



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:

Stephanie Neumann, Chair
Daniel Wentland, Vice-Chair
James Clarkson, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – April 21, 2015

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk.

Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve regular meeting minutes of March 17, 2015.

2. COMMUNICATION

- a. Recent Council Actions
 - b. Staff Comments
-
- a. Recent Council Actions

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. Consideration of a tree felling permit proposing the felling of 58 qualifying trees due to potentially hazardous conditions upon seven contiguous parcels improved with the facilities of the Feather River Hospital's main campus located at 5794 Pentz Road (AP Nos. 053-390-003, 004, 005, 009, 010, 012 and 013).

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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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

March 17, 2015

6:00 PM

CALLED TO ORDER at 6:00 pm by Chair Stephanie Neumann who led the Pledge of Allegiance to the Flag of The United States of America.

PRESENT AT ROLL CALL: James Clarkson, Martin Nichols, Daniel Wentland and Stephanie Neumann, Chair.

1. APPROVAL OF MINUTES & APPOINTMENTS

- 1a. **MOTION** by Wentland, seconded by Neumann, approved regular meeting minutes of February 17, 2015 by unanimous roll call vote.
- 1b. Vice Chair Stephanie Neumann automatically became Chair when a vacancy was created by Town Council's action on March 10, 2015 that removed Michael Zuccolillo from the Planning Commission effective on that date.

Town Clerk Gutierrez opened nominations for Vice Chair to serve until June 30, 2015.

Martin Nichols nominated Daniel Wentland.

Daniel Wentland nominated James Clarkson.

MOTION by Nichols, seconded by Neumann, closed nominations by a unanimous roll call vote.

Vote on nominees in order of nomination:

Roll call vote on Daniel Wentland: Ayes of Clarkson, Nichols and Wentland; no of Neumann. Daniel Wentland received a majority vote and was appointed to serve as Vice Chair through June 30, 2015.

2. COMMUNICATION

2a. Recent Council Actions: Council adopted Ordinance No. 555 relating to amendments to the public nuisance abatement regulations, and introduced Ordinance No. 556 adding a new residential use to off-street parking requirements – senior housing - as recommended by the Planning Commission.

2b. Staff Comments – None.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING - NONE

5. PUBLIC HEARING

5a. Community Development Director Baker reported that the zoning regulations require that applications requesting the removal of five or more qualifying trees are subject to approval by the Planning Commission. The property owner, Arpad Fogarassy, removed four qualifying trees earlier this year due to hazardous conditions and is now requesting to remove five additional qualifying trees due to their hazardous conditions from his property located at 9045 Skyway.

Chair Neumann opened the public hearing at 6:10 pm. There were no speakers for or against the application and Chair Neumann closed the public hearing at 6:10 pm.

Following a MOTION by Nichols, seconded by Wentland, by unanimous roll call vote the Planning Commission adopted the following findings for approval and approved the FOGARASSY TREE FELLING PERMIT APPLICATION (PL 15-00074) authorizing the felling of up to 5 qualifying ponderosa pine and Douglas fir trees upon a 0.76 acre property zoned Community Commercial (CC) located at 9045 Skyway (AP No. 050-040-007) subject to the following conditions:

FINDINGS FOR APPROVAL

- A. The Fogarassy tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to mitigate hazardous conditions that threaten improvements related to an existing single-family land use.
- B. The proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

CONDITION OF TREE FELLING PERMIT APPROVAL

- 1. The approval action for the Fogarassy tree felling permit application shall be valid for an initial term of 24 months. This period may be extended administratively by the Community

Development Director upon submittal of substantial evidence that unforeseeable extenuating circumstances have prevented the permit applicant from securing the issuance of the permit and completing the proposed tree felling activity.

5b. Community Development Director Baker reported that the conditional use permit modification requested by Claude Means, owner of an automotive body and paint shop located at 6036 Foster Road, would allow a \pm 1,816 square foot addition to the existing commercial building. Staff has identified no project related impacts that would adversely affect adjoining or surrounding property. Mr. Baker noted that the current use permit incorrectly specifies the size of the building as \pm 3,296 square feet when the exiting size of the building currently has approximately 5,324 square feet of interior space.

Chair Neumann opened the public hearing at 6:20 p.m. There were no speakers for or against the matter and Chair Neumann closed the public hearing at 6:20 p.m.

Following a MOTION by Wentland, seconded by Clarkson, by unanimous roll call vote the Planning Commission adopted the following findings and direction to staff and approved the MEANS CONDITIONAL USE PERMIT MODIFICATION (PL15-00052) APPLICATION to Modify the Terms and Conditions of a Previously Approved Use Permit to allow the construction of a \pm 1,816 square foot addition to an existing 5,790 square foot commercial building containing an automobile body repair business occupancy on property zoned Central Business and located at 6036 Foster Road in Paradise: AP No. 052-201-031:

**FINDINGS IN SUPPORT OF CONDITIONAL USE PERMIT
MODIFICATION (PL15-00052)**

1. a. The proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.
- b. The project, as modified and conditioned, is consistent with the Central Commercial designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. The project, as modified and conditioned, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
2. Directed staff to re-issue the Means (Classic Auto Body) Use Permit, modified to accurately reflect the resulting size of the existing commercial building and the proposed building addition (\pm 7,140 square feet).

5c. Assistant Planner Hartman reported that the MUSHAMEL CONDITIONAL USE PERMIT (PL15-00061) APPLICATION, is a conditional use permit application proposing the establishment of retail liquor sales, for off-site consumption, in an existing vacant commercial building on property zoned Neighborhood Commercial (NC) and located at 5540 Pentz Rd, AP No. 054-240-023.

Chair Neumann opened the public hearing at 6:30 p.m.

Speaking against approval of the conditional use permit:

1. **Roland Gerber** stated that he is concerned about the speed of traffic in the area, that he thinks a new business will infringe on the existing business, that people will be drinking alcohol in their cars and causing collisions, and he is not in favor of a liquor store in his neighborhood.
2. **Pete Scheude** discussed a robbery that occurred this year at the existing store in this area, that he does not think a liquor store should be in a neighborhood but should be in a commercial area, and that this business will adversely impact the existing business.
3. **Tim Whittemore**, stated that he is concerned about the traffic and accidents at the intersection, that school buses stop at that corner and is concerned because of the many children in the area, and that he thinks the new store will create additional safety issues.
4. **Denise Whittemore** stated that she thinks it is wrong for this business to be located next to a family store, that this will close the existing business down, that the applicants already own two stores and that she thinks there are enough liquor stores in the town already, and that she has seen many accidents at this location.

Commissioner Daniel Wentland stated that he would like to make the observation that gas is sold at the existing business, which will not occur at the new business.

5. **Becky Woods** stated that there is only one stop sign on Stearns, and traffic is extremely heavy in the morning and on the weekends, that she is concerned about the number of people that will be coming and going from both stores and lack of a traffic signal. She asked what would be the hours of operation, if this business is relocating because of the number of bars in Chico, that the Country Store doesn't have a liquor license at this time but is planning to apply for one, and that she is most bothered by a commercial business in a residential neighborhood. She also thinks this is not a medium density area, that the Country Store is a family type of business, that Pentz Road has a tremendous amount of emergency traffic going up and down the road, that there are many near misses during the summer with boats being towed to the lake, that children will be in the vicinity of a product that they are not allowed to use and the store will draw in an element of drinkers. Ms. Wood questioned the wording "conditioned prudently", informing that prudently means with caution. She thinks the store will present a danger to emergency vehicles with the possibility of crashes because Pentz is a narrow road, that the location of this business in a residential zone is bad, and would like to know the security plan for the business.

6. **Gary Zellmer**, asked if the Planning Commission makes the decision on this matter or if this is a recommendation to the Council on this matter.

Staff informed that the Planning Commission decision on this conditional use permit would be final unless it is appealed to the Town Council. The recommendations made by Planning Commission to the Council relate to rezones, text amendments, etc.

6a. Gary Zellmer, stated that there is a liquor store on Pentz at Bille Road, a liquor store on Pearson near its intersection with Clark, and he does not think it is good to allow this business to open near the similar existing business, that the location of another business will create dangerous traffic conditions, this is a poor use for the property and that he would rather see a professional business at the location.

7. **Kulwant Mahi**, stated that he owns the Country Store on Pentz Road, is concerned that there will be more accidents because people will go across the street for liquor, that there are plenty of other stores where people can buy liquor, that he recently called the police about a drunk driver, and that once the liquor store is open it will affect his business.

Commissioner Neumann asked Mr. Mahi about the loss of the liquor license for the Country Store. Mr. Mahi stated the loss of the alcohol license was a partnership issue, that he has not had a license for five years, that the Country Store sells groceries, and he thinks a new store would affect his tobacco sales.

8. **Gwen Nordgren** stated that she did not receive a hearing notice; thinks there are a lot of people who don't know about this proposal, and that the people are very upset about the proposal for this business. The building has been vacant for thirteen years, and she thinks the design looks more appropriate for an office building, not a liquor store, and that this area is a residential area.

Assistant Planner Hartman informed that the original purpose for the building was for a video store and retail sales. Community Development Director Baker stated that there are three properties in the area that are zoned Neighborhood-Commercial for land uses that would be used by people in the neighborhood, such as retail sales. The property was most likely zoned similarly before the Town's incorporation and was affirmed in 1994 in the Town's general plan and two businesses were approved by the town for location on this property in 2003.

8a. **Gwen Nordgren** stated that a liquor store is already at Pentz and Bille, that she would hate to lose the gas station, thinks the current business would go out of business if the new business moves in, is concerned that more robberies will occur, that cars towing boats to Lime Saddle create a lot of traffic in the area, is concerned about people going across the street to buy liquor after getting gas at the Country Store, that a traffic light would ruin the neighborhood and asked what the appeal process was.

Community Development Baker stated that any town citizen can appeal the Planning Commission decision within seven calendar days of the date of the decision.

Pete Scheuede stated that he didn't find out about the Planning Commission meeting until last Thursday and that there should be more notifications sent out to the people that live in the area.

Gwen Nordgren asked about the liquor license and if it would behoove them to contact ABC.

Community Development Director Baker stated that the Department of Alcohol Beverage Control is responsible for the liquor license and the Town is responsible for the use permit.

Becky Woods stated that people on Stearns have to go past the store, thinks there should be more notices sent, would like the Planning Commission to put this off so more people can be notified, because if a decision is made tonight then the citizens are stuck with an appeal.

Gary Zellmer stated in response to the question about the ABC, that everyone within 500 feet of the proposed location received a form from the ABC that provided 30 days to file a protest and the contact number for ABC is 530-224-4830.

Tim Wittemore stated that he is concerned for the safety of the children and would like a four-way stop at the Pentz/Stearns intersection.

Speaking in favor of the conditional use permit:

1. Andy Mushammel and Sam Mushamel, project applicants, informed the Commissioners that they are cousins, and that they understand the safety issues brought up by the residents as they are concerned with them, as well. The business will be under a 24-hour surveillance, the building will be alarmed and can be accessed from anywhere in the world, and their staff is well trained in procedures regarding sales of alcohol, for example, they have an ID scanner to detect minors with fake ID's and they do not sell alcohol to people who are inebriated. They have a store located at Pentz and Bille, have been there for three years with no issues in the neighborhood, and have gotten positive feedback from persons in the Pentz-Stearns area. It is their desire to bring this type of convenience into Paradise, and they are looking for tenants for the adjacent suite who could provide some kind of food service such as a restaurant to the neighborhood. They already have the ABC license and would like relocate their existing store from their location at Cohasset and East Avenue in Chico because another company bought out the shopping center and cleared out all the tenants - that they are a family-run business that is losing a lease. It is their understanding that notices were sent out to all property owners within 300' feet of the business site and noted that there are two driveways for traffic exiting the site. As for issues with alcohol use, persons need to make those decisions for themselves whether they purchase alcohol at their business or at the business across the street.

Commissioner Nichols confirmed that the requirements for an off-sale license are such that alcohol purchased at the site cannot be consumed on those premises, as opposed to alcohol sales within a restaurant.

Commissioner Wentland asked the applicants how often do people sit in their cars and drink alcohol purchased at their business.

2. The applicants stated that it is very much in their best interest to not allow that activity as they could lose their liquor license.

Commissioner Wentland stated that it is his understanding that often when a new business opens, activity increases for existing businesses in the area.

3. The applicants stated that has been their experience, and that they are not interested in competing against the other business, rather that they will be a compliment to the existing business.

Commissioner Clarkson stated that it is not unusual for people going to the lake to purchase alcohol at one location and buy gas at another and that he is not convinced that the County Market would suffer if the use permit modification is approved. He further stated that it is not the job of the Planning Commission to pick winners and losers but to make sure that everything complies with the laws and regulations of the Town. If it doesn't comply, then they will vote it down. The decision can be appealed. The Planning Commission cannot decide that they don't want one business because there is another business already there as America is a capitalized environment and competing businesses must adapt.

Community Development Director Baker asked the applicants to confirm whether or not they received the staff report and all other information pertaining to this hearing and applicants Andy Mushammel and Sam Mushamel confirmed that they did receive everything from the staff.

Mr. Baker advised the Planning Commissioners that it is not the role of the Town's government to protect one business over another and that that type of action is not legally defensible.

4. In response to questions from Chair Neumann, the applicants stated that they would like to move the business from the Chico area because they like and enjoy Paradise and having an existing building in Paradise is a great opportunity as the owners who built it had the same purpose as they intend. The applicants informed the Planning Commissioners that the name Likker Locker is the existing corporate name, but they have discussed changing the name to Pentz Road Market #2.

Commissioner Wentland discussed the establishment of Les Schwab Tires and the concerns of citizens as to its effect on the Big O tire store, and noted that both tire stores are doing well. Mr. Wentland stated that he does not think a new store would increase crime in the neighborhood.

Rebuttal:

1. Becky Woods stated that it is business vs. business here, that there needs to be focus on common sense and prudence, and she thinks there will be a traffic problem as people will purchase gas at one store and then go across the street to purchase liquor. There are issues with children and heavy traffic in the area. This is not one business against another business, but is about planning of what Paradise is to be. Ms. Woods stated that that she thinks people will be drinking out of brown bags and violating the law by

drinking in their cars and asked the Commissioner to consider how many people live on Stearns Road. She thinks planners need to look at what Paradise is going to be, has regrets that the business couldn't stay in Chico, thinks there are other areas for the business to locate on a less narrow roadway.

Commissioner Clarkson stated that he would like the citizens to understand that business competition is not the issue.

2. Gwen Nordgren asked if this establishment comes in with a liquor license, will this affect the County Market getting a license; agrees with the comment about business competition, that another business could help the current business; asked what is a monument sign; thinks if this is approved, there should be a four-way stop sign at that location, which is a good idea anyway; if Feather River Hospital was contacted; and, is concerned about kids and vehicles towing boats crossing the street.

Director Baker explained that the planning department essentially acts as a clearing house for comments from other agencies regarding public impacts of a business and circulates the project documents for comment. There were no safety concerns articulated by either the police, fire or engineering departments.

Assistant Planner Hartman explained that a monument sign is one that is ground-mounted and made of masonry material and that traffic issues in the area should be discussed with the Town Engineer.

3. Mrs. Wittemore asked about hard liquor sales, that she does not think we need another place where hard liquor can be purchased, thinks it should be beer and wine sales only, and asked if the new business will be selling food.

4. Gwen Nordgren stated that she heard the applicants state that they will be selling food.

Chair Neumann closed the public hearing at 7:40 p.m.

Commissioner Nichols asked if traffic was a consideration. Assistant Planner Hartman stated that there is a site plan review on file, that an environmental review was completed in 2003 for two businesses to be located on that site and the only reason for this hearing is because the potential business entails alcohol sales and there has to be a hearing related to the alcohol sales.

Commissioner Clarkson stated that he lives on Pentz Road, that traffic travels at a very fast pace on that intersection, is concerned with existing intersection, and thinks if there is another business that adds traffic, the Town should take a closer look at the traffic impacts, especially impacts to the children and pedestrians crossing the intersection at Pentz and Stearns regardless of the type of business.

Director Baker stated that there is already an entitlement for the business to open at that location without Planning Commission or Town Council approval and recommended that the Planning

Commissioners may wish to consult with the Town Engineer before imposing additional conditions on the project.

Commissioner Wentland stated that he doesn't think that this business will increase the amount of traffic, thinks the amount will be the same, that the new business might halt someone who is already in transit.

Commissioner Clarkson stated it would not be an increase in auto count but would add one more thing for drivers to account for, that an additional awareness needs to take place, and asked if the Planning Commission should address this issue.

Chair Neumann stated that a traffic study or discussion with the Town Engineer could be beneficial and asked if it would be wise to have that discussion before the Planning Commission makes a decision.

Commissioner Nichols stated that it is not in the purview of the Planning Commission to impose that kind of condition.

Commissioner Clarkson asked if there is anything the Planning Commission could do to make sure their decision is the appropriate one, as commercially the business would be a positive thing, but he is concerned about safety issues based on his familiarity with the area.

Chair Neumann stated the 2003 economy was much different and doesn't think approval would change anything – traffic still flows.

Commissioner Clarkson stated that one thing that is not included is that there is a community with concerns. The engineering department in 2003 may not have really spent enough time to evaluate the safety concerns he has.

Commissioner Nichols stated that the review for this application went to engineering which had opportunity to make additional conditions, which they did not. Commissioner Wentland stated that the facility is not a high impact facility.

Chair Neumann stated that the citizens' concerns about traffic are a separate issue from the use permit.

Commissioner Clarkson stated that he wants the citizens to understand that the Planning Commissioners are taking their job seriously and have considered their concerns.

Following a MOTION by Nichols, seconded by Wentland, by unanimous roll call vote the Planning Commission adopted the following findings and approved the **MUSHAMEL CONDITIONAL USE PERMIT (PL15-00061) APPLICATION**, a conditional use permit application proposing the establishment of retail liquor sales, for off-site consumption, in an existing vacant commercial building on property zoned Neighborhood Commercial (NC) and located at 5540 Pentz Rd, AP No. 054-240-023, subject to the following conditions:

FINDINGS REQUIRED FOR APPROVAL:

1. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 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 commercial land use in an area zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Neighborhood 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;
 - 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.

GENERAL CONDITIONS OF SITE PLAN REVIEW
PERMIT APPROVAL

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 site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. Outdoor storage of materials associated with the proposed retail land use shall be established and maintained such that the materials are not visible from any off-site public or private property excepting the outdoor display of merchandise in compliance with the Town's Exterior Displays of Merchandise Regulations (PMC Chapter 17.06.940).
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT
OF BUSINESS OCCUPANCY**

FIRE PROTECTION

4. Portable fire extinguishers, minimum 4 lb 2A10BC, are required in accordance with the written comments of the Fire Marshal dated February 25, 2015 and on file with the Development Services Department.
5. Provide exit door signage on or adjacent to that reads "THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED".
6. Fire Prevention Inspection is required prior to occupancy.
7. Exit aisles shall be a minimum 36" wide and remain clear of obstructions.

Assistant Planner Hartman stated that the Planning Commission's decision may be appealed within seven (7) days of the date of the decision.

Chair Neumann called for a five-minute recess at 7:55 p.m. and reconvened the meeting at 8:02 p.m.

- 5d. Assistant Planner Hartman reported to the Commission regarding the **VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL15-00031) APPLICATION**, a site plan review permit approval to authorize the establishment of a 100 foot-tall wireless communications facility designed to appear as a mature pine tree and associated ground equipment upon a +3.09 acre property located at 6553 Skyway, zoned Community Commercial (CC) and currently developed to accommodate convenience storage (AP No. 052-090-063).

Chair Neumann opened the public hearing at 8:15 p.m.

1. Barbara Ramsey stated that she is the only person from her street that is here tonight, that she does not understand the notices, and asked if she could see what the proposed mono-pine tower would look like. After viewing a power point slide of a mono-pine facility, Ms. Ramsey asked if this facility will affect her cable or any other thing that is used in the home or if it might fall onto someone's home, and that she doesn't want to be bothered by a phony tree.

Chair Neumann closed the public hearing at 8:30 p.m.

Following a MOTION by Wentland, seconded by Clarkson, by unanimous roll call vote the Commission adopted the following findings and approved the **VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL15-00031) APPLICATION**, a site plan review permit approval to authorize the establishment of a 100 foot-tall wireless communications facility designed to

appear as a mature pine tree and associated ground equipment upon a +3.09 acre property located at 6553 Skyway, zoned Community Commercial (CC) and currently developed to accommodate convenience storage (AP No. 052-090-063), subject to the following conditions:

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 15303 of the State CEQA Guidelines.

b. Find that the project, **as conditioned** by the Town of Paradise is consistent with the goals, objectives, and land use policies of the 1994 Paradise General Plan; and is consistent with the zoning provisions of Title 17 of the Paradise Municipal Code.

c. Find that the project, **as conditioned** by the Town of Paradise shall be compatible with its surrounding land uses; and it will not be detrimental to nor impair the health, safety and welfare of the residents of the town.

d. Find that **as conditioned**, the project will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:

- (1) The project site is located within an area which has been altered by long-established residential and community service-oriented land uses;
- (2) No known outstanding wildlife habitat exists in the immediate project vicinity; and,
- (3) No known rare or endangered plants exist in the immediate project vicinity.

GENERAL CONDITIONS OF SITE PLAN REVIEW

PERMIT APPROVAL

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

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.
3. Any construction within the Paradise Irrigation District (PID) pipeline easement that, in PID's judgment, adversely affects their underground facilities must be mitigated to the satisfaction of PID.

4. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

SITE DEVELOPMENT

5. Construction plans for the proposed communications tower shall include a “monopine” design as illustrated in photo simulations submitted to the Town on January 26, 2015 and shall be designed to accommodate tower space for the following:
 - a. The potential for the future establishment of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department based on an agreement with the Town of Paradise. Such agreement shall be mutually agreed upon by the parties and shall be executed prior to approval of the construction plans.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.
7. Secure the issuance of a Town demolition permit from the building division for the removal of the six mini storage units.

**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 (12) feet above finished grade.
9. All fencing surrounding the proposed ground level communications facilities shall be solid fencing, or chain link with privacy slats, and a maximum of six (6) feet tall above grade.
10. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on January 26, 2015.
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 Town’s design review approval granted for the project.

FIRE PROTECTION

12. Meet the applicable requirements of the Paradise Fire Department in accordance

with the Town Fire Marshal's plan check review dated February 6, 2015, on file with the Town Development Services 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.

Assistant Planner Hartman stated that the Planning Commission's decision may be appealed within seven (7) days of the date of the decision.

6. OTHER BUSINESS – None.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS

- a. Identification of future agenda items: None.

9. ADJOURNMENT

Chair Neumann adjourned the meeting at 8:35 p.m.

Date Approved:

By: _____
Chair Stephanie Neumann

Joanna Gutierrez, CMC, Town Clerk

MEMORANDUM

TO: Planning Commission **AGENDA NO. 5(a)**

FROM: Craig Baker, Community Development Director

SUBJECT: Feather River Hospital Tree Felling Permit Application (PL15-00111); APN 053-390-003, 004, 005, 009, 010, 012 and 013

DATE: April 15, 2015

SPECIAL INFORMATION:

The permit applicant and property owner, Feather River Hospital, is requesting approval from the Town of Paradise to fell and remove up to 58 qualifying ponderosa pine, California black oak and canyon live oak trees on seven contiguous properties comprising a +/-71.72 acre land area that is currently developed with the facilities of the Feather River Hospital's main campus located at 5974 Pentz Road. Please refer to the attached public notice for a detailed list of the addresses involved with the project. The trees are proposed to be felled due to hazards they present to structures and facilities on the hospital campus. The attached 11" x 17" site plan provided by the project applicant's forester illustrates the locations of the trees proposed for felling relative to structures, facilities and property lines.

ANALYSIS

Along with other application materials, the project applicant submitted a report and listing of trees proposed to be felled, dated March 5, 2015 and prepared by Randolph Vasquez, a registered professional forester. The report correlates to the 11" x 17" site plan showing numbered trees proposed to be felled. The report indicates the species of each tree and the hazard represented by each tree proposed to be felled. Trees proposed to be felled are marked in the field with small metal tags on the lower trunk bearing a number that corresponds to permit application materials. There are 386 qualifying trees on the hospital campus at present. If the permit application is approved as proposed and the hazard trees are felled, 328 qualifying trees will remain on the campus properties.

It is hoped that a representative from the hospital or the project forester will be in attendance at the public hearing for this matter to answer any questions Planning Commissioners may have.

As of the date of this memorandum, neither the project applicant nor the project forester have requested relief from Town tree replacement requirements. Therefore, it is assumed that all

qualifying trees felled during the course of site preparation will be replaced on-site as required with native, 15-gallon sized trees.

In discussing the forester's report with certified arborist Tom Gomez, who is also associated with this project, staff identified several minor issues that are noted below:

- Tree no. 339 (black oak) does not appear on the site map, but is included in the report.
- Tree nos. 347, 480 (black oaks) and 399 are not on these properties.
- Tree no. 314 is shown on the plot map, but is not in the report. Field checking revealed it to be a qualifying ponderosa pine.

In consideration of these observations, it appears that input from either the project applicant, the project forester or the project arborist either prior to or during the public hearing may be helpful in reconciling these issues.

If the Planning Commission approves the Feather River Hospital tree felling permit application as proposed, staff will actually issue seven separate tree felling permits; one for each property involved in the project.

Zoning Regulations

The project site is zoned Community Services (CS). Current CS zoning regulations prohibit the establishment of "commercial timber harvesting" as a primary land use. Commercial timber harvesting is generally defined within the Paradise Municipal Code (PMC) as the harvesting of 12 or more qualifying trees for commercial purposes from a single property within a twelve-month period. Although the applicant is proposing the felling of up to 58 qualifying trees from these properties within a twelve-month period, the trees are proposed for felling in order to mitigate hazardous conditions on the site; not solely for the purpose of commercial timber harvesting. Thus, the proposed tree felling activity appears to be in compliance with current town zoning regulations.

Environmental Review

Since the trees proposed for felling have been found to represent a hazard to essential hospital facilities by a qualified tree expert, the proposed activity can be found to be exempt from the provisions of the California Environmental Quality Act (CEQA) as an emergency exemption. An emergency exemption can be utilized any time an activity that might otherwise be subject to CEQA is being taken to prevent or mitigate an emergency. The proposed tree felling activity will mitigate hazardous conditions on the site and it is not anticipated that this activity would result in any direct and unforeseen significantly adverse environmental impacts.

Tree Felling Regulations

Pursuant to Paradise Municipal Code (PMC) Section 8.12.090, any tree felling permit application proposing the felling of 5 or more qualifying trees and not associated with a single-family residential construction project or a planning or land use entitlement must be reviewed and acted upon by the Planning Commission. Since application materials indicate that more than 5 trees are proposed to be felled upon the hospital properties, the tree felling permit application was duly noticed and scheduled for Planning Commission consideration.

The Planning Commission may approve the issuance of a tree felling permit as proposed if it finds that all trees proposed for felling must be felled to mitigate hazards related to the trees.

Pursuant to the requirements of PMC Section 8.12.040, the Feather River Hospital tree felling permit application was submitted with detailed material evidence provided by Registered Professional Forester Randolph Vasquez (RPF No. 1884), certifying that the qualifying trees proposed for felling must be felled to mitigate hazards to facilities on the hospital campus. As mentioned above, no specific request for relief or partial relief from tree restocking/replacement has been submitted by the project applicant or the project forester for Planning Commission consideration.

ANALYSIS CONCLUSION

Based upon the preceding observations and analysis, it appears that the Feather River Hospital tree felling permit application is complete, consistent with applicable Town zoning regulations and eligible to be approved by the Planning Commission, pursuant to the requirements of Chapter 8.12 and Title 17 of the Paradise Municipal Code. Accordingly, staff has prepared potential findings to support approval of the tree felling permit application.

Planning Commissioners are encouraged to visit the hospital campus properties and contact Town staff with any questions prior to the scheduled public hearing.

FINDINGS FOR APPROVAL

- A. Find that the Feather River Hospital tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to mitigate hazardous conditions that threaten improvements within the existing hospital campus.
- B. Find that the proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

- C. Find that, since it has been determined by a qualified tree expert that the trees proposed for felling represent a hazard to essential hospital facilities, the proposed tree felling activity is exempt from the provisions of the California Environmental Quality Act (CEQA) as an emergency exemption.

REQUESTED ACTIONS

1. Open the public hearing and solicit input from the attending public;
2. Solicit input from the project applicant and/or the applicant's tree expert in order to reconcile any discrepancies within application materials;
3. Close the public hearing and move to:
 - a. Adopt the findings for approval as provided by staff and approve the Feather River Hospital tree felling permit application (PL15-00111), authorizing the felling of up to 58 qualifying ponderosa pine, black oak and canyon live oak trees on properties identified as Assessor Parcel Numbers 053-390-003, 004, 005, 009, 010, 012 and 013, subject to the following condition:

CONDITION OF TREE FELLING PERMIT APPROVAL

1. The approval action for the Feather River Hospital tree felling permit application shall be valid for an initial term of 24 months. This period may be extended administratively by the Community Development Director upon submittal of substantial evidence that unforeseeable extenuating circumstances have prevented the permit applicant from securing the issuance of the permit and completing the proposed tree felling activity.

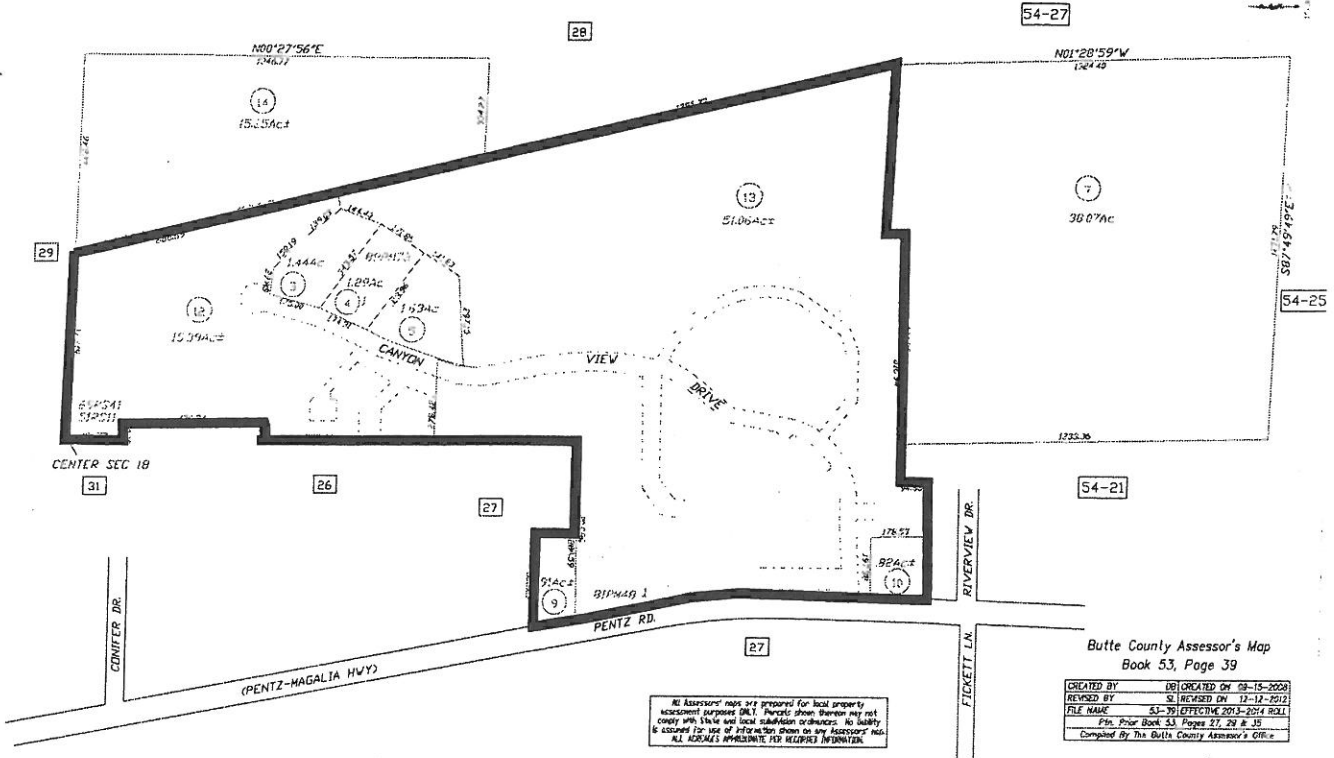
Attachments

**LIST OF ATTACHMENTS FOR THE FEATHER RIVER HOSPITAL TREE FELLING PERMIT
APPLICATION**

1. Vicinity map of the project site area
2. List and map of property owners notified of the public hearing
3. Notice of public hearing for the Feather River Hospital tree felling permit application
4. Written certification provided by RPF No. 1884 Randolph Vasquez that the 58 trees proposed for felling must be felled to reduce hazards on the hospital properties, dated March 5, 2015
5. Notice of Exemption signed by the Planning Director on April 15, 2015
6. Plot plan (11" X 17") submitted with the tree felling permit application showing the locations of numbered trees proposed to be felled relative to hospital improvements and property lines

PTN. SEC'S. 18 & 19, T.22N. R.4E. M.D.B.&M.
FEATHER RIVER HOSPITAL AREA

53-39



Butte County Assessor's Map
Book 53, Page 39

CREATED BY: DELOCATED ON: 08-15-2009
REVISED BY: S. DELOCATED ON: 12-11-2012
FILE NAME: 53-39 EFFECTIVE 2013-2014 ROLL
Ptn. Prior Book 53, Pages 27, 28 & 35
Compiled by The Butte County Assessor's Office

All Assessor's maps are prepared for local property assessment purposes only. They do not show boundaries or other information that may not comply with state and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL RIGHTS ARE RESERVED FOR REPRODUCED INFORMATION.



APPLICANT: Feather River Hospital

ADDRESS: 5974 Pentz Rd ETAL

OWNER: Feather River Hospital

PROJECT DESCRIPTION:

Tree felling permit proposing the felling of 58 qualifying trees due to potentially hazardous conditions upon seven contiguous parcels improved with the facilities of the Feather River Hospital's main campus. The site comprises a land area of approx 71.72 acres which is zoned Community Services (C-S)

Zoning: CS

GENERAL PLAN: CS

FILE NO. PL15-00111

ASSESSOR PARCEL NO. 053-390-003, 004, 005, 009, 010, 012 & 013

MEETING DATE: 04/21/2015

053-260-021-000
DARWIN AMY & AYERS EVERETT
1876 CONIFER DRIVE
PARADISE CA 95969

053-260-022-000
DARWIN AMY & AYERS EVERETT
1876 CONIFER DRIVE
PARADISE CA 95969

053-260-041-000
JACOBS MATTHEW G
1876 DEL RIO WAY
PARADISE CA 95969

053-260-044-000
DARWIN AMY & AYERS EVERETT
1876 CONIFER DRIVE
PARADISE CA 95969

053-260-054-000
FORSYTH MARK FRANK
1873 DEL RIO WAY
PARADISE CA 95969

053-260-055-000
LIBLIN FAMILY TRUST
1877 DEL RIO WY
PARADISE CA 95969

053-260-056-000
HURLBUT EDWARD H
2596 PILLER AVE
PORT HUENEME CA 93041

053-260-057-000
MCSPADDEN WILLIAM & MARIE
341 SANBAR CT
PARADISE CA 95969

053-260-058-000
GUINON MAUREEN
1868 DEL RIO WAY
PARADISE CA 95969

053-260-059-000
MCKASSON WAYNE E
REVOCABLE INTER VIVOS TRUST
1870 DEL RIO WAY
PARADISE CA 95969

053-260-062-000
COONS RUTH E
1871 DEL RIO WAY
PARADISE CA 95969

053-260-066-000
OLSHAK HANNELORE ETAL
1872 DEL RIO WAY
PARADISE CA 95969

053-260-087-000
SILER JEFFRY N JR & DIANA D
1871 VINEYARD DR
PARADISE CA 95969

053-260-088-000
POWELL FLOYD V & KAYE A TRUST
111 KOKANEE TR
CHESTER CA 96020

053-260-089-000
KNIFONG LLOYD O & SHELLY L
1878 VINEYARD DR
PARADISE CA 95969

053-260-090-000
THOMAS ARTHUR E & HELEN E
1870 VINEYARD DR
PARADISE CA 95969

053-271-002-000
CLASSEN FAMILY TRUST
6068 PENTZ RD
PARADISE CA 95969

053-271-003-000
GARLAND LARRY J
5665 LITTLE GRAND CANYON
PARADISE CA 95969

053-271-005-000
FEATHER RIVER HOSPITAL
5974 PENTZ RD
PARADISE CA 95969

053-271-006-000
FEATHER RIVER HOSPITAL
5974 PENTZ RD
PARADISE CA 95969

053-271-015-000
FULLER JOHN EDWARD REV
LIVING TRUST
PO BOX 669
MAGALIA CA 95954

053-271-016-000
KENNEDY HELEN M LIVING TRUST
PO BOX 546
AUBURN CA 95603

053-272-045-000
HURT FAMILY TRUST
207 BRYANT ST
OJAI CA 93023

053-272-059-000
RICH DENNIS LEE ETAL
1235 TAYABESHOCKUP RD
BOZEMAN MT 59715

053-272-078-000
KNIBBS MICHELE SUZANNE
6039 PENTZ RD
PARADISE CA 95969

053-272-082-000
BUZARD DANIEL & JENNIFER R
PO BOX 670
PARADISE CA 95967

053-272-088-000
GAGNE FAMILY TRUST ETAL
15301 CRYSTAL MTN RD
MAGALIA CA 95954

053-272-089-000
MARTIN MERCEDES TRUST
6041 PENTZ RD
PARADISE CA 95969

053-272-095-000
MONZO DONALD & WENDY TRUST
6075 PENTZ RD
PARADISE CA 95969

053-272-096-000
BUZARD DANIEL & JENNIFER R
PO BOX 670
PARADISE CA 95967

053-280-002-000

U S A
00000

053-280-003-000

STRACHAN FAMILY
IRREVOCABLE TRUST ETAL
PO BOX 1783
NEWPORT WA 99156

053-290-006-000

RALSTON REVOCABLE INTER
VIVOS TRUST
1901 LOVETT LN
PARADISE CA 95969

053-290-020-000

GROSS FAMILY SURVIVORS
TRUST
6274 CANYON CREST DR
PARADISE CA 95969

053-290-021-000

NUKI BRADLEY M
27372 BAVELLA WAY
SALINAS CA 93908

053-290-023-000

MILCO CRAIG S & KATHLEEN A
6230 JOHNSON DR
PARADISE CA 95969

053-290-029-000

DARWIN AMY L & AYERS
EVERETT W
1876 CONIFER DRIVE
PARADISE CA 95969

053-290-053-000

RALSTON RONALD & CHERYL
1901 LOVETT LANE
PARADISE CA 95969

053-290-055-000

DAKIN JOHN A ETAL
6035 BLACKBERRY LN
PARADISE CA 95969

053-290-058-000

HENLEY FAMILY TRUST
6264 CANYON CREST DR
PARADISE CA 95969

053-310-010-000

ROMERO ALFRED A & DEBRA M
REVOCABLE LIVING TRUST
5261 PALOS VERDES LN
PARADISE CA 95969

053-310-011-000

MACFARLAND CATHERINE L ETAL
1877 NORWOOD DR
PARADISE CA 95969

053-310-012-000

WEBB JEANIE I
1876 NORWOOD DR
PARADISE CA 95969

053-310-013-000

MESCALL JOHN J & SALLY
1301 WARING ST
SEASIDE CA 93955

053-310-014-000

CRAIN DANIEL W & TAMMY A
1872 NORWOOD DR
PARADISE CA 95969

053-310-031-000

BROWN MALCOLM K
5740 FICKETT LN
PARADISE CA 95969

053-310-032-000

CADWALADER MARY BETH
REVOCABLE LIVING TRUST
1875 CONIFER DR
PARADISE CA 95969

053-310-033-000

LITTLE STEVE A & JEAN A
1877 CONIFER DR
PARADISE CA 95969

053-310-034-000

DARWIN AMY & AYERS EVERETT
1876 CONIFER DRIVE
PARADISE CA 95969

053-310-035-000

KNARR ROBERT & DELORIS
SURVIVORS TRUST A ETAL
24130 MALLARD CT
SALINAS CA 93908

053-310-036-000

WHITE CATHLENE D
1872 CONIFER DR
PARADISE CA 95969

053-360-006-000

REEVE ROBERT B ETAL
6009 PENTZ RD
PARADISE CA 95969

053-360-007-000

CARTER ROBERT S & APRIL D
FAMILY TRUST ETAL
6009 PENTZ RD
PARADISE CA 95969

054-210-015-000

GOBLE RON L & SHIRLEY A
PO BOX 1759
PARADISE CA 95967

054-210-016-000

KENDRICK DAVID
727 EDWARDS LN
PARADISE CA 95969

054-210-034-000

LANDER CHRISTOPHER K &
WILHELMINA M
5936 PENTZ RD
PARADISE CA 95969

054-210-044-000

HARVEY JOSEPH JR & DORIS TR
2205 ADELINE DR
BURLINGAME CA 94010

054-210-058-000

STEWART RICHARD W &
STEWART-GATES MICHELLE M
5965 PENTZ RD
PARADISE CA 95969

054-210-062-000

DAVENPORT LARRY & MARY ELLEN
FAMILY TRUST
5689 FICKETT LN
PARADISE CA 95969

054-210-064-000

FEICKERT GLENN CARL
12479 WINDSOR DR
YUCAIPA CA 92399

skip address

use template 101 5160

054-210-065-000
MORGAN DANIEL E & JANE E
TRUST
PO BOX 310
PARADISE CA 95967

054-210-110-000
COOPER REVOCABLE LIVING
TRUST
1945 RIVER VIEW DR
PARADISE CA 95969

054-210-117-000
KIEHN KEN ETAL
PO BOX 1932
PARADISE CA 95967

054-270-002-000
HORN LAWRENCE R & MARY P
PO BOX 2561
MILL VALLEY CA 94942

Feather River Hospital
Attn: Carole Mickelson
5974 Pentz Road
Paradise, CA 95969

Randolph Vasquez
1600 Feather River Blvd. Ste. B
Oroville, CA 95965

Tom's Tree Service
Tom Gomez
P.O. Box 2495
Paradise, CA 95967

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
Association
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

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Town of Paradise Planning Commission that a public hearing will be held at a Planning Commission meeting on Tuesday, April 21, 2015 at 6:00 p.m. in the Paradise Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

Item determined to be exempt from environmental review:

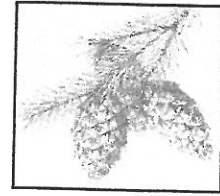
- a. **FEATHER RIVER HOSPITAL TREE FELLING PERMIT APPLICATION (PL15-00111):** Request for town approval of a tree felling permit proposing the felling of 58 qualifying trees due to potentially hazardous conditions upon seven contiguous parcels improved with the facilities of the Feather River Hospital's main campus. The site comprises a land area of approximately 71.72 acres, is zoned Community Services (CS) and is located at 5954, 5960, 5974, 6044 and 6056 Pentz Road; 5629, 5700, 5724, 5734, 5810, 5820, 5826, 5839, 5841, 5843, 5845, 5847, 5849, 5853 and 5858 Canyon View Drive and 1863 and 1864 Garden Drive in Paradise (AP Nos. 053-390-003, 004, 005, 009, 010, 012 and 013).

The project file is available for public inspection at the Development Services Department, Paradise Town Hall, 5555 Skyway, Paradise, CA 95969. 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 of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x111.

CRAIG BAKER, Planning Director

Randolph Vasquez Forest Management

1600 Feather River Blvd Suite B
Oroville, California 95965
(530)534-5229



March 5, 2015

Town of Paradise
555 Skyway
Paradise CA 95969
Attn: Craig Baker

Re: Tree report for Feather River Hospital dead dying and hazard tree removal project.

Purpose for tree removal;

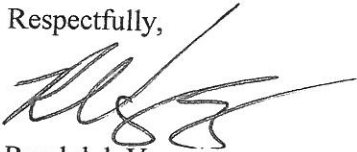
Trees that have been damaged or weakened by insects, disease, or mechanical structural damage, that present a present hazard to the public or structures have been designated for removal. The project will require the removal of 58 trees, 33 Ponderosa Pines(pp), 22 California Black Oaks(bo), and 3 canyon live oaks(lo). The included table indicates tree number, species and reason for removal.

#	species	Hazard to	#	species	Hazard to	#	species	Hazard to
26	pp	IT Building	286	pp	office	339	bo	office
39	pp	Accounting	307	pp	house	327	bo	cell bldg
44	pp	Accounting	313	pp	foundation	325	bo	rcrds bldg
45	pp	Accounting	331	pp	grnds yrd	326	bo	rcrds bldg
54	pp	Accounting	117	pp	cardiologist building	20	bo	IT Building
63	pp	Accounting	273	pp	mkt office	27	bo	IT Building
70	pp	Parking lot	321	pp	house	89	lo	Parking lot
71	pp	Parking lot	85	lo	Parking lot	93	lo	Parking lot
72	pp	Parking lot	87	pp	Parking lot	143	bo	offices
76	pp	Parking lot	220	pp	Parking lot	157	bo	offices
103	pp	Peach House	223	bo	Parking lot	195	bo	Parking lot
104	pp	Parking lot, rd	225	pp	Parking lot	235	bo	office
112	pp	fuel storage	227	pp	Parking lot	239	bo	office
113	pp	fuel storage	245	pp	office	240	bo	office
131	pp	offices	248	bo	office	242	bo	office

133	pp	offices	252	pp	office	261	bo	office
145	pp	offices	253	pp	office	262	bo	office
186	pp	east wing	254	bo	office	320	bo	foundation
280	pp	mkt office	480	bo	oxygen building	322	bo	foundation
347	bo	hospice house						

Trees to be removed have been numbered at the site with metal tags.
Reasons for removal include; large hip cankers resulting from gall rust infestation, heart rot, root instability (heavy lean), poor vigor indicated by dead limbs, and likelihood of damage to structures.

Respectfully,



Randolph Vasquez
Registered Professional Forester #1884

NOTICE OF EXEMPTION

To: File

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

Project Title: Feather River Hospital Tree Felling Permit Application
(PL15-00111)

Project Applicant: Feather River Hospital

Project Location: 5974 Pentz Road, Paradise, CA

Project Description: Request for town approval of a tree felling permit proposing the felling of 58 qualifying trees due to potentially hazardous conditions upon seven contiguous parcels improved with the facilities of the Feather River Hospital's main campus.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Feather River Hospital

Exempt Status:

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

Reason for Exemption: The trees proposed for felling have been found to represent a hazard to essential hospital facilities by a qualified tree expert.

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

Signature:



Town Planning Director

Date:

