



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

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

PLANNING COMMISSION AGENDA

6:00 PM – November 21, 2017

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

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve the Regular Meeting Minutes of October 17, 2017.

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

3. PUBLIC COMMUNICATION

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

*** PUBLIC HEARING PROCEDURE ***

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | 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. Consider adopting Resolution No. 17-02 Recommending Town Council Adopt a proposed Ordinance to Amend Chapter 16.11 of the Paradise Municipal Code (PMC) relating to forms of security for deferred construction of subdivision improvements that are the subject of improvement agreements within the Town in accordance with Government Code sections 66499.1, 66499.3, 66499.4 and any other forms of security as provided in Government Code section 66499.

5b. a. Item to be determined to be exempt from environmental review

HOPE CHURCH MODIFIED USE PERMIT APPLICATION (PL17-00210):
Consideration of a modified use permit application authorizing a \pm 999 square foot addition to the sanctuary of an existing religious assembly land use on a 4.03 acre property zoned Rural Residential - 2/3 acre minimum (RR-2/3) located at 6933 Pentz Rd. and further identified as Assessor Parcel Number 050-082-018.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



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PLANNING COMMISSION MINUTES

October 17, 2017

6:00 PM

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

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

COMMISSIONERS ABSENT: None.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Neumann, seconded by Towslee** to approve the Regular Meeting Minutes of September 19, 2017, with changes (For the roll call, Commissioners Absent said Commissioner Present) Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Recent Council Actions – Community Development Director Baker informed the Planning Commissioners that at the October 10, 2017 Town Council meeting the Town Council considered an application to abandon a 1' strip of land (Noble property) , which was unanimously denied by the Council.

- 2b. Staff Comments - None

3. PUBLIC COMMUNICATION - None

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

4a. Item for which a proposed mitigated negative declaration document regarding environmental impacts is proposed to be adopted.

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

Planning Director Baker provided a brief overview of the continued public hearing regarding the Indian Rock Springs Tentative Map Application. There are additional/new conditions included in the revised staff report for items #1, 6, 7, 8, 9 (new) and 10 (highlighted in bold letters). The items were discussed/addressed at the previous public hearing.

Town Engineer Marc Mattox provided an engineering review of the Indian Rock Springs project and addressed the questions that were asked by the Planning Commissioners at the previous meeting. Engineer Mattox addressed the increase in trips generated by additional homes, collision data for the Foster/Buschmann intersection, concern with realignment of Buschmann Road, sight distance issues both north and south and presented additional conditions of approval regarding removal of vegetation on Foster Road (#9), drainage requirements (#10) and cul-de-sac improvements (#1). (Powerpoint attached to the minutes)

Commissioners expressed concern with streets not aligning and think that, moving forward, that should be a requirement; line of sight is an issue and there are drainage concerns with the current Indian Rock Lane.

Chair Nichols opened the public hearing at: 6:21 p.m.

1. Rodney Dyer, 5660 Indian Rock Lane, asked for clarification of item 3 on page 35 of the agenda packet, asking if he was the property owner. Mr. Dyer stated for the record, that the previous owners had installed the aggregate driveway, mailbox, and other items that were in the easement and that he purchased the property already completed that way.
2. Herb Votaw clarified that the intersection sight distance issue will be remedied by clearing of the property, no grading (just removal of vegetation).
3. Bill Mannel stated that he thinks this is a good project, questions/concerns have been addressed. Clarified that previous comments regarding drainage were referring to the

subsurface springs. Mr. Mannel is willing to try to coordinate the road maintenance agreement with all parties on Indian Rock Lane.

Chair Nichols closed the public hearing at: 6:30 p.m.

Director Baker had one suggested edit to Condition #8, to remove/change part of the sentence, “project drainage facilities **and** maintenance of the remainder lot ~~and the proposed on-site fire access facility~~ to be recorded concurrently with final map recordation.”

Commissioners had concerns with disrupting items/plants/mailboxes in the current easement and that the property was purchased, by the current owner, with the assumption that everything was correctly placed.

The cul-de-sac could be shifted to preserve approach and driveway, don’t want to affect property boundaries, but can’t say 100 percent that it won’t be changed.

Mr. Mannel stated that the current project developer/applicant is the individual that developed Indian Rock Lane, built the home, made the improvements, encroached into the easement and sold the home to the Dyers. There is no way the Dyers would have known they were encroaching on the easement and that should be taken into consideration during the design and make accommodations.

Chair Nichols re-opened the public hearing at: 6:43 p.m.

Herb Votaw, Rolls Anderson and Rolls, stated that there is no opposition to the condition being re-worded and that the developer doesn’t want to change the current easement, if possible, because it costs money. If Rolls Anderson and Rolls designs the job he cannot guarantee that there won’t be any changes, but they will do their best to have the least impact on the driveway and items in the easement. There may have to be improvements to the drainage and there may be some disturbance to the landscaping, but it will be put back as close to possible as it was.

Engineer Mattox stated that in the design review process he will try to minimize disruptions to the existing improvements to the maximum extent possible.

Chair Nichols closed the public hearing at: 6:47 p.m.

MOTION by Neumann, seconded by Groom, to approve the proposed Indian Rock Springs Tentative Map application (PL17-00027) subject to the following conditions and mitigations. Roll call vote was unanimous.

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

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered road, grading and drainage improvements plan and a dust emissions control plan for the subdivision development and any required off-site improvements to the Public Works Department (engineering division) for review and approval by the Town Engineer. Road improvement plans shall be designed to minimize disruption of existing trees and private improvements. Private

improvements that are disrupted shall be relocated or replaced **to match like in-kind as existing**. Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.

2. Establish forty-foot minimum width interior roadway access easements as proposed; and construct full street section improvements within the roadway access instruments to include 2" Hot Mix Asphalt (1/2" aggregate max) on 6" Class II Aggregate Base (3/4" aggregate max) and two asphalt curbs encompassing a 20' wide roadway.
3. Construct paved forty-foot radius cul-de-sac bulb turnaround areas within fifty-foot radius easements located at the terminus of each proposed onsite cul-de-sac.
4. Construct fifteen-foot radius returns at the proposed onsite private access road intersection.
5. Apply for and secure town issuance of an encroachment permit for any work proposed or required to be located within the public street right-of-way.
6. Street name signs shall be provided by the developer at all street intersections per town requirements. Contact the town Public Works Department (engineering division) for information regarding the purchase and installation of street signs. Place the approved names of proposed access roads upon the final map. (Buschmann Road and Indian Rock Lane).
7. The project developer shall install appropriate stop signs and other traffic signs, removal of pavement markings and the addition of thermoplastic pavement markings as determined by the Town Engineer and in accordance with generally acceptable engineering practice.
8. Provide a Town approved road maintenance, drainage facilities and on-site fire access maintenance agreement for the proposed private roads, project drainage facilities and maintenance of the remainder lot to be recorded concurrently with final map recordation.
9. The project developer shall remove vegetation from within the public right-of-way of Foster Road to a distance of 100 feet north and south of the Buschmann Road private road encroachment onto Foster Road to improve traffic sight distance in a manner deemed satisfactory to the Town Engineer.

DRAINAGE

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

UTILITIES

11. Satisfy all utility company requirements regarding the construction and installation of new utility facilities as well as relocation of existing utility facilities, including establishment and offer of dedication of public utility easements.

NOTE: All utilities are required to be placed underground in accordance with PMC Section 16.11.020.

WATER SUPPLY

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

FIRE PROTECTION

13. Establish minimum required fire flow via fire hydrant(s) installation, water main extension(s) and installation, etc. Infrastructure improvements (water supply and fire hydrants) shall be completed and fire flow available prior to recordation of the final map.
14. Meet all other requirements of the Town of Paradise in accordance with the project review memorandum completed by the town Building Official/Fire Marshal dated February 28, 2017 for the Indian Rock Springs Tentative Map and on file in the Town Development Services Department.

SANITATION

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

SITE DEVELOPMENT

16. All trees to be retained upon the project site shall be protected from damage during construction activities associated with required site improvements in strict accordance with American National Standards Institute (ANSI) standards.
17. Secure approval of a dust emissions control plan in accordance with the Butte County Air Pollution Control District's standard dust mitigation practices.

Provide evidence thereof to the Town Public Works Department (engineering division).

18. Excluding the areas embodied within proposed Lots or existing onsite private road and utility easements, all land within twenty (20) feet of the center of the onsite perennial creek area(s) shall be designated on the final map as a "No soil disturbance and building exclusion area."
19. Prior to any ground-disturbing activity associated with private road, drainage or utility improvements construction, the project developer shall provide material evidence of compliance with the requirements of the California Department of Fish and Wildlife pertaining to the Department's Lake and Stream Alteration Program (LSA). Any design requirements of the LSA Program shall be fully incorporated into required road, drainage and utility construction plans for the project.
20. Access to lots for ingress, egress and public utilities shall be reserved and shown on the final map.
21. All easements of record shall be shown on the final subdivision map.
22. Indicate on the final map a thirty-foot building setback line measured from the centerlines of all proposed private access roadways.
23. Secure the issuance of a town-approved tree felling permit for any qualifying trees to be removed associated with town sanctioned improvements.

OTHERS

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

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

Community Development Director Baker announced that the decision can be appealed to the Town Council within 10 days of this decision.

5. PUBLIC HEARING - None.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Assistant Planner Hartman informed the Commissioners of future projects that will be coming to them for approval: Hope Christian Church Use Permit Modification and a Tentative Parcel Map on East Dottie.

Community Development Director Baker provided updates on Safeway, Starbucks, Westside Pizza, Optimo, Mama Celeste's Pizza and Kentucky Fried Chicken.

Commissioner Neumann asked Engineer Mattox about concerns with the traffic at Center Street and Skyway, the intersection with Dutch Bros., US Bank and Holiday Shopping Center. Traffic is a major concern.

Engineer Mattox stated that he can review the conditions of approval for Dutch Bros. to see if there is anything addressing concerns. The intersection will be evaluated for the upcoming safety grants cycle to see if it qualifies.

9. ADJOURNMENT

Chair Nichols adjourned the meeting at 6:56 p.m.

Date Approved:

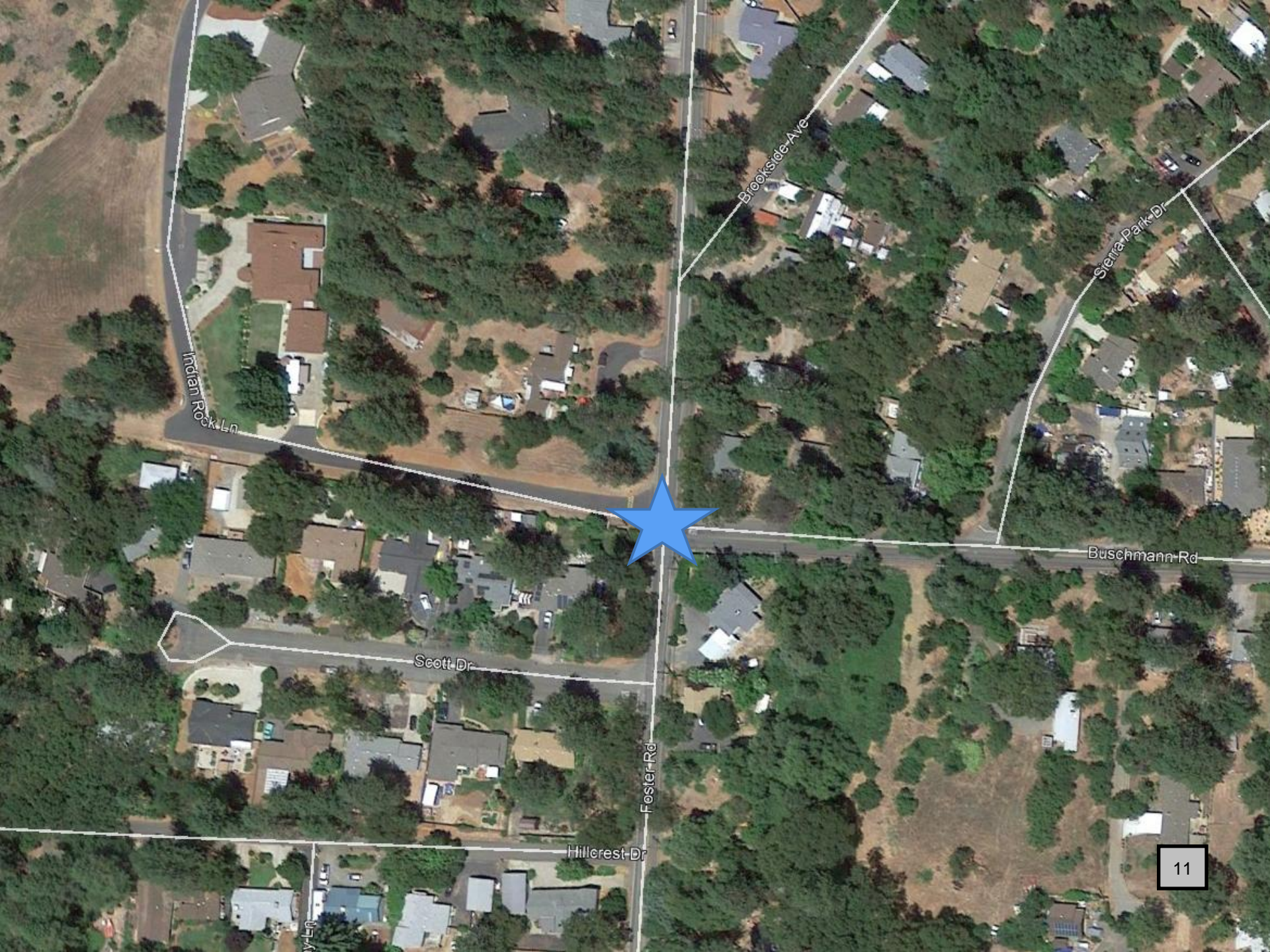
By: _____
Martin Nichols, Chair

Attest:

Dina Volenski, CMC, Town Clerk

Indian Rock Springs Tentative Map

OCTOBER 17, 2017



Trip Generation Increase

- ▶ 9.5 trips per day per single-family home (Institute of Traffic Engineers)
- ▶ Total project 47.5 trips increase at maximum buildout (23.75 round trips)

Intersection Geometry

- ▶ Acknowledged geometry between Buschmann Rd and Buschmann Rd Extension is skewed – however, not inherently dangerous.
- ▶ This development does not warrant the complete realignment to provide a perfectly square two-way STOP.
- ▶ This condition exists throughout Paradise on roads similar to Bille, Wagstaff, Elliott, Neal, Pentz where residential homes and private driveways (for multiple homes) directly tie into high volume roadways.

Current Collision History

- ▶ 1/1/2007 – 12/31/2016 Relevant Injury Collisions
- ▶ 2 Total
 - ▶ 10/13/2007 – Single Vehicle DUI heading west on Buschmann
 - ▶ 9/23/2016 – Two vehicle DUI turning left from Buschmann to Foster
- ▶ No collisions involving turning from Indian Rock Springs
- ▶ Other collisions nearby have all been single-vehicle

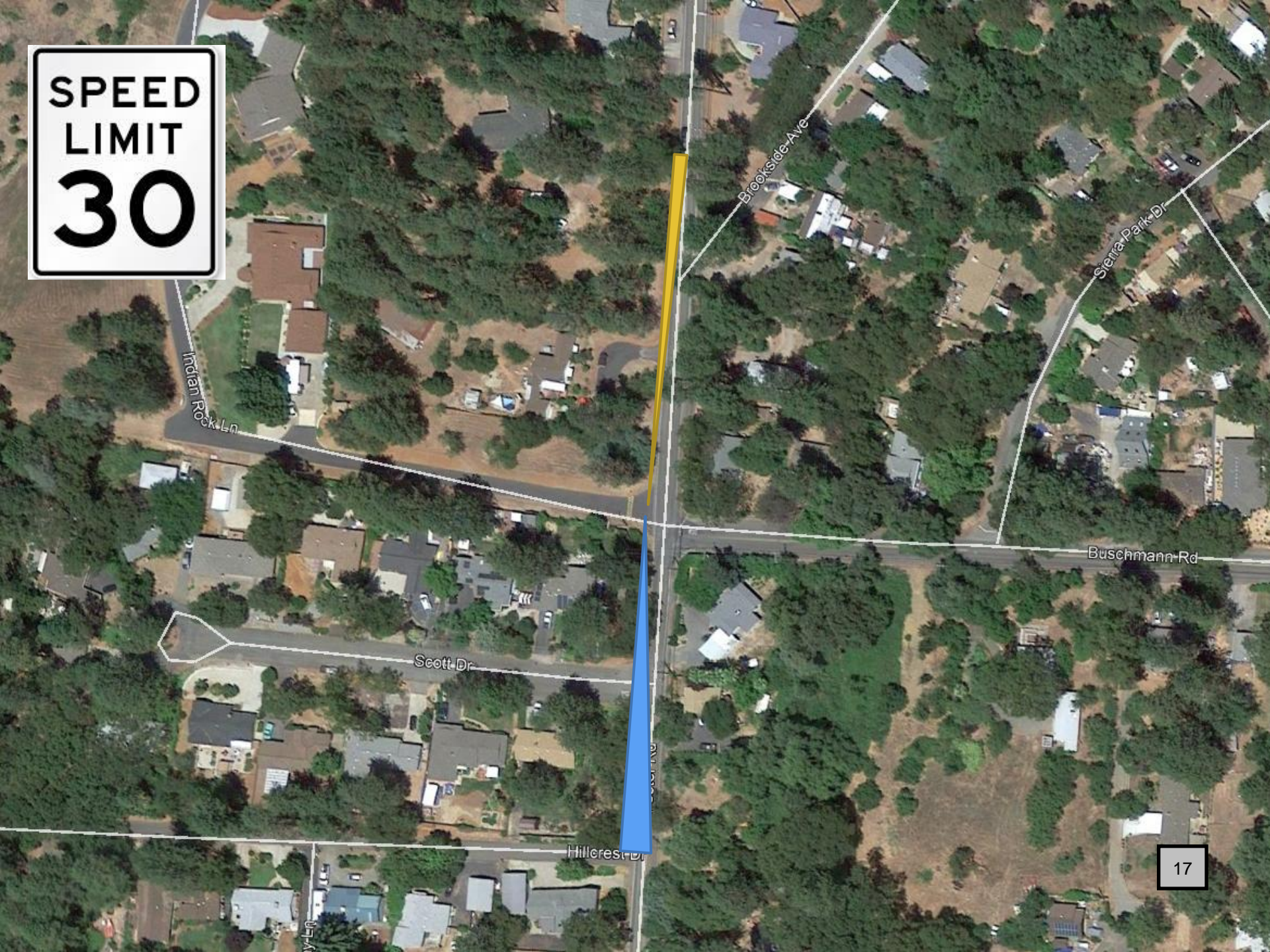
Sight Distance Issue (looking north)



Sight Distance Issue (looking south)



SPEED
LIMIT
30



Added Conditions of Approval

- ▶ The project developer shall remove vegetation from within the public right of-way of Foster Road to a distance of 100 feet north and south of the Buschmann Road private road encroachment onto Foster Road to improve traffic sight distance in a manner deemed satisfactory to the Town Engineer.
- ▶ The project developer shall permanently black out a yellow hatched limit line crossing Buschmann Rd Extension and install a 12" white thermoplastic limit line and new "STOP" legend as approved by the Town Engineer.

Drainage Concerns

- ▶ Provide a final design solution for drainage per requirements of the Town Engineer and the Post-Construction Standards Plan dated July 6, 2015 as a Regulated Project
- ▶ No new increase in runoff between pre- and post-construction conditions
- ▶ Requires an agreement between the developer and the Town of Paradise to maintain all drainage facilities in a satisfactory manner.

Cul-de-Sac Improvements

Additional Condition Recommended

During submittal of improvement plans, the project developer shall provide consideration to features installed within existing easements for potential preservation, relocation or removal.

MEMORANDUM

Agenda No: 5(a)

TO: Paradise Planning Commission

FROM: Al McGreehan, Community Development Director

SUBJECT: Public Hearing: Planning Commission Consideration of a Resolution Recommending Town Council Adoption of an Ordinance to Amend Chapter 16.11 of the Paradise Municipal Code (PMC) relating to forms of security for deferred construction of subdivision improvements that are the subject of improvement agreements within the Town

DATE: November 15, 2017

BACKGROUND: The Town of Paradise is legally required to regulate the subdivision of land and real property within the town for purposes of sale, lease or financing via subdivision regulations within its municipal code that are consistent with and further implement the State Subdivision Map Act (California Government Code Sections 66410 et. seq.). A key function of the Planning Commission is to act as the "advisory agency" to the Town of Paradise in connection with the administration of the State Subdivision Map Act and the Town's subdivision ordinance regulations (PMC Section 2.12.031).

Subdivision improvements (curb, gutter, sidewalks, unrerground utilities, etc.) are usually completed by the subdivider prior to recordation of the final subdivision map. However, the town's subdivision ordinance regulations contain provisions within PMC Chapter 16.11 (*Subdivision Improvements*) which provide for the execution of an agreement between the town and the subdivider, accompanied by one of several forms of security guaranteeing that some or all required subdivision improvements will be constructed within a specified time frame subsequent to recording a final map. A review of PMC Chapter 16.11 has revealed that the town allows fewer forms of security than is permitted under current State of California Government Code sections 66456.2 and 66499.

In order to expand the types of security allowed in the town, staff is recommending several amendments to PMC Chapter 16.11 in order to provide the same flexibility and choices for various forms of security to guarantee construction of required subdivision improvement as provided in the Government Code. The pertinent Government Code sections are attached for you review.

Attached with this staff memorandum for your consideration and recommended adoption is a proposed Planning Commission Resolution No. 17-2 and its exhibit "A". This document is the end product of a recent work effort performed by the Town Attorney.

The attached "Exhibit A" is formatted in a way for Planning Commissioners to review the proposed text changes in ~~strike-out~~ font for text proposed to be deleted and in **shaded font** for text proposed to be added. Lastly, staff has also generated and attached other documents related to this agenda item.

COMMISSION ACTION REQUESTED: Conduct the scheduled public hearing concerning this agenda item. Upon conclusion of the public hearing adopt a MOTION TO:

1. Adopt Planning Commission Resolution No. 17-02, "A Resolution Of The Paradise Planning Commission Recommending Town Council Adoption Of Text Amendments To Chapter 16.11 Of The Paradise Municipal Code Relative To Forms Of Security For Deferred Construction Of Subdivision Improvements".

Attachments

ATTACHMENTS FOR PLANNING COMMISSION AGENDA NO. 5(A)

1. Public notice for the November 21, 2017 Planning Commission hearing
2. California Government Code section 66456.2
3. California Government Code section 66499
4. Planning Commission Resolution No. 17-2 with its attached "Exhibit A"

**NOTICE OF MEETING
TOWN OF PARADISE PLANNING COMMISSION
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Town of Paradise Planning Commission will hold a public hearing on November 21, 2017, at 6:00 p.m. in the Town Hall Council Chambers located at 5555 Skyway, Paradise, California. The purpose of the public hearing is to consider adopting a resolution recommending that the Town Council adopt a proposed ordinance relating to types of acceptable security for subdivision improvements agreements in accordance with Government Code sections 66499.1, 66499.3664994.4 and any other types of security as provided in Government Code section 66499.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), the proposed ordinance is exempt from environmental review because there is no possibility that its adoption will have a significant effect on the environment.

The proposed ordinance and the subject file are available for public inspection at the Town of Paradise, Community Development Department. If you challenge this matter 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 Paradise Planning Commission at, or prior to, the public hearing. For further information contact the Community Development Department, Town Hall, 5555 Skyway, Paradise, CA (530) 872-6291 x 111.

Dated: November 7, 2017

By: Craig Baker, Planning Director

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 2. SUBDIVISIONS [66410 - 66499.38]

(Division 2 added by Stats. 1974, Ch. 1536.)

CHAPTER 3. Procedure [66451 - 66472.1]

(Chapter 3 added by Stats. 1974, Ch. 1536.)

ARTICLE 4. Final Maps [66456 - 66462.5]

(Article 4 added by Stats. 1974, Ch. 1536.)

66456.2.

(a) An improvement plan being processed in conjunction with either an approved tentative, parcel, or final map shall be prepared by a registered civil engineer and acted on within 60 working days of its submittal, except that at least 15 working days shall be provided for processing any resubmitted improvement plan. The 60 working day period shall not include any days during which the improvement plan has been returned to the applicant for correction, has been subject to review by other than the local agency or, following that review, has been returned to the applicant for correction.

(b) The time limits specified in this section for acting on improvement plans may be extended by mutual consent of the subdivider and the advisory agency or legislative body required to act. However, no advisory agency or legislative body may require a routine waiver of time limits as a condition of accepting the improvement plan. A routine waiver may be obtained for the purpose of permitting concurrent processing of other requirements related to the improvement plan or map.

(c) If, at the time of submittal or resubmittal, the local agency or designee determines it is unable to meet the time limits of this section, the local agency or designee shall, upon request of the subdivider and for purposes of meeting the time limits, contract or employ a private entity or persons on a temporary basis to perform services necessary to permit the agency or designee to meet the time limits. However, a local agency or designee need not enter into a contract or employ those persons if it determines either of the following:

(1) No entities or persons are available or qualified to perform the services.

(2) The local agency or designee would be able to perform services in a more rapid fashion by modifying its own work schedule than would any available and qualified persons or entities.

A local agency may charge the subdivider fees in an amount necessary to defray costs directly attributable to employing or contracting with entities or persons performing services pursuant to this section.

(d) "Improvement plan" means the plan for public improvement as described in Sections 66418 and 66419.

(Amended by Stats. 1989, Ch. 847, Sec. 8.)

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 2. SUBDIVISIONS [66410 - 66499.38]

(Division 2 added by Stats. 1974, Ch. 1536.)

CHAPTER 5. Improvement Security [66499 - 66499.10]

(Chapter 5 added by Stats. 1974, Ch. 1536.)

66499.

(a) Whenever this division or a local ordinance authorizes or requires the furnishing of security in connection with the performance of any act or agreement, if the developer is not a nonprofit corporation described in subdivision (c) of Section 66499.3, the security shall be one of the following at the option of and subject to the approval of the local agency and if the developer is a nonprofit corporation described in subdivision (c) of Section 66499.3, the security shall be one of the following, subject to the approval of the local agency:

(1) Bond or bonds by one or more duly authorized corporate sureties.

(2) A deposit, either with the local agency or a responsible escrow agent or trust company, at the option of the local agency, of money or negotiable bonds of the kind approved for securing deposits of public moneys.

(3) An instrument of credit from an agency of the state, federal, or local government when any agency of the state, federal, or local government provides at least 20 percent of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

(4) A lien upon the property to be divided, created by contract between the owner and the local agency, if the local agency finds that it would not be in the public interest to require the installation of the required improvement sooner than two years after the recordation of the map.

(5) Any form of security, including security interests in real property, which is acceptable to the local agency and specified by ordinance thereof.

(b) Any contract or security interest in real property entered into as security for performance pursuant to paragraph (4) or paragraph (5) of subdivision (a) shall be recorded with the county recorder of the county in which the subject real property is located. From the time of recordation of the written contract or document creating a security interest, a lien shall attach to the

real property particularly described therein and shall have the priority of a judgment lien in an amount necessary to complete the agreed to improvements. The recorded contract or security document shall be indexed in the Grantor Index to the names of all record owners of the real property as specified on the map and in the Grantee Index to the local agency approving the map.

The local agency may at any time release all or any portion of the property subject to any lien or security interest created by this subdivision or subordinate the lien or security interest to other liens or encumbrances if it determines that security for performance is sufficiently secured by a lien on other property or that the release or subordination of the lien will not jeopardize the completion of agreed upon improvements.

(Amended by Stats. 1988, Ch. 1308, Sec. 2.)

**TOWN OF PARADISE PLANNING COMMISSION
RESOLUTION 17-2**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN COUNCIL
ADOPTION OF TEXT AMENDMENTS TO CHAPTER 16.11 OF THE PARADISE MUNICIPAL CODE
RELATIVE TO FORMS OF SECURITY FOR DEFERRED CONSTRUCTION OF SUBDIVISION
IMPROVEMENTS**

WHEREAS, the Town of Paradise is legally required to direct and regulate land development and land uses via subdivision and zoning regulations and other means that are consistent with its current Paradise General Plan as well as current state planning and zoning law; and

WHEREAS, the Paradise Planning Commission finds that there is a compelling need for the Town Council of the Town of Paradise to adopt the foregoing Paradise Municipal Code (PMC) amendments relative to forms of security for deferred construction of subdivision improvements, and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 21, 2017 to study and consider recommending Town Council adoption of text amendments to PMC Chapter 16.11 as proposed by Town staff; and

WHEREAS, the public review also included review and determination that the proposed PMC text amendment is an activity that is exempt from to the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) (general rule exemption) because there is no possibility that the amendments would result in a significantly adverse effect upon the environment; and

WHEREAS, the Planning Commission has considered the recommendation of the Town staff, etc., as well as input received during the public hearing; and on the basis of the foregoing, has determined that the text amendments to PMC Chapter 16.11 is warranted at this time in order to potentially allow additional forms of security for deferred construction of subdivision improvements within the Town of Paradise.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF PARADISE as follows:

The Planning Commission hereby recommends to the Town Council of the Town of Paradise, adoption of the proposed text amendments to PMC Chapter 16.11 as set forth in **Exhibit "A"** attached hereto and made a part of by reference; and recommends to the Town Council that the proposed Paradise Municipal Code text amendment is not subject to the

RESOLUTION NO. 17-2

requirements of the California Environmental Quality Act (CEQA) in accordance with the general rule categorical exemption provisions of CEQA Guidelines section 15061.

PASSED AND ADOPTED by the Planning Commission of the Town of Paradise this 21st day of November, 2017 by the Following Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Martin Nichols, Chairman

ATTEST:

Dina Volinski, Town Clerk

"EXHIBIT A"

**TOWN OF PARADISE
ORDINANCE NO. ____**

**AN ORDINANCE OF THE TOWN OF PARADISE
AMENDING SECTION 16.11.020 RELATING TO
SUBDIVISION IMPROVEMENT AGREEMENTS**

The Town Council of the Town of Paradise, State of California, does **ORDAIN AS FOLLOWS:**

SECTION 1. Paradise Municipal Code section 16.11.020 is hereby amended to read as follows:

A. Storm Drainage. Storm water runoff from the subdivision shall be collected and conveyed in a manner consistent with the "Master Storm Drainage Study and Facilities Plan" adopted by the town and with the requirements of the town engineer.

B. Sewage Disposal. Each lot or unit within the subdivision shall meet the requirements of the Town of Paradise regarding sewage disposal as set forth in Chapter 13.04 of this code.

C. Water Supply. Each lot or unit within the subdivision shall have adequate water for domestic use.

D. Utilities. Each lot or unit within the subdivision shall be made accessible to service for gas, electric, telephone, and cable television facilities unless exempted by the planning commission.

E. Underground Utilities. For subdivisions of five or more lots, all utilities within the subdivision and along peripheral streets or roads shall be placed underground except where exempted by the Public Utilities Commission regulations or the planning commission. Subdivisions of four or fewer parcels shall not be required to install underground utilities upon approval of the planning commission.

F. Deferred Improvement Agreements. All subdivisions shall abide by the regulations set forth in Chapter 12.20 of this code.

G. Design. The design and layout of all required improvements both onsite and offsite, private and public, shall conform to generally accepted engineering standards and to such standards as approved by the town engineer.

1. The subdivision shall have approved access to a public street. Each lot or unit within the subdivision shall have an approved access to a public street or private road which accesses a public street.

2. Where practicable, the subdivision shall be designed to provide for future access to property adjoining the subdivision.

3. Reserve strips, or nonaccess at the end of a street or road or at the boundaries of subdivisions, shall be dedicated unconditionally to the town when required.

H.Improvement Plans. Improvement plans shall be prepared under the direction of and signed by a registered civil engineer licensed by the state of California. Improvement plans shall include but not be limited to: grading; storm drains; landscaping; streets; roads; and related facilities. (G.C. 66456.2)

1. Form.

a. Plans, profiles, and details shall be legibly drawn, printed, or reproduced on twenty-four by thirty-six inch sheets. A border shall be made on each sheet providing one-half inch at the top, bottom and right side and one and one-half inches on the left side.

b. A suitable title block shall be placed in the lower right corner or along the right edge and provide adequate space for approval by the town engineer and for approval of plan revisions.

c. Plan and profiles shall be drawn to the scale of one inch equals fifty feet or larger unless approved by the town engineer. Details shall be drawn to such scale that clearly shows the facility being constructed. The scales for various portions of the plans shall be shown on each sheet.

d.A vicinity map shall be shown on the first sheet of all sets of plans.

e. A north arrow shall be shown on each sheet when applicable.

f. Plans shall be laid out to orient north to the top or right edge of the sheet unless approved otherwise by the town engineer.

g.All lettering shall be one-eighth (1/8) inch minimum height.

h.If the plans include three or more sheets, a cover sheet showing the streets, lots, easements, storm drains, index and vicinity map shall be included.

i. The form of all plans shall conform to additional requirements as may be established by the town engineer. The final form of all plans shall be approved by the town engineer.

2.Contents. The improvement plans shall show complete plans, profiles, and details for all required improvements to be constructed, both public and private, including common areas. Reference to town standard plans may be made in lieu of duplicating the drawings.

3.Supplementary Plans and Calculations. Hydrology, hydraulic plans and calculations, bond estimates and any structural calculations as may be required, shall be submitted with the improvement plans to the town engineer. All calculations shall be legible, systematic and signed and dated by a registered civil engineer licensed by the state of California and in a form approved by the town engineer.

4.Review by Town Engineer. The subdivider shall submit the improvement plans and all computations to the town engineer for review. Upon completion of the review, one set of the preliminary plans, with the required revisions indicated, will be returned to the subdivider's engineer.

5. Approval by Town Engineer. An improvement plan being processed in conjunction with either an approved tentative, parcel or final map shall be acted on by the town engineer within sixty working days of its submittal, except that at least fifteen working days shall be provided for reviewing and processing any resubmitted improvement plan. The sixty working day period shall not include any days during which the improvement plan has been returned to the applicant for correction, has been subject to review by other than the local agency or following that review, has been returned to the applicant for correction. The time limits specified in this section for acting on improvement plans may be extended by mutual consent of the applicant/subdivider and the town, pursuant to Government Code section 66456.2. ~~of the state Subdivision Map Act.~~

After completing all required revisions, the subdivider's engineer shall transmit the originals of the improvement plans to the town engineer for signature. Upon finding that all required revisions have been made and that the plans conform to all applicable town ordinances, design review requirements, and conditions of approval of the tentative map, the town engineer shall sign and date the plans. The originals will be returned to the subdivider's engineer. Approval of the improvement plans shall not be construed as approval of the sanitary sewer, water, or gas and electric service construction plans. Approval by the town engineer shall in no way relieve the subdivider or the subdivider's engineer from responsibility for the design of the improvements and for any deficiencies resulting from the design or from any required conditions of approval of the tentative map. (G.C. 66456.2)

6. Revisions to Approved Plans.

a. By Subdivider. Requests by the subdivider or the engineer for revisions to the approved plans appearing necessary or desirable during construction shall be submitted in writing to the town engineer or authorized representative and shall be accompanied by revised drawings showing the proposed revision. If the revision is acceptable, the originals shall be submitted to the town engineer's office for initialing. The originals shall be maintained by the town engineer and any revised plans shall be immediately transmitted to the town engineer. Construction of any proposed revision will not be permitted to commence until revised plans have been received and forwarded to the town engineer.

b. By Town Engineer. When revisions are deemed necessary by the town engineer to protect public health and safety, or as field conditions may require, a request in writing shall be made to the subdivider and engineer. The subdivider's engineer shall revise the plans and transmit the originals to the town engineer. Upon receipt of the initialed originals, the subdivider's engineer shall immediately transmit revised drawings to the town engineer. Construction of all or any portion of the improvements may be stopped by the town engineer until revised drawings have been submitted and reviewed. The subdivider may appeal revisions required by the town engineer to the town council by filing an appeal with the town clerk within two working days following receipt of the request to revise the plans. The town council shall consider the appeal within thirty days of the receipt of the appeal; provided, however, that appeals to sewage disposal requirements shall be made as set forth in Chapter 13.04 of this code.

7. Plan Checking and Inspection Costs for Revisions. Costs incurred by the town for the checking of plans or calculations or inspection as a result of revisions to the approved plans shall be borne by the subdivider at actual cost. A deposit, when required, shall be submitted with the revised

prints and applied toward the actual costs.

I. Improvement Agreement. The agreement shall be prepared and signed by the town engineer and approved as to form by the town attorney. The agreement shall provide for:

1. Construction of all improvements according to the approved plans and specifications on file with the town engineer;
2. Completion of improvements within the time specified within the agreement;
3. Right by town to modify plans and specifications;
4. Warranty by subdivider that construction will not adversely affect any portion of adjacent properties;
5. Payment of inspection fees in accordance with the town's resolution establishing fees and charges;
6. Payment of in-lieu fees for park land dedication;
7. Payment of drainage district or area fees;
8. Improvement security as required by this title;
9. Maintenance and repair of any defects or failures and causes thereof;
10. Release of the town from all liability incurred by the development and payment of all reasonable attorney's fees that the town may incur because of any legal action arising from the development;
11. Any other deposits, fees, or conditions as required by town ordinance or resolution and as may be required by the town engineer.

J. Improvement Security. Any improvement agreement, contract or act required or authorized by the Subdivision Map Act, for which security is required, shall be secured in accordance with Government Code section 66499 ~~of the Subdivision Map Act~~ and as provided below. No final map or parcel map shall be signed by the town engineer or recorded until all improvement securities required by this title have been received and approved.

K. Form of Security. The form of security shall be one or the combination of the following at the option and subject to the approval of the town.

1. Bond(s) by one or more duly authorized corporate sureties; in accordance with Government Code sections 66499.1, 66499.2, 66499.3 and 66499.4;
2. An instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment;

3. A deposit, either with the town or a responsible escrow agent or trust company, at the option of the town, of money or negotiable bonds of the kind approved for securing deposits of public moneys.

~~3. The provisions of the bond(s) shall be in accordance with section 66499.1 and 66499.2 of the Subdivision Map Act.~~

4. Any other form of security as provided in Government Code section 66499.

L. Amount of Security. A performance bond or security in the amount of one hundred percent of the estimated construction cost to guarantee the construction or installation of all improvements shall be required of all subdivisions. An additional amount of fifty percent of the estimated construction cost shall be required to guarantee the payment to the subdivider's contractor, subcontractors, and to persons furnishing labor, materials, or equipment for the construction or installation of improvements. (G.C. 66499(a)(3) and 66499.3)

The estimate of improvement costs shall be as approved by the town engineer and shall provide for:

1. Not less than five percent nor more than ten percent of the total construction cost for contingencies;
2. Increase for projected inflation computed to the estimated midpoint of construction;
3. All utility installation costs or a certification acceptable to the town engineer from the utility company that adequate security has been deposited to insure installation;
4. In addition to the full amount of the security, there shall be included costs and reasonable expenses or fees, including attorney's fees, incurred in enforcing the obligation secured.

M. Warranty Security. Upon acceptance of the subdivision improvements by the town, the subdivider shall provide security in the amount as required by the town engineer to guarantee the improvements throughout the warranty period. The amount of the warranty security shall be not less than ten percent of the cost of the construction of the improvements, including the cash bond which shall be retained for the one-year warranty period.

N. Reduction in Performance Security. The town engineer may authorize in writing the release of a portion of the security in conjunction with the acceptance of the satisfactory completion of a part of the improvements as the work progresses upon application by the subdivider, but in no case shall the security be reduced to less than ten percent of the total improvement security given for faithful performance. The amount of reduction of the security shall be determined by the town engineer; however, in no event shall the town engineer authorize a release of the improvement security which would reduce security to an amount below that required to guarantee the completion of the improvements and any other obligation imposed by this title, the Subdivision Map Act, or the improvement agreement. (G.C. 66499.17)

O. Release of Improvement Securities.

1. Performance Security. The performance security shall be released only upon acceptance of the

improvements by the town and when an approved warranty security has been filed with the town engineer. If warranty security is not submitted, performance security shall be released twelve months after acceptance of improvement and correction of all warranty deficiencies. (G.C. 66499.7)

2. Material and Labor Security. Security given to secure payment to the contractor, subcontractors, and to persons furnishing labor, materials, or equipment may, six months after the completion and acceptance of the improvements by the town council, be reduced to an amount equal to the amount of all claims therefor filed and of which notice has been given to the town council. The balance of the security shall be released upon the settlement of all such claims and obligations for which the security was given.

3. Warranty Security. The warranty security shall be released upon satisfactory completion of the warranty period provided:

a. All deficiencies appearing on the warranty deficiency list for the subdivision have been corrected and not less than twelve months have elapsed since the acceptance of the improvements by the town council.

P. Construction. The construction methods and materials for all improvements shall conform to the standard plans and specifications of the town and any applicable public utility. The general provisions of the town's standard specifications shall apply to the subdivider where applicable. Construction shall not commence until required improvement plans have been approved by the town engineer.

Q. Construction Inspection. All improvements are subject to inspection by the town engineer or authorized personnel in accordance with the town's standard specifications.

R. Preconstruction Conference. Prior to commencing any construction, the subdivider shall arrange a preconstruction conference with the town engineer.

S. Final Inspection and Deficiency List. Upon completion of the subdivision improvements, the developer shall apply in writing to the town engineer for a preliminary final inspection. A deficiency list shall be compiled during the inspection, noting all corrections or any additional work required. When the preliminary final inspection has been completed, a copy of the deficiency list shall be transmitted to the subdivider for correction. Upon having completed all correction or additional work as outlined by the deficiency list, the subdivider shall certify in writing that all corrections have been completed satisfactorily and request a final inspection. The town engineer or authorized representative shall then make a final inspection.

Upon finding that all items on the deficiency list have been corrected and receipt of as-built improvement plans, any subdivision of five or more lots shall be placed on the town council agenda for acceptance.

The completion of corrections indicated by the deficiency list shall not relieve the subdivider from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered.

T. Completions of Improvements.

1. Subdivisions of Five or More Lots. Any public improvements required by the town for a subdivision shall be completed by the subdivider within twenty-four months of the recordation of the subject map, or such time as approved by the town engineer, not to exceed a period of forty-eight months, unless an extension is granted by the town council, in accordance with subsection (T)(3) of this section. Should the subdivider fail to complete the improvements within the specified time, the town may, by resolution of town council and at its option, cause any or all uncompleted improvements to be completed and the parties executing the surety or sureties shall be firmly bound for the payment of all necessary costs. (G.C. 66462)

2. Subdivisions of Four or Fewer Parcels. The completion of improvements may be required by a specified date by the town when the completion of such improvements is found to be necessary for public health or safety or for the orderly development of the surrounding area. This finding shall be made by the town engineer or authorized representative. The specified date, when required, shall be stated in the subdivision improvement agreement. Improvements shall be completed prior to the final building inspection or occupancy of any unit within the subdivision.

3. Extensions. The completion date may be extended by the town council for subdivisions of five or more lots and by the town engineer for subdivisions of four or fewer parcels upon written request by the developer and the submittal of adequate evidence to justify the extension. The request shall be made not less than thirty days prior to expiration of the subdivision improvements agreement. The subdivider shall enter into a subdivision improvement agreement extension with the town. For subdivisions of five or more lots the agreement shall be prepared and signed by the town engineer, approved as to form by the town attorney, executed by the subdivider and surety and transmitted to the town council for its consideration. If approved by the town council, the mayor shall execute the agreement on behalf of the town.

In consideration of a subdivision improvement agreement extension, the following may be required:

- a. Revision of improvement plans to provide for current design and construction standards when required by the town engineer.
- b. Revised improvement construction estimates to reflect current improvement costs as approved by the town engineer.
- c. Increase of improvement securities in accordance with revised construction estimates.
- d. Inspection fees may be increased to reflect current construction costs but shall not be subject to any decrease or refund.

U. Additional Council Requirements. The town council may impose additional requirements deemed necessary as a condition of approving any time extension for the completion of improvements consistent with the provisions of Government Code Sections 66474.2 and 65961. The costs incurred by the town in processing the agreement shall be borne by the subdivider at actual cost. (G.C. 66474.2 and 65961)

V. Acceptance of Improvements. When all improvement deficiencies have been corrected and as-built improvement plans filed, the subdivision improvements shall be considered by the town for acceptance. Subdivisions of five or more lots must be accepted by the town council. The town engineer or authorized representative shall be responsible for the acceptance of subdivisions of four or fewer parcels. Acceptance of the improvements shall imply only that the improvements have been completed satisfactorily and that public improvements have been accepted for public use.

W. Notice of Completion. If the subdivision has been accepted by the town, the town engineer shall cause a notice of completion to be filed with the county recorder.

X. Acceptance of a Portion of the Improvements. When requested by the subdivider in writing, the town may consider acceptance of a portion of the improvements as recommended by the town engineer. The improvements will be accepted by the town only if it finds that it is in the public interest and such improvements are for the use of the general public. Acceptance of a portion of the improvements shall not relieve the subdivider from any other requirements imposed by this title.

SECTION 2. This ordinance shall take effect thirty (30) days after the date of its passage. Before the expiration of fifteen (15) days after its passage, this ordinance or a summary thereof shall be published in a newspaper of general circulation published and circulated within the Town of Paradise along with the names of the members of the Town Council of Paradise voting for and against same.

PASSED AND ADOPTED by the Town Council of the Town of Paradise, County of Butte, State of California, on this ____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott Lotter, Mayor

ATTEST:

APPROVED AS TO FORM:

Dina Volenski, Town Clerk

Dwight L. Moore, Town Attorney

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: November 21, 2017**

FROM: Susan Hartman, CDD Manager/Assistant Planner **AGENDA NO. 5(b)**
SUBJECT: Hope Church Modified Use Permit Application (PL17-00210)
DATE: November 14, 2017 **AP 050-082-018**

GENERAL INFORMATION:

Applicant: Hope Christian Church
6933 Pentz Rd
Paradise, CA 95969

Location: 6933 Pentz Rd, Paradise

Requested Action: Use permit modification to increase the size of the existing religious assembly land use (sanctuary addition) by ± 999 sq ft on a ± 4.03 ac property zoned Rural Residential 2/3 acre minimum (RR 2/3).

Purpose: To provide additional seating for worship services.

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

General Plan Designation: Rural Residential (RR)

Existing Land Use: Religious Assembly

Surrounding Land Use:

North:	Single-family residential/Religious assembly
East:	Pentz Road
South:	Single-family residential
West:	Single-family residential

Parcel Size: ± 4.03 acre

CEQA Determination: Categorically Exempt - CEQA Section 15301 (Class 1 exemption)

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

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

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via modified use permit approval, to expand an existing religious assembly land use previously permitted by the Butte County Board of Supervisors in 1963 and amended by the Butte County Board of Zoning Adjustment in 1980 to include a school under use permit no. 80-57. The ± 4.03 acre property is situated within the Rural Residential 2/3 acre minimum (RR 2/3) zoning district on Pentz Rd, across from Dean Rd, and is currently developed with a $\pm 4,181$ sq ft church, $\pm 1,451$ sq ft children's ministries building, and a ± 1295 sq ft office building.

On September 21, 2017 L & L Surveying, on behalf of Hope Christian Church, submitted a formal request to the town requesting modification of existing use permit no. 80-57 to allow an additional ± 999 square feet to the east side of the church sanctuary, nearest Pentz Rd, to accommodate more seating during worship services on Sunday. The proposed expansion would increase their sanctuary capacity from 212 seats to 266 seats. No alterations or expansions are proposed for the existing children's ministries building or office building and the existing graveled parking facility provides more than the minimum 67 parking spaces necessary to accommodate the existing land use and sanctuary expansion.

ANALYSIS:

The proposed expansion of a religious assembly land use is enumerated as a potentially permitted land use within the RR 2/3 zoning district subject to town approval of a conditional use permit. Hence, submittal of the Hope Church modified use permit application is consistent with zoning regulations assigned to the project site.

Wastewater division staff have reviewed the proposed expansion and found the property to have the capacity to accommodate the projected wastewater flows with some alterations to the existing standard, gravity wastewater disposal system.

The proposed project has received favorable responses from commenting agencies and it is town staff's position that the proposed land use expansion is reasonable if conditioned properly. The proposed function of the project is in compliance with all applicable zoning regulations and can be found to be consistent with the Paradise General Plan Rural-Residential land use designation.

ENVIRONMENTAL REVIEW:

As a project involving the expansion of less than 50% of the existing floor area, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15301 Class 1 *Existing Facilities*).

ANALYSIS CONCLUSION:

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested modified conditional use permit application is reasonable and appropriate. Staff has developed recommended conditions of project approval to insure project compatibility with adjacent and nearby land uses. Therefore, staff endorses Planning Commission approval of the Hope Church modified use permit application, based upon and subject to the following recommended findings and conditions of project approval:

REQUIRED FINDINGS FOR APPROVAL:

1. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) of the CEQA guidelines
- b. 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 expansion of a land use on property that is conditionally zoned for such use and within a structure suitable for such use.
- c. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Rural Residential zoning district.
- d. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
 1. The project is located within an area that has been altered from its natural state by long-established commercial and residential land uses;

2. No known outstanding wildlife habitat exists in the immediate project vicinity; and
3. No known rare or endangered plants are known to exist in the immediate project vicinity.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Hope Church modified use permit application (PL17-00210) for property located at 6933 Pentz Rd (APN 050-082-018), requesting authorization to expand an existing religious assembly land use, subject to the following conditions of approval:

GENERAL CONDITIONS OF PROJECT APPROVAL

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Any work within the Pentz Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
3. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
4. Maintain on-site parking facilities in accordance with all town parking ordinance regulations.
5. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.

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

SITE DEVELOPMENT

1. Secure Architectural Design Review approval for the proposed building façade.
2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including a separate Accessibility site plan that is reviewed and approved by a State of California Certified Access Specialist **prior to** submission to the Town of Paradise.
3. The addition to the church sanctuary shall not exceed **999 square feet** as identified and proposed on the site plan dated received on September 21, 2017 on file with the Development Services Department.

SANITATION

4. Apply for, and secure, an onsite sanitation upgrade/alteration permit for the installation of additional leach line to accommodate the building expansion.

FIRE PROTECTION

5. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review dated September 30, 2017, on file with the Town Development Services Department.

UTILITIES

6. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities.

OTHERS

7. 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

8. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications
9. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees (≥ 10 " in diameter DBH or ≥ 31 " in circumference) on or off-site.
10. Provide material evidence that 10% of the developed area of the project site has existing landscaping. If not, submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans, if required, for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

SANITATION

11. Complete the installation and connection of the additional leach lines to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

FIRE PROTECTION

12. A Knox emergency access key box is required at the main church entrance doorway, with specific mounting locations approved by the Town of Paradise Fire Department. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access.
13. As determined acceptable by the Town Fire Marshal, meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated September 30, 2017 and on file with the Town Development Services Department.

**LIST OF ATTACHMENTS FOR HOPE CHURCH MODIFIED USE PERMIT
APPLICATION (PL17-00210)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the November 21, 2017 public hearing
3. Mailing list of property owners and agencies notified of the November 21, 2017 public hearing
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated September 30, 2017
5. Comments received from Onsite Official Bob Larson dated October 31, 2017
6. Comments received from Paradise Irrigation District representative Neil Essila dated September 27, 2017
7. Comments received from Town Engineer Marc Mattox on October 5, 2017
8. Completed modified use permit application submitted by L & L Surveying on September 21, 2017
9. Site plan for the Hope Church project (24" X 36")
10. CEQA Notice of Exemption document for the Hope Church project0

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, November 21, 2017 at 6:00 p.m. in the Town Hall Conference Room, 5555 Skyway, Paradise, CA, regarding the following matter:

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

HOPE CHURCH MODIFIED USE PERMIT APPLICATION (PL17-00210): Consideration of a modified use permit application authorizing a ±999 square foot addition to the sanctuary of an existing religious assembly land use on a 4.03 acre property zoned Rural Residential – 2/3 acre minimum (RR-2/3) located at 6933 Pentz Rd and further identified as Assessor Parcel Number 050-082-018.

The project file is available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. 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 Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 111.

CRAIG BAKER, Planning Director



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050-082-018-000
CHRISTIAN CHURCH OF PARADISE
6933 PENTZ RD
PARADISE CA 95969

050-082-105-000
PARADISE RIDGE SOUTHERN BAPTIST
CHURCH
6975 PENTZ RD
PARADISE CA 95969

050-082-095-000
ANDREWS GERALD L & JOYCE
1624 KINGDOM CT
PARADISE CA 95969

050-120-003-000
SUIHKONEN OWEN V & PHYLLIS K
6952 PENTZ RD
PARADISE CA 95969

050-082-017-000
COVERT REVOCABLE INTER VIVOS TRUST
C/O COVERT CHARLES A & SUSAN D
TRUSTEES
6947 PENTZ RD
PARADISE CA 95969

050-120-050-000
ENGLANT ANTHONY B
6930 PENTZ RD
PARADISE CA 95969

050-082-006-000
PINE SPRINGS PROPERTIES TRUST
C/O HEGENBART MATT TRUSTEE ETAL
1638 MAPLE LEAF LN
PARADISE CA 95969

050-082-058-000
DAVIDS GLORIA M
ANDERSON GRETCHEN L LIFE ESTATE
1651 TIMBER LANE
PARADISE CA 95969

050-082-059-000
LOPEZ MICHAEL F
PO BOX 1290
PARADISE CA 95967

050-082-048-000
HARRIS DAVID
1611 TIMBER LN
PARADISE CA 95969

050-082-107-000
FREDERICK GAIL T
6616D CLARK RD #335
PARADISE CA 95969

050-120-046-000
JONES REVOCABLE LIVING TRUST
C/O JONES GERALDINE L TRUSTEE
6016 CYPRESS POINT DR
BAKERSFIELD CA 93309

050-120-047-000
SUIHKONEN OWEN V & PHYLLIS K
6942 PENTZ RD
PARADISE CA 95969

050-082-088-000
RIESS KAZUKO
3353 CONEJO DR
SAN BERNARDINO CA 92404

050-120-053-000
PASTRANO-SPRINGS ALICE R &
SPRINGS DANIEL C
6920 PENTZ RD
PARADISE CA 95969

050-082-089-000
REISCHMAN JOHN D ETAL
REISCHMAN ELAYNE D
P O BOX 1744
PARADISE CA 95967

050-120-168-000
PASTRANO-SPRINGS FAMILY TRUST
C/O PASTRANO-SPRINGS ALICE R TRUSTEE
6910 PENTZ RD
PARADISE CA 95969

050-082-046-000
OSWALD LOREN A
1601 TIMBER LANE
PARADISE CA 95969

050-082-061-000
PRICE KRISTINA L
PO BOX 4223
OROVILLE CA 95965

050-082-060-000
RICKMAN LINDA R ETAL
1280 WAGSTAFF RD SPC 49
PARADISE CA 95969

050-082-055-000
HUFFMAN MAURICE J & ROBIN A REVO LIVING
TRUST C/O HUFFMAN MAURICE & ROBIN A
TRUSTEES
6239 HIMMEL ST
PARADISE CA 95969

050-082-057-000
LAY TAMORA PARR TRUST
C/O LAY TAMORA L PARR TRUSTEE
1610 TIMBER LN
PARADISE CA 95969

050-082-087-000
GARCIA MARTIN & TELMA
5 STERLING CT
CHICO CA 95928

050-082-047-000
HEWSTON LES & ENID
1631 TIMBER LN
PARADISE CA 95969

050-082-049-000
GRANADOS HAROLD & MARLENE LIVING
TRUST C/O GRANADOS HAROLD R &
MARLENE TRUSTEES
22385 GERALDINE CIRCLE
SONORA CA 95370

050-082-062-000
VASQUEZ JOSE
PO BOX 931
MAGALIA CA 95954

050-082-064-000
KOSTRIKIN JOHN & SASANA
30841 SR 14
SKAMANIA WA 98648

050-082-063-000
VANTILBURG CATHERINE A
1640 TIMBER LN
PARADISE CA 95969

050-082-054-000
MCLEAN GERALD W & JOYCE D ETAL
SANSON ROY L JR
1630 TIMBER LN
PARADISE CA 95969

050-082-056-000
HEATHERINGTON RONALD P ETAL
BAKER JUDY I
1600 TIMBER LN
PARADISE CA 95969



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Use Avery Template 5160 !

050-082-022-000

PINE SPRINGS ASSET PARTNERS LP

P O BOX 2308

LAGUNA HILLS CA 92654



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DEPPE

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Use Avery Template 5160 !

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

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

MEMORANDUM

TO: Susan Hartman, CCD Manager/Assistant Manager

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6933 Pentz, 050-082-018

DATE: September 30, 2017

Use Permit modification application to increase the size of the existing religious assembly land use by 999 sq.ft. on property zoned Rural Residential 2/3 acre minimum (RR 2/3)

Building

1. Building permit application. Three (3) complete, full size, scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations.
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, all structures shall meet all the requirements of California Building Code for Materials and Construction Methods for exterior wildfire exposure.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 6933 Pentz Road site is approximately 2,178 feet (Google Earth).
4. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of California Building Code Chapter 11B. The plan set shall be reviewed and approved by a State of California Certified Access Specialist prior to submission to the Town of Paradise then reviewed by Town staff.
5. Please submit a separate plan sheets detailing compliance as per the California Green Building standards code residential Mandatory Measures within the submittal.

FIRE ACCESS

1. Commercial fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
2. Maximum occupant load of 266 shall be posted in "Sanctuary"
3. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred

- and fifty (150) feet as directed by the Town of Paradise Fire Department. The submitted site plan shall be revised to meet this condition.
4. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
 5. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Town of Paradise Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic. Knox brand key-operated electric key switch to the Town of Paradise Fire Department and Police Department specification are required. The Knox switch shall override all gate functions and open the gate.
 6. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. (Fire lanes 20'-26' in width shall be posted on both sides) Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
 7. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.

STANDARD FIRE CONDITIONS

1. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of six (6) inches in height and placed on a contrasting background.
2. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
3. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
4. A fire permit is required "Places of Assembly" regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits.



Town of Paradise

Development Services
5555 Skyway Paradise CA 95969
(530) 872-6291 Fax (530) 877-5059
www.townofparadise.com

CHRISTIAN CHURCH OF PARADISE
6933 PENTZ RD
PARADISE, CA 95969

10/31/2017

LAND USE REVIEW

Permit Number:

OS17-06795

Property Address:

6933 PENTZ RD

AP Number:

050-082-018-000

The Town has completed our review of the above referenced application. The subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone.

Hope church is approved for a maximum sanctuary seating of 266 seats. With the increase in seating, the flows to the wastewater system will increase to 600 gallons per day requiring the leach fields to be upgraded. An additional 90' of leach line with 24" total rock will be required to be added to the existing wastewater system. No additional tankage will be required.

Prior to final, all three (3) wastewater system must be evaluated by a licensed town evaluator.

This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

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

Sincerely,

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

cc: JARROD HOLLIDAY [Applicant]
6067 SKYWAY
PARADISE, CA 95969
530-877-3700 FAX
ranchoengineering@hotmail.com

C10
4D

PROJECT NO. PL17-00210
PROJECT NAME: Hope Church Modified Use Permit

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CS&, PID, Onsite, & Business & Housing

FROM: Susan Hartman, CDD Manager/Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Use Permit modification application to increase the size of the existing religious assembly land use by 999 sq ft on property zoned Rural Residential 2/3 acre minimum (RR 2/3).

LOCATION: 6344 Skyway

APPLICANT: L & L Surveying (Hollis Lundy)

AP NOS.: 050-082-018

CONTACT PHONE: 530-873-6219

DATE DISTRIBUTED: September 25, 2017

WRITTEN COMMENTS DUE BY: October 5, 2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No comments or conditions. 9/27/17

Neil Ersk

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
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, CDD Manager/Assistant Planner (872-6291 x 114)

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DESCRIPTION OF PROJECT: Use Permit modification application to increase the size of the existing religious assembly land use by 999 sq ft on property zoned Rural Residential 2/3 acre minimum (RR 2/3).

LOCATION: 6344 Skyway

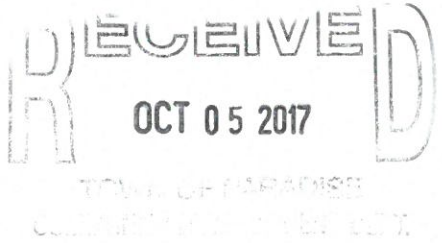
APPLICANT: L & L Surveying (Hollis Lundy)

AP NOS.: 050-082-018

CONTACT PHONE: 530-873-6219

DATE DISTRIBUTED: September 25, 2017

WRITTEN COMMENTS DUE BY: October 5, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

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.

DEPARTMENTAL USE ONLY:

Receipt No. 29145 Fee 807.86
Project No. PL17-00210

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

Applicant HOPE CHURCH Phone 877-7378

Applicant's Mailing Address 6933 PENTZ Road, Paradise, CA. 95969

Applicant's email address hopechurchparadise@gmail.com Fax _____

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

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

Owner's Name CHRISTIAN CHURCH OF PARADISE Phone 877-7378

Owner's Mailing Address 6933 PENTZ Road, Paradise, CA. 95969

Property Address 6933 PENTZ Rd. Parcel Size _____

Engineer (Name, Address) L+L SURVEYING, INC ; PO BOX 671, PARADISE, CA. 95967

Engineer Phone 877-4300/873-6219 Fax _____ Email LSURVEY@SBCglobal.net

AP Number(s) 050-082-018 Zone RR 43 Existing Use RELIGIOUS FACILITY

Detailed project description: (attach additional sheets if necessary)

THIS PROJECT IS PROPOSING TO ADD AN ADDITIONAL 999 SQ FT
ADDITION TO THE EAST SIDE OF THE EXISTING CHURCH FACILITY

Purpose of project: ADD MORE SEATING FOR WORSHIP SERVICES ON SUNDAY

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 999 SQ FT. Approx. no. yards of cut/fill N/A

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 33%

Distance to nearest fire hydrant ON PENTZ Rd FRONTAGE Distance from centerline 20' WLY

Days/hours of operation: Days SUNDAY Hours 8-1 Proposed no. of employees N/A

Residential Density N/A Max. occupancy 212 Max. height of proposed structure/project 14'

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

Method of sewage disposal? SEPTIC TANK 1 LEACH FIELDS (EXISTING)

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

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

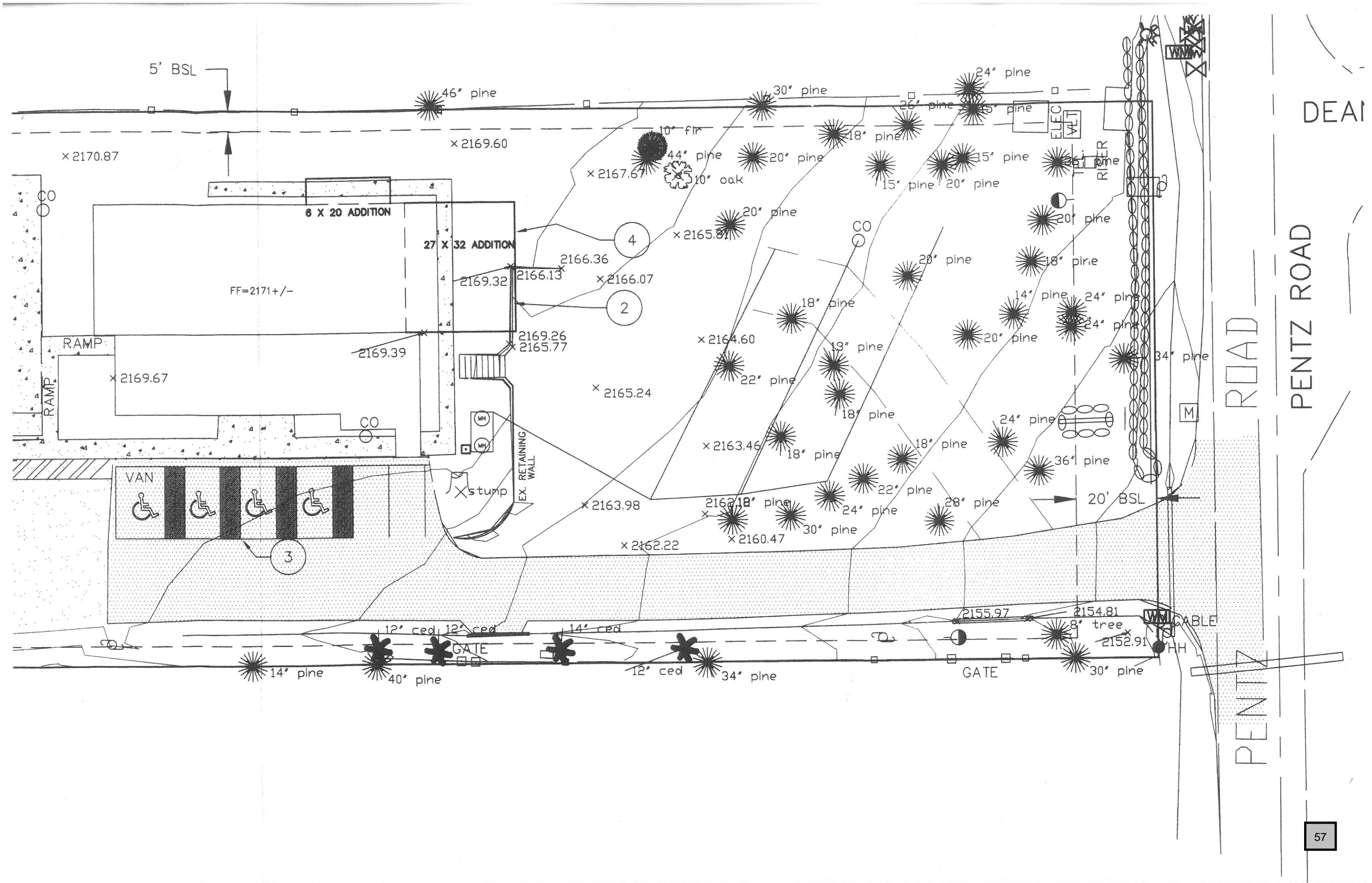
I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 9-21-17

Property Owner Signature _____ Date _____
(If applicable)

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

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



NOTICE OF EXEMPTION

To: File: AP No: 050-082-018; [PL17-00210]

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

Project Title: Hope Church Modified Conditional Use Permit

Project Applicant: Hope Christian Church

Project Location: 6933 Pentz Rd

Project Description: Conditional Use Permit modification for the construction of a ± 999 sq ft addition to the sanctuary on a ± 4.03 ac property zoned Rural Residential 2/3 acre minimum (RR-2/3).

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Hope Christian Church

Exempt Status:
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☐ General Rule Exemption (Section 15061)
☒ **Categorical Exemption**
Section 15301 Class 1

Reason for Exemption: Less than a 50% (or 2,500 sq ft) increase to the existing floor area.

Contact Person: Susan Hartman, Assistant Planner
(530) 872-6291 ext. 114

Signature:



Town Planning Director

Date:
