a Planning Commission's decision can be made within 7 (seven) 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 is requesting Town of Paradise conditional use permit application approval for the establishment of a religious assembly land use occupancy within an existing +/-5,400 square foot building space located at 5905 Clark Road, [Units A-D]. The building occupancy lease is proposed for a period of three years; and the proposed land use occupancy will consist of a sanctuary area, a fellowship hall, a Sunday school room, a church office, and a pastor's office.

The church is proposed to operate primarily on Sundays between 9:00 am and 1:00 pm with the possibility of an evening Sunday service between 6:00-7:00 pm and a Wednesday night bible study between 6:00-7:00 pm as the growth in congregation allows. In addition, a return of congregation could see the reinstatement of a men's bible study and a women's encouragement fellowship during the week, in the morning.

The +/-1.89-acre project site is improved with the existing vacant commercial building comprised of approximately 5,400 sq. ft as well as two other commercial strips, one of which houses the Paradise DMV office. There is on-site paved parking which serves the entire complex. The project site is situated within the Community Commercial (CC) zoning district and existing driveway encroachments provide access to the project site via Clark Road, a paved public arterial street.

No significant modifications to the exterior of the building are proposed and the existing, free-standing commercial business complex identification sign is proposed to be retained in its current location.

### **ANALYSIS:**

The proposed church facility is potentially permitted within the CC zoning district with a town-approved conditional use permit. Parking demand for the proposed use can be accommodated within the existing parking facility since it is unlikely that the church activities/services will operate at capacity during most hours of the day thereby not requiring a majority of the available parking spaces.

Engineered wastewater calculations indicate that the estimated wastewater flows generated by the proposed church can be accommodated by the existing on-site wastewater disposal system, though a new septic evaluation may be required prior to occupancy.

The project has been reviewed by Town departments as well as outside agencies and, if conditioned appropriately, appears to be a location that can accommodate the establishment of the proposed church services facility, partly due to the applicant's proposed primary use on Sundays with minimal use during the week. **[Note: Refer to "written project description"]**. In addition, the design and function of the project

occupancy can be conditioned to comply with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies.

#### **ENVIRONMENTAL REVIEW:**

As a project involving minor alterations of an existing building, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the CEQA Guidelines.

#### **ANALYSIS CONCLUSION:**

Given the existing environmental setting and circumstances associated with this application request, it is staff's position that the conditional use permit application is reasonable and the location appropriate. Staff has developed recommended conditions of project approval to insure the compatibility of the land use within the neighborhood. Therefore, staff endorses Planning Commission approval of the Calvary Baptist Church CUP application, based upon and subject to the following recommended findings and conditions of project approval:

#### **FINDINGS REQUIRED FOR APPROVAL:**

1. Certify the Planning Director's determination that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a land use on property that is conditionally zoned for such use and within an existing vacant structure suitable for such use.
3. Find that the project, **as conditioned**, follows all applicable regulations of the Community Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
  - a. The project is located within an area that has been altered from its natural state by long-established commercial land uses and public infrastructure;
  - b. No known outstanding wildlife habitat exists in the immediate project vicinity;  
and

- c. No known rare or endangered plants are known to exist in the immediate project vicinity.

#### **STAFF RECOMMENDATION:**

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the Calvary Baptist Church conditional use permit application** (PL19-00221) authorizing the establishment of a religious assembly land use within an existing +/-5,400 square foot building space on property located at 5905 Clark Road (Units A-D), subject to the following conditions:

#### **GENERAL CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL**

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new identification signs prior to the establishment of such signs.
3. All activities on the site shall be conducted in a manner that shall comply with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
4. 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 conditional use permit modification review and the payment of the appropriate processing fees.

#### **CONDITIONS TO BE MET PRIOR TO OCCUPANCY**

##### **FIRE PROTECTION**

5. Establish and maintain compliance with all requirements of the Town Fire Prevention Inspector in accordance with the written project comments dated **October 16, 2019.**

##### **CONSTRUCTION CODES**

6. Meet the requirements of the Town Building Official regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements in accordance with the written project comments dated received **October 9, 2019.**

## UTILITIES

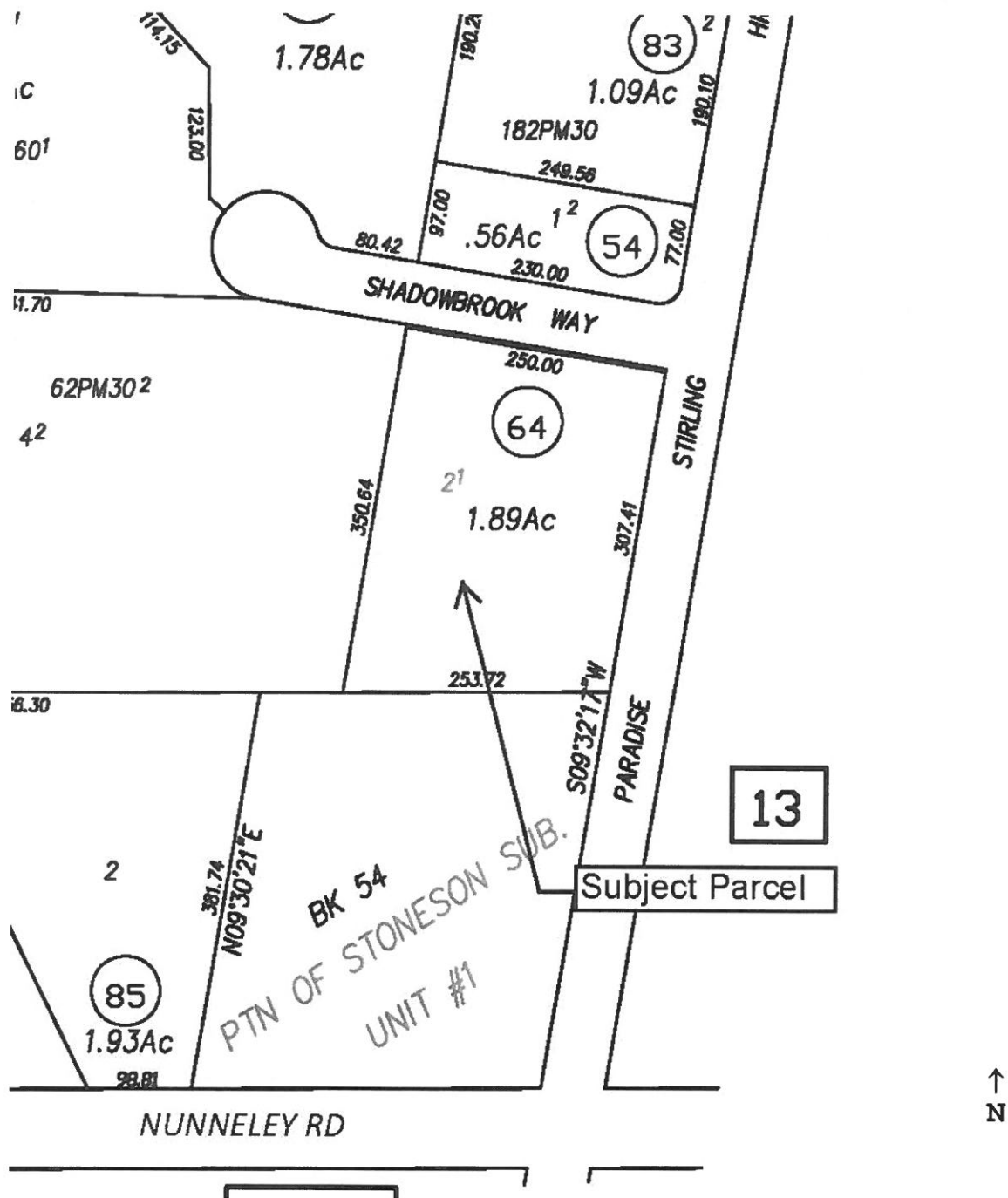
7. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Calvary Baptist Church CUP application, dated **October 24, 2019** and on file with the Town Development Services Department. If potable water cannot be restored by PID prior to occupancy, evidence of an approved temporary water system through Butte County Environmental Health will be required.
8. If found to be necessary, meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

## WASTEWATER DISPOSAL

9. Applicant and/or property owner shall comply with any project conditions arising from the completed Land Use Review application (currently in process) pursuant to Onsite Sanitary Official's written project comments dated received **October 9, 2019**. Any necessary septic evaluations, repairs and/or septic system upgrades will be required prior to occupancy.

**LIST OF ATTACHMENTS FOR CALVARY BAPTIST CHURCH CONDITIONAL USE  
PERMIT APPLICATION (PL19-00221)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the November 19, 2019 public hearing
3. Mailing list of property owners notified of the November 19, 2019 public hearing
4. Comments received from Building Official Greg Adams dated October 9, 2019
5. Comments received from Onsite Sanitary Official dated October 9, 2019
6. Comments received from Fire Prevention Inspector Chris Rainy dated October 16, 2019
7. Comments received from Police Chief Eric Reinbold on October 31, 2019
8. Comments received from PID representative Jim Ladrini on October 24, 2019
9. Comment received from Engineering Construction Inspector II Kevin Peppas on November 1, 2019.
10. Notice of exemption document for the Calvary Baptist Church CUP project.
11. Conditional Use Permit application submitted by Calvary Baptist Church.
12. Project application materials (written project description; site and floor plan)



APPLICANT: Calvary Baptist Church of Paradise		5905 Clark Rd Stes A-D
OWNER: Donald Rogers		
PROJECT DESCRIPTION:		
Proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building within the James Square Plaza on a 1.89-acre property zoned Community Commercial [CC].		
ZONING: CC	GENERAL PLAN: TC	FILE NO. PL19-00221
ASSESSOR PARCEL NO. 053-120-064		MEETING DATE: 11/19/2019



## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, November 19, 2019 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following projects:

### Items to be determined categorically exempt from environmental review

- a. **HOHENTHANER SITE PLAN REVIEW PERMIT (PL19-00226) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project property is a 2.00-acre parcel zoned Rural Residential, 2/3-acre minimum (RR-2/3) located at 6121 Twin Lane, AP No. 053-011-115.
- b. **CALVARY BAPTIST CHURCH CONDITIONAL USE PERMIT [PL19-00221] APPLICATION** Consideration of a Conditional Use Permit for proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Business Center. Project property is a 1.89-acre parcel zoned Community Commercial (CC) located at 5905 Clark Road [Units A-D], AP No. 053-120-064.

### Item determined to be exempt from environmental review

- c. **McAFEE GENERAL PLAN AMENDMENT/REZONE APPLICATION [PL19-00227]** Consideration of an amendment to the Town of Paradise General Plan land use designation affecting a 0.67 acre portion of an existing 2.06 acre property from Agricultural Residential (AR) to Rural Residential (RR) and rezone the same area from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) to accommodate a lot line adjustment. No physical development, land division or increase in residential density is proposed. AP Nos. 055-130—26 & -064.

The project files are 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 x114.

SUSAN HARTMAN  
Planning Director



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053-120-064-000

ROGERS DONALD G FAMILY TRUST  
ETAL, ROGERS JOAN LIVING TRUST  
PO BOX 74  
CHICO CA 95927

053-120-075-000

SHADOWBROOK INVESTORS  
2565 ZANELLA WAY STE C  
CHICO CA 95928

053-131-096-000

COUNTY OF BUTTE  
7 COUNTY CENTER DR  
OROVILLE CA 95965

053-131-028-000

ELITE LANDHOLDINGS LLC  
9 GOVERNORS LANE  
CHICO CA 95926

053-131-102-000

EUBANKS LEE S REVOCABLE LIVING  
TRUST, EUBANKS LEE S TRUSTEE  
7184 W NOBLE PRAIRIE WAY  
FLORENCE AZ 85132

053-120-054-000

YUHASZ JAMES Z  
P O BOX 4152  
CHICO CA 95927

053-120-076-000

SHADOWBROOK VILLA LLC  
500 BAY TREE DRIVE  
PARADISE CA 95969

054-330-019-000

GAJDA DAVID & DANA TRUST  
C/O GAJDA DAVID & DANA TRUSTEES  
5977 ROYAL POINT DR  
PARADISE CA 95969

053-131-100-000

HORNING M C JR  
4425 JAMBOREE RD #250  
NEWPORT BEACH CA 92660

054-330-018-000

SMITH BRADLEY M REVOCABLE TRUST  
C/O SMITH BRADLEY M TRUSTEE  
3078 JACKSON RANCH RD  
OROVILLE CA 95965

053-120-055-000

SHADOWBROOK VILLA LLC  
500 BAY TREE DRIVE  
PARADISE CA 95969

053-120-083-000

PACWEND INC  
ATTN KULDIP S JOHAL  
1308 KANSAS AVE STE 6  
MODESTO CA 95351

053-120-085-000

RIDGE AREA COALITION OF SENIOR  
CITIZENS  
5282 FILBERT CT  
PARADISE CA 95969

053-131-101-000

EUBANKS LEE S REVOCABLE LIVING  
TRUST ETAL, EUBANKS LEE S TRUSTEE  
7184 W NOBLE PRAIRIE WAY  
FLORENCE AZ 85132

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

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID, NRWS,  
**FROM:** Susan Hartman, Acting Planning Director *SA*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building within the James Square Business Center on a 1.89-acre property zoned Community Commercial [CC].  
**LOCATION:** 5905 Clark Road [Units A-D], Paradise  
**AP NOS.:** 053-120-064  
**APPLICANT:** Calvary Baptist Church [Applicant]; Donald Roger [Owner]  
**CONTACT PHONE:** (530) 873-6942 Town of Paradise  
Community Development Dept  
**RETURN DATE REQUESTED:** **October 21, 2019** OCT 09 2019  
**DATE DISTRIBUTED:** **October 8, 2019** RECEIVED

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*- This is a change of occupancy. Units must comply w/ A3 occ.  
- Must comply w/ ADA requirements.  
- Plan check & permit would be required.* *Greg [Signature]*

**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.**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID, NRWS,  
**FROM:** Susan Hartman, Acting Planning Director *SH*  
**REQUEST:** Review and Comment  
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**APPLICANT:** Calvary Baptist Church [Applicant]; Donald Roger [Owner]  
**CONTACT PHONE:** (530) 873-6942

**RETURN DATE REQUESTED:** **October 21, 2019**

Town of Paradise  
Community Development Dept

**DATE DISTRIBUTED:** **October 8, 2019**

OCT 09 2019

\*\*\*\*\***RECEIVED**\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

Apply for an on-site land use review to include  
engineers wastewater calculations.

*Box 10/9/19*

**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.**





# Town of Paradise

## PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969  
www.townofparadise.com  
(530) 872-6264



### Development Review

Project Name: Calvary Baptist Church Conditional Use Permit  
Location: 5905 Clark Road  
APN: 053-120-064-000  
Applicant: Calvary Baptist Church (Applicant); Donald Roger (Owner)  
Project No. PL19-00221  
Date of Plan Review: October 15, 2019  
Review conducted by: Chris Rainey, Fire Prevention Inspector

The scope of project: Proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building within the James Square Business Center on a 1.89-acre property zoned Community Commercial [CC].

Development review was performed and the following comments were generated:

#### General:

1. Panic and fire exit hardware must be installed on all exits serving a Group A occupancy. Exception: The main exit of a Group A can be equipped with key-operated locking devices from the egress side and a sign must be posted over the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. This sign shall be in letters 1 inch high on a contrasting background.
2. Illuminated exit signs with emergency lighting shall be installed at all exit doors.
3. The total occupant load shall be calculated and be posted in a conspicuous place, near the main exit.
4. (2) 2-A:10-B:C fire extinguishers shall be installed on hangers/brackets or in cabinets so that their tops are not more than 5 feet above the floor, and in conspicuous locations where they will be readily available.

Thank you,  
Chris Rainey  
Town of Paradise

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID, NRWS,  
**FROM:** Susan Hartman, Acting Planning Director *SA*  
**REQUEST:** Review and Comment  
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**AP NOS.:** 053-120-064  
**APPLICANT:** Calvary Baptist Church [Applicant]; Donald Roger [Owner]  
**CONTACT PHONE:** (530) 873-6942  
**RETURN DATE REQUESTED:** **October 21, 2019**  
**DATE DISTRIBUTED:** **October 8, 2019**

Town of Paradise  
Community Development Dept

OCT 31 2019

RECEIVED

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*No Comments @ this time*

*Eric Reinbold*  
Chief of Police

**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.**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID, NRWS,  
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**AP NOS.:** 053-120-064  
**APPLICANT:** Calvary Baptist Church [Applicant]; Donald Roger [Owner]  
**CONTACT PHONE:** (530) 873-6942 Town of Paradise  
Community Development Dept  
**RETURN DATE REQUESTED:** **October 21, 2019** OCT 24 2019  
**DATE DISTRIBUTED:** **October 8, 2019** RECEIVED

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

\_\_\_\_ YES ☒ YES, WITH CONDITIONS \_\_\_\_ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

APN 053120064 is currently served water through 2 - 1 inch meters and 1 - .75 inch metered service connections. All metered service connections require backflow prevention assemblies. It is the owners responsibility to contact Jim Ladrini at 530-876-2042 to discuss backflow requirements prior to installation and approval. At the time of this response the Water Quality Advisory has not been lifted at this parcel. These comments apply to the domestic water supply only. Jim Ladrini 10/24/2019.



**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

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**FROM:** Susan Hartman, Acting Planning Director *SH*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building within the James Square Business Center on a 1.89-acre property zoned Community Commercial [CC].  
**LOCATION:** 5905 Clark Road [Units A-D], Paradise  
**AP NOS.:** 053-120-064  
**APPLICANT:** Calvary Baptist Church [Applicant]; Donald Roger [Owner]  
**CONTACT PHONE:** (530) 873-6942  
**RETURN DATE REQUESTED:** **October 21, 2019**  
**DATE DISTRIBUTED:** **October 8, 2019**

Town of Paradise  
Community Development Dept  
NOV 01 2019  
**RECEIVED**

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

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**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.**

# NOTICE OF EXEMPTION

**TO:** File – [PL19-00221]; AP No. 053-120-064

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Calvary Baptist Church Conditional Use Permit

**PROJECT APPLICANT:** Calvary Baptist Church; Donald Roger [Property Owner]

**PROJECT LOCATION:** 5905 Clark Road [Units A-D], Paradise, CA.

**PROJECT DESCRIPTION:** Proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Business Center on a 1.89-acre property zoned Community Commercial..

**APPROVING PUBLIC  
AGENCY:** Town of Paradise

**PERSON OR AGENCY  
CARRYING OUT PROJECT:** Calvary Baptist Church of Paradise

**EXEMPT STATUS:**  
☐ General Rule Exemption (Section 15061)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☒ Categorical Exemption  
Section 15303; Class 3

**REASON FOR EXEMPTION:** Interior and minor exterior conversion and short-term lease use of an existing building complex.

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

**SIGNATURE:** 

\_\_\_\_\_  
Planning Director

Date: October 22, 2019

DEPARTMENTAL USE ONLY:

Receipt No. 40122 Fee 886.34  
Project No. PL19-00221

**TOWN OF PARADISE  
APPLICATION FOR CONDITIONAL USE PERMIT**

Applicant Calvary Baptist Church of Paradise Phone 530-873-6942

Applicant's Mailing Address P.O. Box 3342, Paradise, CA 95967

Applicant's email address calvaryoffice@att.net Fax \_\_\_\_\_

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

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

Owner's Name Don Roger Phone 530-228-3119

Owner's Mailing Address PO Box 74, Chico, CA 95927

Property Address 5905 Clark Road Units A-D Parcel Size \_\_\_\_\_

Engineer (Name, Address) \_\_\_\_\_

Engineer Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

AP Number(s) 053-120-064 Zone \_\_\_\_\_ Existing Use \_\_\_\_\_

Detailed project description: (attach additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Purpose of project: To use retail business space for church services

Radial distance to the nearest billboard \_\_\_\_\_

Sq. ft. of proposed structure/project \_\_\_\_\_ Approx. no. yards of cut/fill \_\_\_\_\_

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

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 on-site system

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 [Signature] Date 10-4-19

Property Owner Signature [Signature] Date 10-4-19  
(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.



October 7, 2019

Town of Paradise  
Planning Commission

### Written Project Description

Calvary Baptist Church of Paradise is seeking a Conditional Use Permit for a commercial building located at 5905 Clark Road, in the James Square Business Center, in the Town of Paradise. The building consists of 4 units and is approximately 5,400± SF in size.

Our church facilities, located at 5850 Clark Road, were destroyed in the Camp Fire. We are looking to the lease the commercial building located at 5905 Clark Road as a meeting place for our church as we seek to rebuild our facilities. The lease would be for a period of three years. The building will consist of a Sanctuary Area, a Fellowship Hall, a Sunday School Room, a Church Office, and a Pastor's Office.

Church worship activities occur on Sunday and consist of a Sunday School hour followed by our Sunday Morning Worship time; meetings will occur approximately between the hours of 9:00 AM and 1:00 PM. As opportunity presents itself, we will hold a Sunday Evening Service between the hours of 6:00 PM and 7:00 PM and a Wednesday Mid-Week Bible Study between the hours of 6:00 PM and 7:00 PM. Currently we have between 10 to 15 individuals attending our Sunday Morning Worship time.

Other activities would include a monthly Fellowship Lunch, a Men's Bible Study, and a Women's Encouragement Fellowship Time. The monthly Fellowship lunch will occur after the Morning Worship time and typically lasts about an hour and a half. The Men's Bible Study and the Women's Encouragement Fellowship Time occur during the week, typically in the morning, and are one to two hours in length; these activities are not currently taking place due to the loss of attenders as a result of the Camp Fire.

Currently, the Pastor is the only paid staff. We have two volunteer staff who will be on site at various times during the week.

#### RECAP:

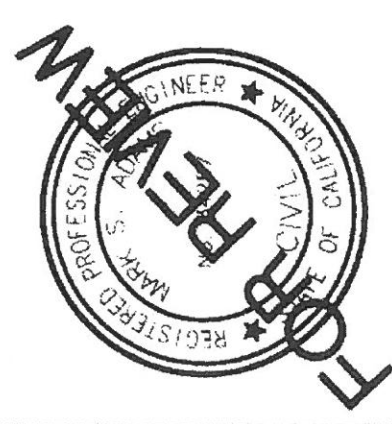
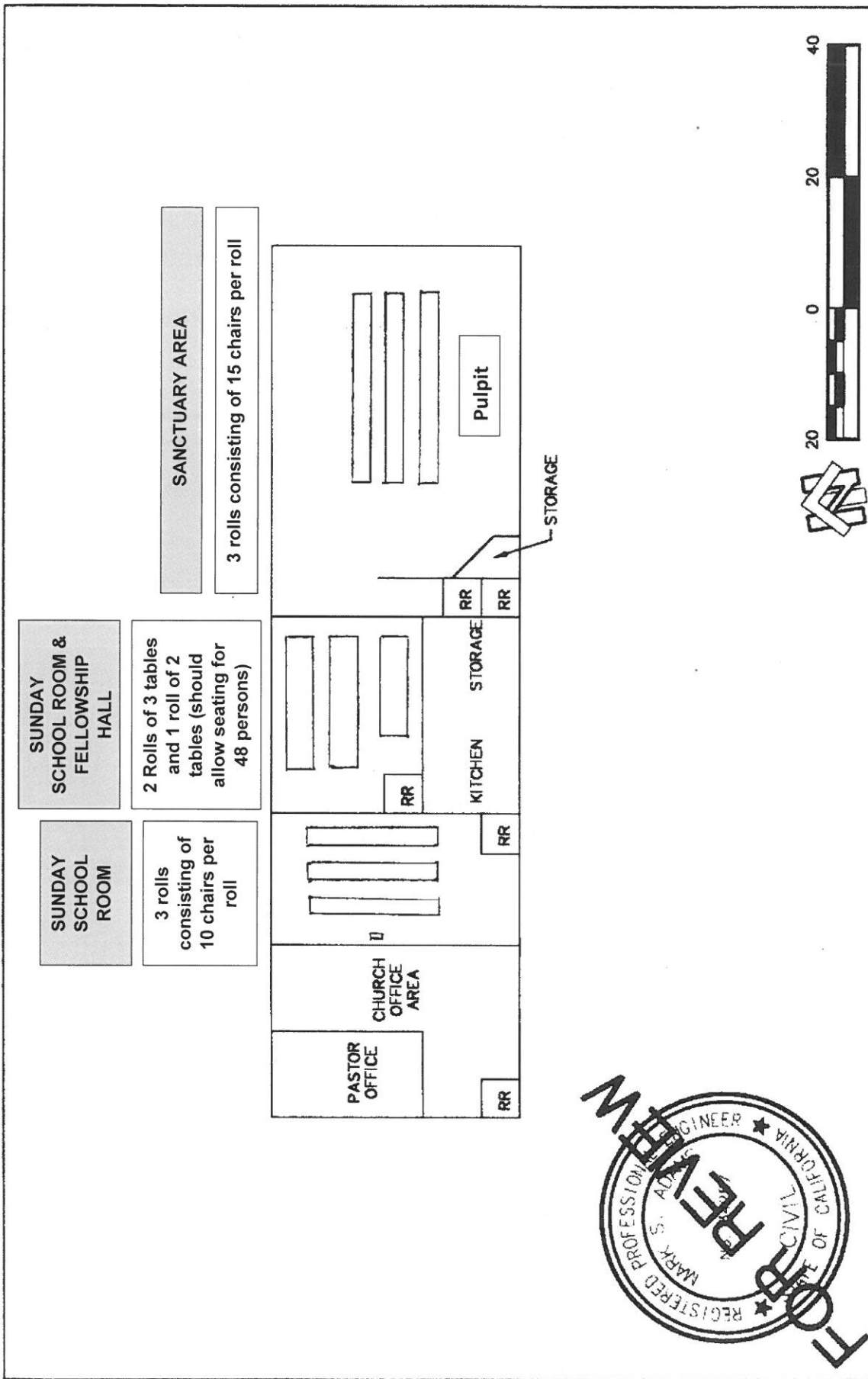
The primary use of the property will occur on Sundays with minimal use during the week. The church's hours of operations do not interfere or conflict with other business operations located in the James Square Business Complex. This site is ideal for us as it is located approximating 0.2 miles north of the church's property.







<b>Designed:</b> MA <b>Drawn By:</b> SEB <b>Scale:</b> 1" = 20' Horiz <b>Sheet:</b> 1 of 1	 <b>NORTHSTAR</b> ... Designing Solutions 111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95928 PHONE: (530) 893-1800 <a href="http://www.northstar-eng.com">www.northstar-eng.com</a>	<b>BUILDING FLOORPLAN</b>	
		<b>CALVARY SEPTIC</b>	
<b>APN Number</b> 053-120-064	<b>Job Number</b> 19-126	<b>Scale</b> 1" = 20' Horiz	<b>Sheet</b> 1 of 1
<b>CALVARY BAPTIST CHURCH</b> 5905 CLARK ROAD PARADISE, CALIFORNIA			



Designed: MA		BUILDING FLOORPLAN		Sheet 1 of 1	
Drawn By: SEB		CALVARY BAPTIST CHURCH		Job Number: 10-128	
Approved:		6905 CLARK ROAD		Scale: 1/4" = 1'-0"	
Date: 10-3-19		PARADISE, CALIFORNIA		APN Number: 083-150-064	
		NORTHSTAR		N/A	
		-- Designing Solutions		Part	
		31 MARSHALL BLVD. SUITE 200, GILLES, CA 95020			
		PHONE: (925) 499-2000			
		www.northstar-engineering.com			

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: November 19, 2019**

**FROM:** Susan Hartman, Community Development Director  
**SUBJECT:** McAfee General Plan Amendment and Property Rezone Application (PL19-00227)  
**DATE:** November 6, 2019

**AGENDA NO.** 5(c)  
**APNs** 055-130-026 & 064

**GENERAL INFORMATION:**

Applicant: Hugh & Alexis McAfee  
P.O. Box 2318  
Paradise, CA 95967

Location: 5204 & 5218 Foster Road, Paradise

Requested Action: Approval of a General Plan amendment (AR to RR) and rezone application (AR-1 to RR-1/2) to accommodate a lot line adjustment. No land division or increase in residential density is proposed or envisioned.

Purpose: To facilitate a minor lot line adjustment

Project Density: N/A

Present Zoning: Agricultural Residential, 1 acre minimum (AR-1)

General Plan Designation: Agricultural Residential (AR)

Existing Land Use: Vacant (due to the Camp Fire)

Surrounding Land Use: North: Vacant rural residential land  
East: Vacant land  
South: Low density residential  
West: Foster Road

Affected land area: +/-0.67 acre

Environmental Determination: Exempt pursuant to CEQA Guidelines section 15061 (general rule 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.**



## **SPECIAL INFORMATION:**

Project applicants, Mr. & Mrs. McAfee, are seeking Town of Paradise approval of a Paradise General Plan land use designation amendment from Agricultural Residential (AR) to Town Residential (RR) and a zone change from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) for a  $\pm 0.67$  ac portion of a  $\pm 2.06$  ac property which abuts residential properties along Foster Road. The general plan amendment/rezone would facilitate a lot line adjustment between two neighboring residential properties both owned by the applicants. The lot line adjustment associated with the General Plan land use designation amendment and zone change request would allow the owners to build a detached garage for their primary residence (on the RR-1/2 side), a rebuild permit for which was issued in July 2019.

## **ANALYSIS:**

Surrounding land use is characterized by Foster Road to the west and vacant and/or low density residential to the north, east, and south. The lot line adjustment and general plan amendment/rezone applications would ensure that the resultant two McAfee owned properties remained compliant with their applicable zoning regulations.

Attached with this staff report for your review and consideration is a copy of the application form and other application materials that were filed with the Town of Paradise by the applicant and their engineering/surveying agent. The proposed lot line adjustment has already been reviewed and tentatively approved by the Town's contracted land surveyor while the general plan amendment/rezone is being reviewed by town staff and other agencies.

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and was determined to belong to a class of projects that are exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA section 15061 (General Rule Exemption). This exemption applies to the project application because the physical development proposed, the construction of a residential garage in conjunction with a single-family residence, is already statutorily exempt from CEQA.

This matter has been scheduled for a public hearing before the Planning Commission during its November 19, 2019 meeting. The public hearing notice has been published in the local newspaper and copies of the public hearing have been mailed to owners of properties located within 300 feet of the project site.

## **ANALYSIS CONCLUSION**

Based upon staff's review of the project site and its environmental setting, property files for the site and applicable Paradise Municipal Code provisions, it appears that the proposed project application is free from any land use incompatibility or environmental issues.

Given the circumstances outlined above, Town staff is supportive of the Planning Commission endorsing the proposed project application and adopting a formal recommendation to the Town Council for approval of a Paradise General Plan land use map designation amendment and zone change for the affected properties. Therefore, attached with this staff report for your consideration and recommended adoption is a proposed **Planning Commission Resolution No. 19-6** and its related Exhibit "A".

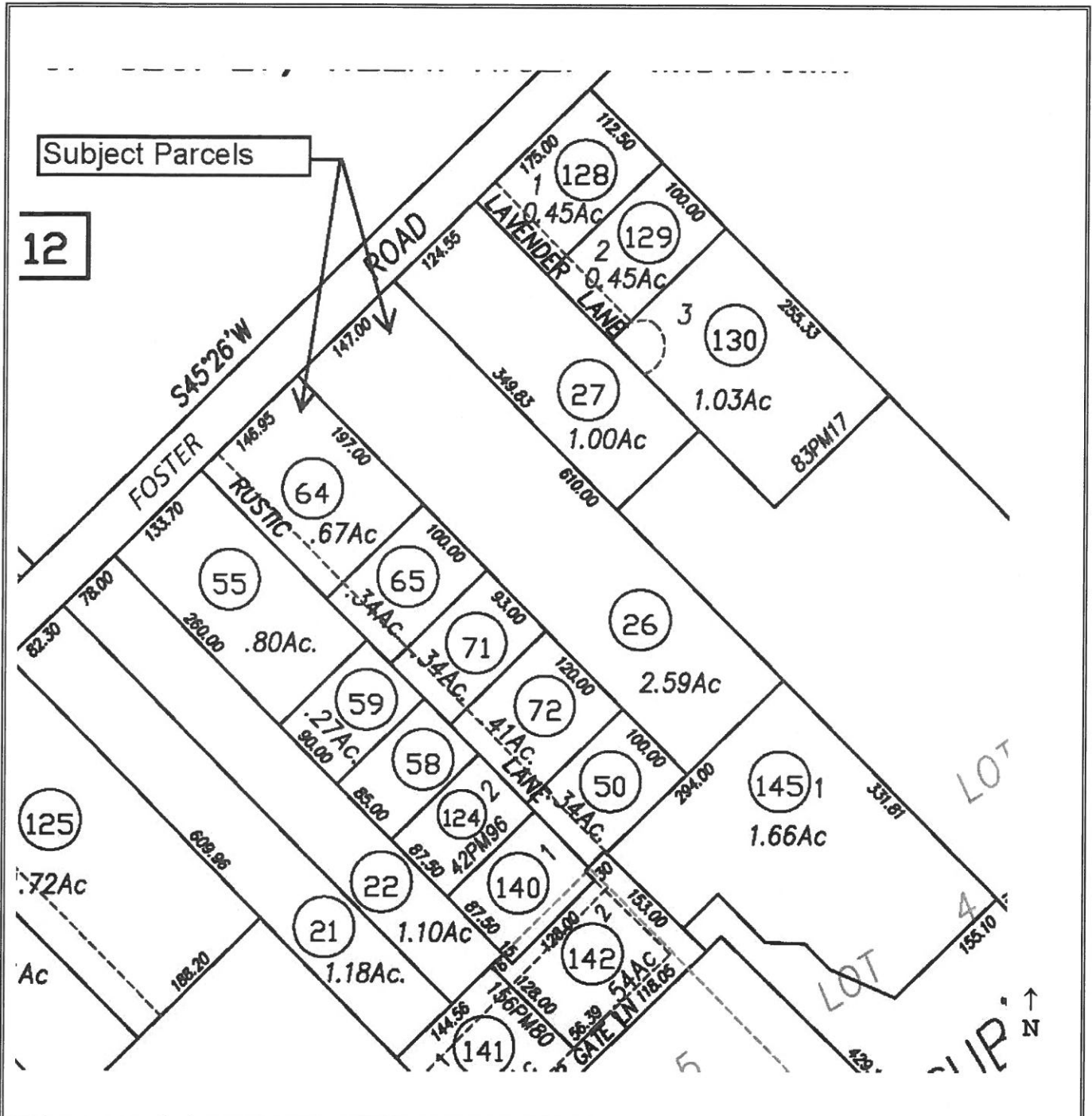
**PLANNING COMMISSION ACTION REQUESTED:** Upon conclusion of the scheduled public hearing, adopt a motion to:

1. Adopt Planning Commission Resolution No. 19-6, "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 (McAfee: PL19-00227)."

Attachments

**ATTACHMENTS FOR  
PLANNING COMMISSION AGENDA NO. 6 (c)**

1. Project vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the November 19, 2019 public hearing regarding the McAfee project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the McAfee project.
4. Notice of Exemption prepared for the McAfee project.
5. General Plan amendment/property rezone application submitted by project applicant Mr. & Mrs. McAfee on October 8, 2019.
6. Town of Paradise Resolution No.19-6, "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 (McAfee; PL19-00227)."



APPLICANT: Hugh & Alexis McAfee		5204 & 5218 Foster Rd
OWNER: Hugh & Alexis McAfee		
PROJECT DESCRIPTION:		
General Plan amendment (AR to RR) and rezone application (AR-1 to RR-1/2) to accommodate a lot line adjustment and residential rebuild. No land division or increase in residential density is proposed or envisioned.		
ZONING: AR-1 & RR-1/2	GENERAL PLAN: AR & RR	FILE NO. PL19-00227
ASSESSOR PARCEL NO. 055-130-026 & 064		MEETING DATE: 11/19/2019

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, November 19, 2019 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following projects:

Items to be determined categorically exempt from environmental review

- a. **HOHENTHANER SITE PLAN REVIEW PERMIT (PL19-00226) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project property is a 2.0-acre parcel zoned Rural Residential, 2/3-acre minimum (RR-2/3) located at 6121 Twin Lane, AP No. 053-011-115.
- b. **CALVARY BAPTIST CHURCH CONDITIONAL USE PERMIT [PL19-00221] APPLICATION** Consideration of a Conditional Use Permit for proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Plaza. Project property is a 1.89-acre parcel zoned Community Commercial (CC) located at 5905 Clark Road [Units A-D], AP No. 053-120-064.

Item determined to be exempt from environmental review

- c. **McAFEE GENERAL PLAN AMENDMENT/REZONE APPLICATION [PL19-00227]** Consideration of an amendment to the Town of Paradise General Plan land use designation affecting a 0.67 acre portion of an existing 2.06 acre property from Agricultural Residential (AR) to Rural Residential (RR) and rezone the same area from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) to accommodate a lot line adjustment. No land division or increase in residential density is proposed. Project is located at 5204 & 5218 Foster Road, AP Nos. 055-130-026 & 064.

The project files are 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 x114.

SUSAN HARTMAN  
Planning Director



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PARADISE CA 95967

055-130-021-000  
STANLEY ERIC  
PO BOX 5465  
CHICO CA 95927

055-130-110-000  
BAKER JUSTIN & THEA  
5181 FOSTER RD  
PARADISE CA 95969

055-130-140-000  
CASHA CHRISTOPHER M  
574 RUSTIC LANE  
PARADISE CA 95969

055-130-146-000  
GOBLE DONALD G & VALYNDA K  
560 RUSTIC LN  
PARADISE CA 95969

055-120-032-000  
BURDICK CLAUDE GERALD TRUST  
C/O BURDICK CLAUDE GERALD TRUSTEE  
1199 DIABLO AVE APT 101  
CHICO CA 95973

055-120-094-000  
NICHOLS NATHAN T & SHARA B  
348 W FRANCES WILLARD  
CHICO CA 95926

055-120-111-000  
BAKER JOSHUA L H ETAL  
DEE JAE PAULINE  
P O BOX 58  
DURHAM CA 95938

055-130-050-000  
SWOPES JENELLE & TRAVIS  
P O BOX 403  
FOREST RANCH CA 95942

055-130-059-000  
GOBLE DONALD G & VALYNDA K  
6288 WOODMAN DR  
OROVILLE CA 95966

055-130-026-000  
MAYER JOHN A ETAL  
LARSON SHELLY JO MAYER  
3252 STONY POINT RD  
SANTA ROSA CA 95407

055-130-022-000  
MYRICK CHERYL  
5182 FOSTER ROAD  
PARADISE CA 95969

055-130-124-000  
HARTNETT LON R & SHELBY L  
11709 NEW ALBION DR  
GOLD RIVER CA 95670

055-130-142-000  
MORAN JOHN J & JUDITH K  
3479 PENZANCE AVE  
CHICO CA 95973

055-120-030-000  
MELCHIORI PETER  
PO BOX 6011  
CHICO CA 95927

055-120-054-000  
BARKER MICHAEL D  
5351 LIBERTY ST  
NORTH HIGHLANDS CA 95660

055-120-095-000  
ELLIS SARA J & JAMES T  
790 ORO DAM BLVD W  
OROVILLE CA 95965

055-130-027-000  
PRICE NEVILLE A TRUST  
C/O PRICE NEVILLE A TRUSTEE  
4192 E ST  
EUREKA CA 95503

055-130-055-000  
LOWRIE FAMILY TRUST  
C/O LOWRIE PETER R & LYNN I TRUSTEES  
2126 S SANDIA CIR  
WASHINGTON UT 84780

055-130-071-000  
BROWN MARY ANN

055-120-051-000  
COVINGTON SEAN J  
1055 E LASSEN AVE #23  
CHICO CA 95973

055-130-065-000  
ALEXANDER FLOYD B & PATRICIA A  
2414 FLORIDA LN  
DURHAM CA 95938

055-130-128-000  
BEEBE FAMILY TRUST  
C/O BEEBE THOMAS J & MARY DIANNE  
TRUSTEES  
5242 FOSTER RD  
PARADISE CA 95969  
055-130-145-000  
NIBLETT JESS E & CLAUDINE A  
6085 GUILFORD CIR  
MAGALIA CA 95954

055-120-031-000  
BERTOLUCCI FAMILY TRUST  
C/O BERTOLUCCI DALE ROY & JERRI LEE  
TRUSTEES  
8401 BUENA VISTA AVE  
LOS MOLINOS CA 96055  
055-120-061-000  
CAMOZZI RYAN ETAL  
VASQUEZ CALI  
500 SATICOY LN  
PARADISE CA 95969

055-120-110-000  
BOLLMAN CARL & TERRA  
5223 FOSTER RD  
PARADISE CA 95969

055-130-029-000  
KRISTIANSSEN SVEND & BRANDY  
P O BOX 7842  
CHICO CA 95927

055-130-058-000  
OLIVER JON & KATHLEEN TONN  
1501 ARGONNE DR  
STOCKTON CA 95203

055-130-072-000  
ZELSDORF BRUCE J & ANIDA CP  
ZELSDORF LOIS M TRUST  
205 PROSPECT AVENUE  
LONG BEACH CA 90803



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C/O SMITH ROBERT L TRUSTEE  
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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

# NOTICE OF EXEMPTION

**To:** File: AP No: 055-130-026 & -064; [PL19-00227]

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

**Project Title:** McAfee General Plan Amendment/Rezone Application

**Project Applicant:** Hugh & Alexis McAfee

**Project Location:** 5204 & 5218 Foster Road

**Project Description:** General Plan amendment (AR to RR) & rezone (AR-1 to RR-1/2) to accommodate a lot line adjustment. No land division or increase in residential density is proposed.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Town of Paradise

**Exempt Status:**

<input type="checkbox"/>	Ministerial (Section 15268)
<input type="checkbox"/>	Emergency Project (Section 15269)
<input checked="" type="checkbox"/>	General Rule Exemption (Section 15061)
<input type="checkbox"/>	Categorical Exemption
	Section _____ Class _____

**Reason for Exemption:** Given the nature of the project it can be seen with certainty there will be no environmental impact.

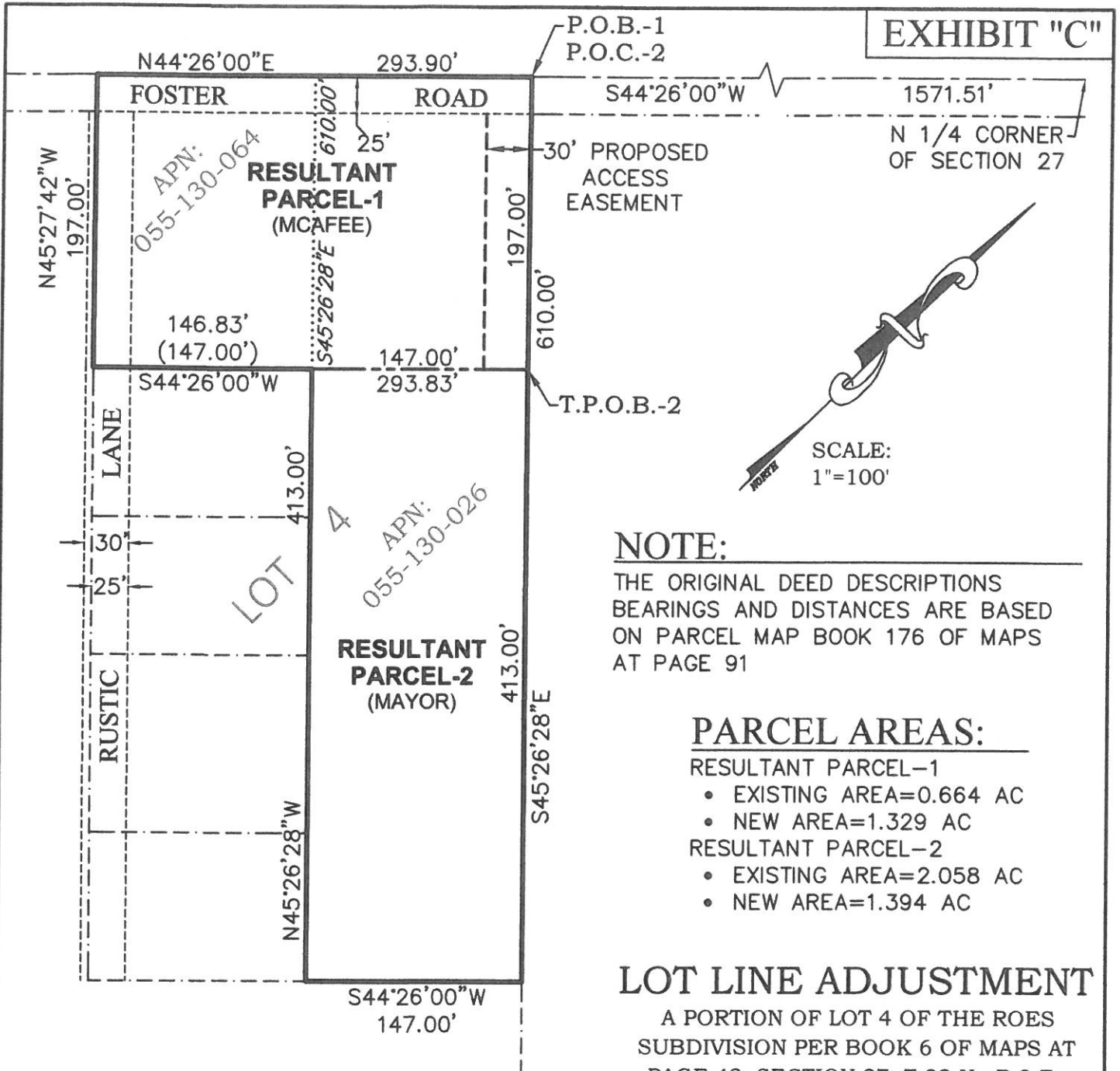
**Contact Person:** Susan Hartman, Planning Director  
(530) 872-6291 ext. 114

**Signature:**

  
\_\_\_\_\_  
Town Planning Director

**Date:** \_\_\_\_\_  
November 6, 2019

# EXHIBIT "C"



## NOTE:

THE ORIGINAL DEED DESCRIPTIONS BEARINGS AND DISTANCES ARE BASED ON PARCEL MAP BOOK 176 OF MAPS AT PAGE 91

## PARCEL AREAS:

### RESULTANT PARCEL-1

- EXISTING AREA=0.664 AC
- NEW AREA=1.329 AC

### RESULTANT PARCEL-2

- EXISTING AREA=2.058 AC
- NEW AREA=1.394 AC

## LOT LINE ADJUSTMENT

A PORTION OF LOT 4 OF THE ROES SUBDIVISION PER BOOK 6 OF MAPS AT PAGE 42, SECTION 27, T.22 N., R.3 E.,

M.D.B.&M.,

TOWN OF PARADISE,  
BUTTE COUNTY, CALIFORNIA  
OWNERS

MCAFEE & MAYOR  
5204 & 5218 FOSTER ROAD  
PARADISE, CA 95969  
APN: 055-130-026 & 064

BY

FEENEY ENGINEERING &

SURVEYING, INC.

LAUREN J. MCSWAIN

## LEGEND:

BOUNDARY LINE  
NEW LOT LINE  
OLD LOT LINE  
ADJACENT PROPERTY CENTERLINE  
RIGHT OF WAY LINE  
PROPOSED EASEMENT  
POINT OF COMMENCEMENT  
TRUE POINT OF BEGINNING

—  
—  
.....  
—  
—  
—  
—  
—  
P.O.C.  
T.P.O.B.

DEPARTMENT USE ONLY:

Receipt No. 40133 Fee 3618.80

Project No. P45-00227

**TOWN OF PARADISE**  
**APPLICATION FOR GENERAL PLAN AMENDMENT/REZONING**  
(Including TEXT ONLY Amendments)

Applicant's Name Hugh McAfee & Alexis McAfee Phone (530) 774-4626  
Applicant's Mailing Address PO Box 2318 Paradise CA 95967  
Applicant's email hughmcafee3@gmail.com Fax (866) 458-6350  
Applicant's Interest in Property (Owner, Lessee\*, Other\*) \_\_\_\_\_

\*If applicant is not the owner, the owner's signature or letter of authorization MUST accompany this application.

Owner's Name Hugh McAfee & Alexis McAfee Phone \_\_\_\_\_

Owner's Mailing Address PO Box 2318 Paradise 95967

Property Address 5218 Foster Road

Engineer (Name, Address) \_\_\_\_\_

Engineer's Phone \_\_\_\_\_ Fax \_\_\_\_\_ email \_\_\_\_\_

AP Number(s) 055-130-026 Zone 064 Existing Use \_\_\_\_\_

Check all that apply: 1. ☒ General Plan Amendment A. ☐ Map Change  
2. ☒ Rezoning B. ☐ Text Change

(For MAP changes, complete entire application. For TEXT ONLY changes, attach a separate sheet detailing the requested change and your reason for the change.)

Present General Plan Designation AR Present Zoning AR1

Requested General Plan Designation RR Requested Zoning RR 1/2

Location, dimensions and size of area(s) to be amended/rezoned: 0.665 ac REZONED FROM AR1 to RR 1/2

Is this application a part of a related development project (e.g., use permit, land division, etc.)? Lot Line Adj.

Applicant's reasons for amendment/rezoning: (attach additional sheets if necessary)

Expand current property size (for garage)

FOR GENERAL PLAN MAP AMENDMENT: Provide details of how the amendment would be of environmental, social and economic benefit to the Town? \_\_\_\_\_

Attach additional sheet(s) if necessary.

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 [Signature] Date 10/8/19

Property Owner Signature [Signature] Date 10/8/19  
(If applicable)

**TOWN OF PARADISE  
PLANNING COMMISSION**

**RESOLUTION NO. 19-6**

**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  
(MCAFEE; PL19-00227)**

**WHEREAS**, the Paradise Planning Commission has conducted a public hearing, pursuant to the California Planning and Zoning Law, concerning a proposed amendment to the Paradise General Plan and property rezone; and

**WHEREAS**, said public hearing also included review of potential environmental impacts, pursuant to the California Environmental Quality Act; and

**WHEREAS**, Sections 65353, 65354 and 65854 of the California Government Code require the Planning Commission to conduct a public hearing and notify the Town Council in writing of its recommendation; and

**WHEREAS**, the Planning Commission has considered the analysis and recommendation of the Community Development Department (planning division) and has considered the comments made at a public hearing conducted by the Planning Commission on November 19, 2019; and

**WHEREAS**, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Rural Residential (RR) land use designation and its related zone change to a Rural Residential – ½ Acre Minimum (RR-1/2) zoning district affecting a 0.67-acre portion of property located at 5218 Foster Road and further identified as AP No. 055-130-026, as proposed, is in the public interest.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the Town of Paradise hereby finds:

- a. That the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (General Rule Exemption).
- b. That the general plan land use designation and zoning district requested to be assigned to the project property via the general plan amendment/rezone project application (PL19-00227) is appropriate and reasonable because it would assign a Rural Residential (RR)

## RESOLUTION NO. 19-6

General Plan land use designation and Rural Residential-1/2 Acre Minimum (RR-1/2) zoning to a portion of property situated at a location and with characteristics that satisfy the 1994 Paradise General Plan policies that are applicable to single-family rural residential land use development.

**SECTION 2.** The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for Paradise General Plan Land Use Map amendment and its related zone change known as the McAfee (PL19-00227) application for property identified as AP Nos. 055-130-026, as described in Exhibit “A”, and shown in Exhibit “B” attached hereto and made a part hereof by reference.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise this 19th day of November 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**NOT VOTING:**

---

Shannon Costa, Chair

**ATTEST:**

---

Planning Secretary

EXHIBIT "A"  
REZONE  
(MCAFEE)

All that certain real property situate in the Town of Paradise, County of Butte, State of California, described as follows:

A portion of Lot 4, as shown on that certain map entitled, "Map of Roes Subdivision of the S.E. Diagonal  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 27, Township 22 North, Range 3 East, M.D.M.", which map was recorded in the Office of the Recorder of the County of Butte, State of California on December 9, 1908, in Book 6 of Maps at Page 42, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 4, said point being on the centerline of Foster Road;

Thence South  $45^{\circ}26'28''$  East, along the North line of said Lot 4, a distance of 197.00 feet;

Thence leaving said North line, South  $44^{\circ}26'00''$  West and parallel with the Northwesterly line of said Lot 4, a distance of 147.00 feet;

Thence North  $45^{\circ}26'28'$  West, a distance of 197.00 feet to a point on the Northwest Lot line and said centerline of Foster Road;

Thence North  $44^{\circ}26'00''$  East, along said Lot line and said centerline, a distance of 147.00 feet to the POINT OF BEGINNING;

Containing 0.665 acres, more or less

The Basis of Bearing of the above described property is the Northwesterly line of said Lot 4.



