



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:

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

PLANNING COMMISSION AGENDA

6:00 PM – August 15, 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 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 July 18, 2017.

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

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

3. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

4. 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."

5. CONTINUED PUBLIC HEARING - None.

6. PUBLIC HEARING

- 6a. Planning Commission consideration of a conditional use permit application proposing the establishment of a contracting office and storage of construction equipment and bulk materials on a 1.07 acre property zoned Community Commercial (CC) and located at 958 Bille Road. The project site is further identified as Assessor Parcel No. 053-021-072.

7. OTHER BUSINESS

- a. Appointment of two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (Appeals body) during the FY 2017-2018. (Requirement of PMC Chapter 15.36)

8. COMMITTEE ACTIVITIES

9. COMMISSION MEMBERS

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

10. ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
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	



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

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

July 18, 2017

6:00 PM

CALL TO ORDER by Vice Chair Towslee at 6:01p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Anita Towslee Vice Chair.

COMMISSIONERS ABSENT: Ray Groom and Stephanie Neumann

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Clarkson**, approved the Regular Meeting Minutes of June 20, 2017. Roll call vote was unanimous with Groom and Neumann absent and not voting.

2. SWEARING IN OF RE-APPOINTED PLANNING COMMISSIONER

Town Clerk Volenski administered the Oath of Office to re-appointed commissioner Martin Nichols. The Town Council re-appointed Mr. Nichols on May 9th to serve a four-year term on the Planning Commission commencing on July 1, 2017 through June 20, 2021

3. ROLL CALL

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Anita Towslee Vice Chair.

COMMISSIONERS ABSENT: Ray Groom and Stephanie Neumann

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

The Planning Commissioners present concurred to postpone the nominations of the Chair and Vice Chair until the August meeting when all Planning Commissioners are present.

5. COMMUNICATION

- a. Recent Council Actions – Community Development Director Baker informed the Planning Commissioners that at the July 11, 2017 Town Council meeting the Town Council acknowledged and accepted Bennett Engineering's Alternative Analysis and Feasibility Report; modified the staff recommendation and approved to select the direct connection to the City of Chico and a wastewater treatment plan with or without reuse as alternatives to bring forward.

b. Staff Comments – None

6. PUBLIC COMMUNICATION - None

7. CONTINUED PUBLIC HEARING - None

8. PUBLIC HEARING

8a. Item to be determined to be exempt from environmental review

BESS CONDITIONAL USE PERMIT APPLICATION (PL17-00106): Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property zoned Agricultural Residential – 3 acre minimum (AR-3) located at 389 Wayland Road and further identified as Assessor Parcel Number 055-100-023.

Planning Commissioner Clarkson disclosed to the Commissioners that he was part owner of Hudson's Appliance and that the project applicant had previously purchased appliances from the shop and offered to recuse himself from the discussion if the other Commissioners thought there was a conflict of interest. Commissioners agreed that there was no need for Commissioner Clarkson to recuse himself.

Assistant Planner Susan Hartman provided an overview of the project. The project is for a second dwelling unit that will serve as living quarters for family members or as a rental unit. The project has been determined to be exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15303).

Vice Chair Towslee opened the Public Hearing at 6:15 p.m.

1. Gary Bess, project applicant, stated that once the project started it got out of control and they want to make it right, understand the conditions of approval and know they will pay double the permit fees if the use permit is approved.

Vice Chair Towslee closed the Public Hearing at 6:16 p.m.

MOTION by Clarkson, seconded by Nichols, Adopted the required findings as provided by staff, and approved the Bess-Ratekin conditional use permit application (PL17-00106) to authorize the approval of a previously constructed second dwelling on a +/-6.27 acre property zoned AR-3. Roll call vote was unanimous with Groom and Neumann absent and not voting.

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

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

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

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

SITE DEVELOPMENT

2. Submit construction documents and meet the requirements of the town building official regarding building permits and all applicable town-adopted construction code regulations associated with the physical interior alterations previously constructed that shall create the resultant second residence not later than sixty (60) days beyond the legal effective date of this conditional use permit or secure a demolition permit to convert the structure back to the previously permitted storage area. Pursuant to Paradise Municipal Code Section 15.02.150, investigative fees, in an amount not exceed the initial price of the building permit, shall be applied to the total permit fees.

SANITATION

3. Submit evidence of current septic evaluations for both septic systems located on the property to the satisfaction of the Onsite Sanitation Division.

OTHERS

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

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

SITE DEVELOPMENT

5. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed second dwelling.
6. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.

UTILITIES

7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated June 2, 2017.

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

9. OTHER BUSINESS

- 9a. Appointment of Two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2017-2018 (Requirement of PMC Chapter 15.36)

The Planning Commissioners present concurred to postpone the appointment of the Planning Commission Landscape Committee Representatives until the August meeting when all Planning Commissioners are present.

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

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

Community Development Director Baker updated the Commissioners on the following items/projects: Use Permit on Bille Road to Planning Commission for approval, Safeway Black Olive/Center-EIR, Starbucks, the map extension for Risley and Valley Vista are almost ready to be recorded, Carousel Motel and the Safety Element is almost complete and will be coming to the Planning Commission in August.

12. ADJOURNMENT

Vice Chair Towslee adjourned the meeting at 6:28 p.m.

Date Approved:

By: _____
Anita Towslee, Vice Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT
PLANNING STAFF REPORT
MEETING DATE: August 15, 2017**

Agenda Item 6(a)

FROM: Craig Baker, Community Development Director
SUBJECT: Thompson Use Permit Application (PL17-00081)
DATE: August 9, 2017

AP 053-021-072

GENERAL INFORMATION:

Applicant: Matt Thompson
7308 Pentz Road
Paradise, CA 95969

Location: 958 Bille Road

Requested Action: Use permit approval to establish a contracting office and storage of construction equipment and bulk materials.

Purpose: To provide contracting services.

Project Density: N/A

Present Zoning: "CC" (Community Commercial)

General Plan Designation: "TC" (Town Commercial)

Existing Land Use: Several existing vacant buildings

Surrounding Land Use: North: Bille Road
East: Commercial
South: Medium density residential
West: Medium Density residential

Parcel Size: ±1.07 acres

Environmental Determination: Negative Declaration

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

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

SPECIAL INFORMATION:

The permit applicant and project developer, Matt Thompson, is requesting use permit approval from the Town of Paradise to establish a contractor's office and vehicle and equipment storage and storage of bulk materials (primarily gravel associated with the construction of wastewater disposal systems). Use permit application materials indicate that unpermitted structures and additions would be brought to compliance with current construction codes. Existing structures on the site are of conventional wood frame construction. Two carport structures have already been demolished and removed from the site. Proposed uses of the remaining structures include office space, construction storage and equipment storage.

The 1.07 acre project site is located in the west central portion of the Paradise community at 958 Bille Road and is situated within the Community Commercial (C-C) zoning district. The site is currently improved with approximately seven wood-framed structures, most of which are associated with unpermitted construction dating back many years. Properties to the west and south are developed with medium density residential land uses, while properties to the east are developed with retail land uses associated with the Skyway commercial corridor. Bille Road, a paved arterial public street, abuts the site along its north side and provides primary access to the site.

The project would also include development of gravel-surfaced interior access ways, security fencing located approximately 140 feet from and parallel to Bille Road and soils erosion and toxic materials controls. Two substandard driveway encroachments connect to Bille Road, providing access to the site. Proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Development of the site as proposed will result in the felling and removal of approximately three trees large enough to require town issuance of a tree felling permit prior to being felled to accommodate site improvements.

Please refer to the enclosed initial study and proposed negative declaration prepared for this project for a more detailed project description and additional analysis of the project.

ENVIRONMENTAL REVIEW:

As referenced above, an initial study and proposed negative declaration document has been prepared by staff concerning the proposed project and is enclosed with this staff report for your review.

Potential environmental impacts associated with the proposed project have been

determined that the proposed project will not result in a significant adverse effect on the environment because no potentially adverse significant environmental impacts that required the assignment of mitigation measures were identified within the initial study. Therefore, it is recommended that the Planning Commission adopt the proposed negative declaration prepared by staff in the event that the Thompson use permit project is approved.

ANALYSIS:

Pursuant to Section 17.20.500 of the Paradise Municipal Code, the establishment of land uses associated with contracting services and bulk storage of materials are subject to town approval of a use permit.

The proposed project has received favorable responses from commenting agencies and it is town staff's position that the project site is a reasonable location for the establishment of the proposed land use 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 Paradise General Plan policies applicable to community commercial land uses.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project, **as conditioned**, will not result in a significant adverse effect on the environment because no project-induced potentially significant adverse impacts were identified within the initial study prepared for the project.
- b. Find that the project, **as conditioned**, is consistent with the Town-Commercial designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.
- d. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:
 1. The project site is located within an area that has been significantly altered by commercial and residential development spanning several decades.

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

RECOMMENDATION:

Adopt the required findings and the proposed negative declaration as provided by staff and approve the Thompson use permit application (PL17-00081) to allow the establishment of a contractor's office, vehicle and equipment storage and storage of bulk materials subject to the following conditions:

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business sign structures.
3. All work within the Bille Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
4. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO).
5. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
6. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.

7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO LAND USE ESTABLISHMENT

ROADS AND ACCESS

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

UTILITIES

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

SITE DEVELOPMENT

12. Meet the requirements of the Town Building Official / Fire Marshal regarding compliance with all adopted Fire Code requirements, including fire access roads, advisory signs, addressing, vegetation clearance, storage of construction material and operation of any gates or barriers to required fire access, in substantial accordance with written comments received from Town Building Official / Fire Marshal Tony Lindsey regarding the Thompson use permit project dated May 18, 2017 (attached).
13. Submit and secure approval of required erosion control plan and a dust emissions control plan in a manner deemed satisfactory to the Town Engineer. Implementation and maintenance of the approved erosion control and dust

emissions control plans shall be maintained and ongoing for the term of the proposed land use.

14. Install and/or repair and maintain six foot-tall sight obscuring fencing around equipment and bulk material storage areas in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.

CONDITIONS TO BE MET WITHIN 180 DAYS OF LAND USE ESTABLISHMENT

SITE DEVELOPMENT

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

CONDITIONS OF LAND USE OPERATION

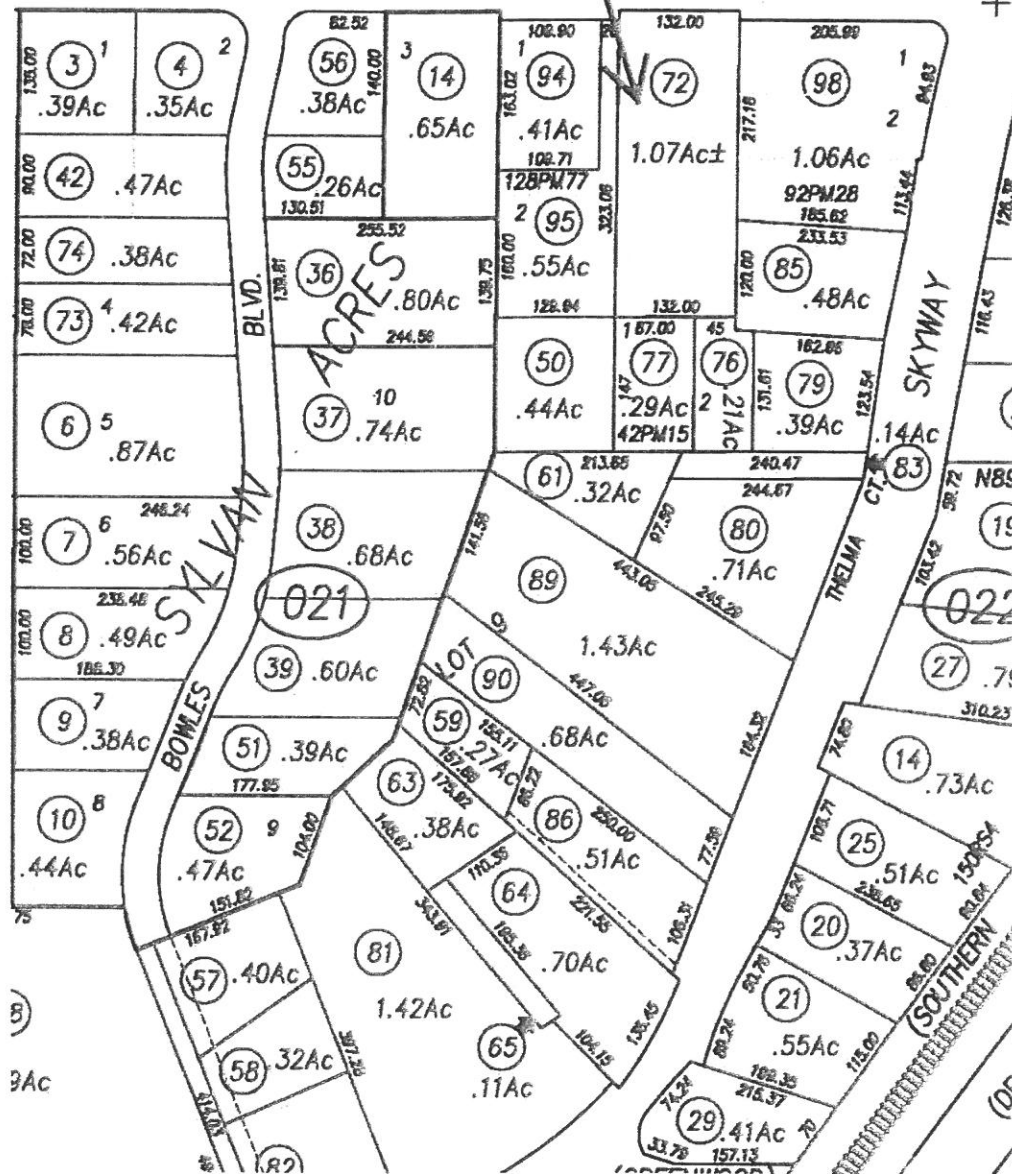
16. Hours of operation for the proposed contracting service and equipment and bulk materials storage land use shall be limited to from 8:00 a.m. to 5:00 p.m., Monday through Friday.
17. All activities associated with the proposed contracting service and equipment and bulk materials storage land use shall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

**ATTACHMENTS FOR
PLANNING COMMISSION AGENDA ITEM 6(a)**

1. Project vicinity map.
2. Notice of environmental document availability and public hearing for the Thompson project.
3. List of property owners and agencies notified of the public hearing regarding the Thompson project.
4. Comments dated March 17, 2017 and May 23, 2017 from P.I.D. representative Neil Essila.
5. Comments received from Building Official / Fire Marshal Tony Lindsey dated May 18, 2017.
6. Comments dated March 9, 2017 and comments received on May 18, 2017 from Town Engineer Marc Mattox.
7. Approved town wastewater Land Use Review letter dated June 29, 2017.
8. Project description (3 pages) submitted on June 9, 2017 and use permit application submitted on May 1, 2017 by project applicant Matt Thompson.
9. Site plan submitted by project applicant Matt Thompson on May 1, 2017 (11"x17").
10. "FILE COPY" site plan prepared by town staff showing the legal/occupancy status of structures on the project site (11"x17").
11. Initial Study and Negative Declaration developed by town staff for the Thompson use permit project.

4

51-16



ADDRESS: 958 Bille Rd

PROJECT DESCRIPTION:

Zoning: CC

FILE NO. PL17-00081

MEETING DATE: August 15, 2017

TOWN OF PARADISE

Date: July 13, 2017

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

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, August 15, 2017 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- Project title:** Matt Thompson Use Permit Application (PL17-00081)
- Project location:** 958 Bille Road, Paradise, CA; Assessor Parcel No. 053-021-072
- Description of project:** The project proponent is requesting Town of Paradise approval of a use permit application proposing the establishment of a contracting office and storage of construction equipment and bulk materials on a 1.07 acre property zoned Community Commercial (CC) and located at 958 Bille Road.
- Address where document may be viewed:** Town of Paradise Town Hall
Development Services Department
5555 Skyway, Paradise, CA 95969
- Public review period:** *Begins:* July 14, 2017
Ends: August 14, 2017

The environmental document and project file are available for public inspection at the Development Services Department in Paradise Town Hall. Any person wishing to respond to the proposed environmental document may file written responses no later than **August 14, 2017 at 5:00 p.m.** with the Paradise Development Services Department.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For additional information, please contact the Development Services Department at (530) 872-6291, extension 111.

Craig Baker
Planning Director

Thompson Ugi
Permit

053-021-072-000
MADSEN NORMAN & ELSE REVOCABLE
TRUST C/O MADSEN NORMAN B & ELSE M
TRUSTEES
1296 HAGEN RD
NAPA CA 94558
051-163-031-000
FILLMORE LAURA REVOCABLE INTER VIVOS
TRUST
C/O FILLMORE LAURA TRUSTEE
365 EAST AVE
CHICO CA 95926
051-163-024-000
HENDERSON ROBERT
943 BILLE RD
PARADISE CA 95969

053-021-098-000
HEER BALJIT S & PARVINDER K
1 AUBURN CREST CIR
CHICO CA 95973

053-021-036-000
DICKERT ROBERT H REVOCABLE TRUST
C/O DICKERT ROBERT H II TRUSTEE
6170 BOWLES BLVD
PARADISE CA 95967

053-021-076-000
ONSTEIN REVOCABLE INTER VIVOS TRUST
ONSTEIN DEREK & CYNTHIA K TRUSTEES
PO BOX 2349
PARADISE CA 95967

053-021-050-000
ONSTEIN REVOCABLE INTER VIVOS TRUST
ONSTEIN DEREK & CYNTHIA K TRUSTEES
PO BOX 2349
PARADISE CA 95967

053-021-061-000
HUSA DONNA M
PO BOX 942
PARADISE CA 95967

053-021-089-000
JENNINGS BRYAN C & SHARON REV
SURVIVORS TRUST

051-162-060-000
MURDOCK TROY T
6219 POSEY LN
PARADISE CA 95969

051-162-067-000
STIER RICHARD & BATCHLEY ELISSA
929 BILLE RD
PARADISE CA 95969

051-163-032-000
FILLMORE LAURA REVOCABLE INTER
VIVOS TRUST
365 EAST AVE
CHICO CA 95926

051-163-023-000
SCHMIERER MICKAEL GENE
3192 SAWYERS BAR LN
CHICO CA 95969

053-021-014-000
PLAINER JASON & SARAH
926 BILLE RD
PARADISE CA 95969

053-021-077-000
ONSTEIN REVOCABLE INTER VIVOS TRUST
ONSTEIN DEREK & CYNTHIA K TRUSTEES
PO BOX 2349
PARADISE CA 95967

053-021-079-000
MCCOY MICHAEL & JANICE
7515 SKYWAY
PARADISE CA 95969

053-021-083-000
ONSTEIN REVOCABLE INTER VIVOS TRUST
ONSTEIN DEREK & CYNTHIA K TRUSTEES
PO BOX 2349
PARADISE CA 95967

053-021-080-000
HUTTON WALTER M
7455 SKYWAY
PARADISE CA 95969

051-163-027-000
ROBINSON FAMILY TRUST
C/O ROBINSON AARON D & NADINE G
TRUSTEES
6208 POSEY LN
PARADISE CA 95969
051-163-025-000
BAUER MAXINE J ETAL
BAUER RONALD DEAN & ASUNCION
6198 POSEY LN
PARADISE CA 95969

051-162-068-000
MAX THEA REVOCABLE LIVING TRUST
C/O MAX THEA TRUSTEE
6203 POSEY LN
PARADISE CA 95969

053-021-094-000
TITLED PROPERTY MANAGEMENT LLC
PO BOX 560
MAGALIA CA 95954

053-021-095-000
WHITE KEITH G TRUST
C/O WHITE KEITH G TRUSTEE
775 SIERRA VIEW WAY
CHICO CA 95926

053-021-085-000
CASTILLO RENE & CHRISTINA ETAL
P O BOX 2745
PARADISE CA 95967

053-021-037-000
FARRELL DAVID D & XIAOJUAN
6158 BOWLES BLVD
PARADISE CA 95969

053-021-038-000
CORNELL FAMILY TRUST
C/O CORNELL PATRICIA C TRUSTEE
6148 BOWLES BLVD
PARADISE CA 95969

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



PARADISE IRRIGATION DISTRICT

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

MEMORANDUM

DATE: March 2, 2017

TO: Town of Paradise, Community Development Department

FROM: Neil Essila, Paradise Irrigation District

SUBJECT: Thompson Preliminary Development Review, 958 Bille Road, APN 053-021-072, PL17-00035.

Comments and potential conditions:

1. This property is currently served by a 5/8" x 3/4" water meter. Conversion of Building "A" to a residential use may necessitate the installation of a fire sprinkler system. This would mean that the water meter would need to be upgraded to a minimum of a Model 35 meter 3/4" meter. The cost of meter upgrade is the responsibility of the applicant.
2. Because of the commercial occupancy a backflow prevention assembly will be required at the water meter. An RP assembly will provide the appropriate level of protection.
3. A 12-inch water main is located in Bille Road, fronting the subject property. Hydrant flows in the area appear to be good.
4. There is an existing fire hydrant at 938 Bille Road.
5. Static pressure in this vicinity is approximately 80 psi.

EG
8F

PROJECT: PL17-00081
PROJECT NAME: THOMPSON USE PERMIT

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

TO: ENGINEERING, ONSITE, CSS, PID, & BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application to permit General Warehousing (warehousing activities conducted partially or entirely in the open) for the applicant's construction business on a developed 1.07 ac property zoned C-C (Community Commercial).

LOCATION: 958 Bille Rd

ASSESSOR PARCEL NO.: 053-021-072

APPLICANT: Matt Thompson

CONTACT PHONE: (530) 521-9960

DATE DISTRIBUTED: 05/04/2017

RETURN DATE REQUESTED: 05/18/2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

Because of the commercial occupancy an RP backflow assembly
will be required at the water meter. 5/23/2017
Neil Egan

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

j:\cdd\planning\shartman\dris\PL17-00081 THOMPSON CUP

M E M O R A N D U M

TO: Susan Hartman

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 958 Bille Road

DATE: May 18, 2017

Following are my comments relative to the Conditional Use Permit application to permit General Warehousing and permitting several unpermitted structures.

Building:

1. The original and since removed structure on this property was a mobile home. The only permitted structures on this site are Buildings A and B. Building A was originally permitted as a "Private Utility Building" and Building B "Private Detached garage" both have unpermitted additions and conversions. Buildings C, D and G are unpermitted.
2. Prior to approval of the Conditional Use Permit buildings A and B are required to be brought into compliance with their permitted use or abated.
3. To permit the unpermitted buildings and additions "Structural observation by an engineer of record" will be required to assure these structures are structurally sound and meet current code requirements
4. Completed building permit applications shall be submitted. Three (3) complete, scaled, California Building Standards compliant plan sets shall be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed and stamped Structural engineering calculations, Two (2) sets of signed Energy calculations.
5. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2013 California Building Code Chapter 7A.
6. 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. 958 Bille Road is located at approximately 1,898 feet (Google Earth).

Fire:

7. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 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.

8. 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. Fire Department turn around requirements shall be installed as directed. See attached turn around requirements.
9. 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.
10. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and/or 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.
11. 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.
12. 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.
13. All flammable vegetation shall be removed and maintained 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. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
14. 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.
15. Construction material shall be stacked tightly and neatly not to exceed 8 feet in height and not to exceed 61 cubic yards per pile. +
16. Stockpiled materials shall be separated from structures, property lines, and each other by a minimum of 10 feet.

17. Stormwater Management Best Management Practices (BMP's) shall be in place around to reduce the negative impacts of stormwater runoff.



TOWN OF PARADISE
5555 Skyway
Paradise, CA 95969
(530) 872-6291

MEMO

Date: March 9, 2017
To: Craig Baker, Community Development Director
From: Marc Mattox, Public Works Director / Town Engineer
RE: 958 Bille Road / 053-021-072

The following are my comments relative to the proposed project.

1. Project is subject to provisions of Town of Paradise Municipal Code Chapter 12.20 – Improvements and Right-of-Way Dedication.
 - a. 10' of Right-of-Way shall be dedicated to the Town of Paradise.
 - b. Street Improvements will be required to be constructed prior to building occupancy. Property frontage lacks ADA compliant sidewalk facilities. Road standard for Bille Rd requires at a minimum AC Dike and 4' sidewalks (see attached B-2).
 - c. Existing encroachment/driveway is substandard. New driveway must be constructed to meet current standards.
2. Erosion & Sediment Control Plan shall be required for material stockpiling. Copy of "small construction projects" template attached.

PROJECT: PL17-00081
PROJECT NAME: THOMPSON USE PERMIT

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

TO: ENGINEERING, ONSITE, CSS, PID, & BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application to permit General Warehousing (warehousing activities conducted partially or entirely in the open) for the applicant's construction business on a developed 1.07 ac property zoned C-C (Community Commercial).

LOCATION: 958 Bille Rd

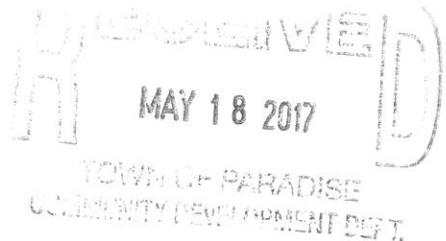
ASSESSOR PARCEL NO.: 053-021-072

APPLICANT: Matt Thompson

CONTACT PHONE: (530) 521-9960

DATE DISTRIBUTED: 05/04/2017

RETURN DATE REQUESTED: 05/18/2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

Erosion control plan / SWPPP for stock piled material and equipment storage

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

j:\cdd\planning\shartman\drsr\PL17-00081 THOMPSON CUP



Town of Paradise

Development Services

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

MADSEN NORMAN B & ELSE M REVOCABLE TRUST
C/O MADSEN NORMAN & ELSE TRUSTEES
1296 HAGEN RD
NAPA, CA 94558

6/29/2017

LAND USE REVIEW

Permit Number:

OS17-03712

Property Address:

958 BILLE RD

AP Number:

053-021-072-000

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.

1) Approved for a construction business (yard & office) with up to 10 full time employees, not to exceed 150 gallons per day.

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

Assistant Onsite Official

blarson@townofparadise.com

530-872-6291 ext. 109

cc: MATT THOMPSON [Applicant]
7308 PENTZ RD
PARADISE, CA 95969

MATT THOMPSON [Contractor]
THOMPSON MATTHEW D
7308 PENTZ RD
PARADISE, CA 95969

Matthew D. Thompson Construction

7308 Pentz Rd.

Paradise, CA 95969

Phone (530) 872-1441

Fax(530) 872-1441

Lic.No. 491119 "A & B"

ClassicBuildersCA@gmail.com

~~~~~\*~~~~~\*~~~~~\*~~~~~\*~~~~~

## *958 Bille Road*

Town of Paradise

Sign Proposal ;

958 Bille Road

June 6, 2017

1. The Existing sign board which measures 3' x 5', is the proposed location for Company Signage. The above mentioned sign board stands +/- 7' to the top from the gravel driveway and is located in the center of the property approximately 50' from the center of Bille Road. As there is no pedestrian traffic this sign will mainly be used for site location for material deliveries.

JUN 09 2017

TOWN OF PARADISE  
COMMUNITY DEVELOPMENT DEPT.

# *Matthew D. Thompson Construction*

7308 Pentz Rd.

Paradise, CA 95969

Phone (530) 872-1441

Fax(530) 872-1441

Lic.No. 491119 "A & B"

ClassicBuildersCA@gmail.com

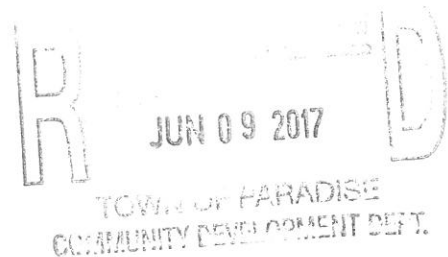
~~~~~\*~~~~~\*~~~~~\*~~~~~\*~~~~~

958 Bille Road

Town of Paradise
Erosion Control Plan ;
958 Bille Road

June 6, 2017

1. All materials stored with erosive qualities, (soils), to be contained with construction waddling. Waddling to be placed on the down slope side of material and secured with stakes.
2. All equipment stored will be required to have zero impact to property. Should any equipment become non-compliant they must be brought back to compliance or property must be protected from intrusion of equipment contaminants, (leak proof containers), placed at point of intrusion until such time as repairs are possible.



Matthew D. Thompson Construction

7308 Pentz Rd.

Paradise, CA 95969

Phone (530) 872-1441

Fax(530) 872-1441

Lic.No. 491119 "A & B"

ClassicBuildersCA@gmail.com

~~~~~\*~~~~~\*~~~~~\*~~~~~\*~~~~~

## *958 Bille Road*

Town of Paradise  
Project Description ;  
958 Bille Road

June 6, 2017

### *Building " A "*

1. Construction storage.
2. Demolish and dispose of all non-compliant attachments.

### *Building " B "*

1. Construction storage.
2. Demolish and dispose of all non-compliant attachments.

### *Building " C "*

1. Vacant and secured from intrusion.
2. Pursue compliant status.

### *Building " C-1 "*

1. Structure has been removed.

### *Building " D "*

1. Vacant and secured from intrusion.
2. Pursue compliant status.

### *Building " E "*

1. Construction storage.

### *Building " F "*

1. Structure has been removed.

### *Building " G "*

1. Vacant and secured from intrusion.
2. Pursue compliant status.

### *Building " H "*

1. Equipment storage.



DEPARTMENTAL USE ONLY:

Receipt No. 27404 Fee 74.69  
Project No. PL17-00081

TOWN OF PARADISE  
APPLICATION FOR CONDITIONAL USE PERMIT

Applicant MATT THOMPSON Phone 530.521.9960  
Applicant's Mailing Address 7308 PENTZ RD. PARADISE, CA. 95969  
Applicant's email address CLASSICBUILDERSCA@GMAIL.COM Fax 530.872.1441  
Applicant's Interest in Property (Owner, Lessee\*, Other\*) PROPOSED BUYER  
\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.  
Owner's Name NORM MADSEN Phone 707.291.2174  
Owner's Mailing Address 1296 HASEN RD. NAPA, CA 94558  
Property Address 958 BLUE RD Parcel Size 1.07 AC  
Engineer (Name, Address) \_\_\_\_\_

Engineer Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
AP Number(s) 053.021.072 Zone CC Existing Use VACANT

Detailed project description: (attach additional sheets if necessary) WHOLE SALE STORAGE. WARE-  
HOUSING & DISTRIBUTION GENERAL. STORAGE EQUIPMENT & AGGREGATE.

Purpose of project: STORE CONSTRUCTION EQUIPMENT IN BETWEEN JOBS.  
AGGREGATE FOR SEPTIC INSTALL.

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

Sq. ft. of proposed structure/project N/A Approx. no. yards of cut/fill 0

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 0

Distance to nearest fire hydrant AT CORNER OF PARCEL Distance from centerline 20'

Days/hours of operation: Days 5 Hours 8:00-5:00 PM Proposed no. of employees 2, COND & LEAK

Residential Density N/A Max. occupancy 0 Max. height of proposed structure/project N/A

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): N/A

Method of sewage disposal? EXIST'G BATH IS ON ITS OWN SYSTEM

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

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

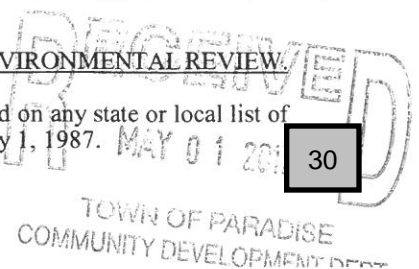
I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 5.1.2017

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.

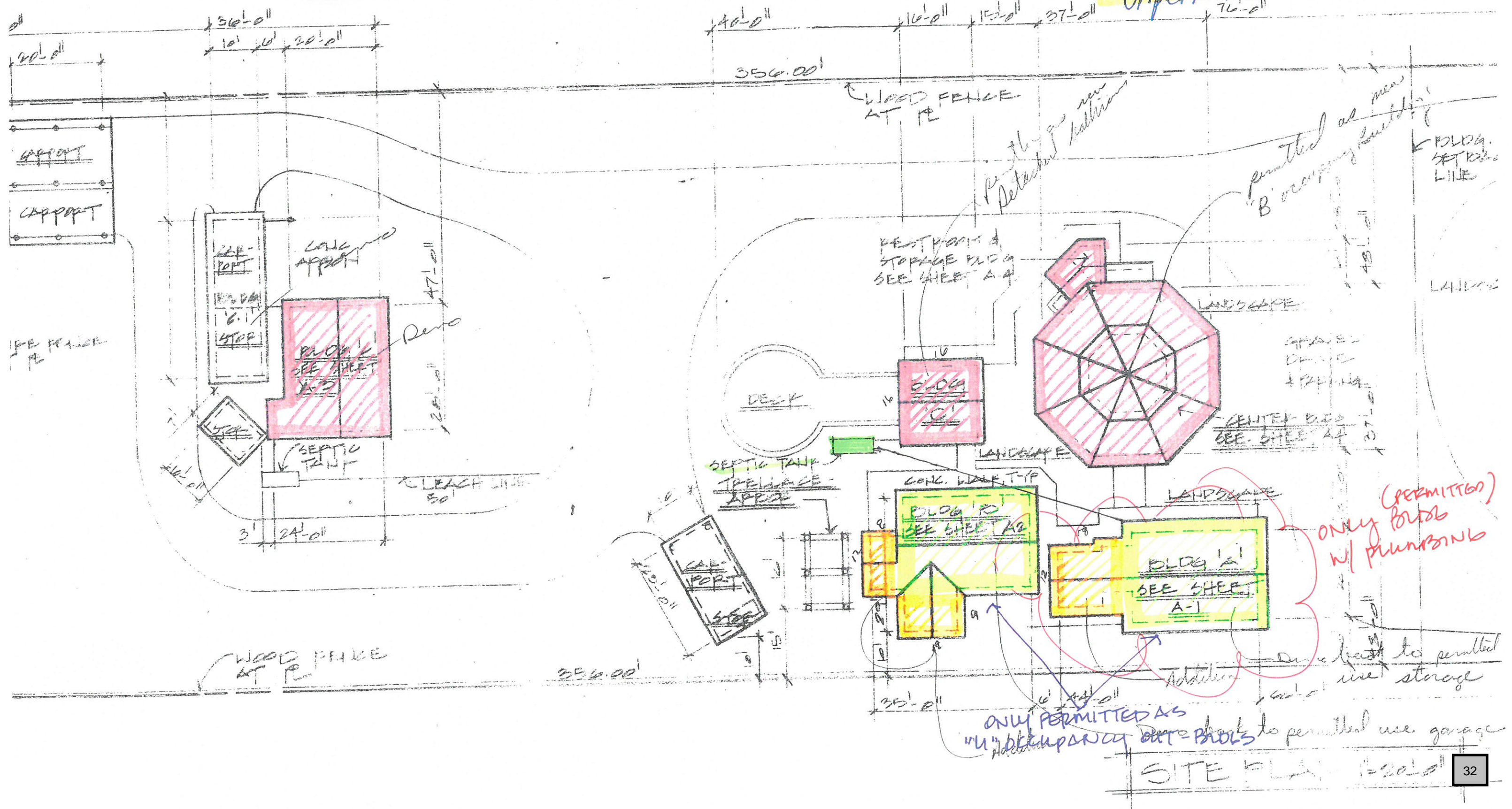






FILE COPY

Unpermitted Structure  
Unpermitted Conversion  
Unpermitted Addition





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

**1. Description of Project:**

Use permit application (PL17-00081) proposing to establish a contracting services office accompanied by construction equipment and bulk materials storage on a 1.07 acre property zoned Community Commercial (CC) and located at 958 Bille Road, Paradise, CA.

**2. Name and Address of Project Applicant:**

Matt Thompson  
7308 Pentz Road  
Paradise, CA 95969

**3. The Initial Study for this Project was prepared on:** July 12, 2017

4. NOTICE IS HEREBY GIVEN that the Planning Director of the Town of Paradise has reviewed the project described above pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code) and determined that it will not have a significant effect on the environment. An Environmental Impact Report will not be required.

5. A copy of the Planning Director's determination regarding the environmental effect of this project is available for public inspection at the Town of Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA. Copies thereof will be provided to any person upon payment of the established fee.

6. Any person wishing to respond to this negative declaration may file written responses no later than **August 15, 2017 by 5:00 p.m.** with the Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA 95969, (530) 872-6291. The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the negative declaration may be formally adopted at the conclusion of the review period. Any negative declaration subject to state clearinghouse review shall not be formally adopted until such review has been completed.



---

Craig Baker, Planning Director  
Date: July 12, 2017

**INITIAL STUDY**  
**FOR**  
**USE PERMIT APPLICATION (PL17-00081)**  
**FOR**  
**MATT THOMPSON**

**PROJECT DESCRIPTION  
AND  
ENVIRONMENTAL SETTING**

**Thompson Use Permit Application  
PL17-00081**

**PROJECT DESCRIPTION**

The project proponent is seeking Town of Paradise approval for the establishment of a contracting office and construction equipment and bulk materials land use on property zoned Community Commercial (C-C).

**ENVIRONMENTAL SETTING**

**Location**

The project site is located in the west central portion of the Paradise community at 958 Bille Road. The site is identified as Assessor Parcel Number 053-021-072 and is situated within a portion of the northwest quarter of Section 14, T22N, R3E, M.D.B.&M.

**Land Use**

The 1.07 acre (46,609 square foot) project site is situated within the Community Commercial (C-C) zoning district and is currently improved with approximately seven wood-framed structures, most of which are associated with unpermitted construction dating back many years. Properties to the west and south are developed with medium density residential land uses, while properties to the east are developed with retail land uses associated with the Skyway commercial corridor. Bille Road, a paved arterial public street, abuts the site along its north side and provides primary access to the site.

**Topography, Soils and Vegetation**

The property is situated at an approximate elevation of 1,890 feet above sea level. The site slopes very gently to the south. Soils on the project site belong to the Aiken Very Deep (AVD) soil series. These soils are well-drained, well-structured clay loam and generally exceed five feet in depth. Aiken Very Deep soils are well suited for on-site wastewater treatment. Vegetation on the site is characterized by native trees, both singularly and in small stands. A sparse and intermittent growth of various grasses, weeds and brush species also occurs in patches throughout the site.

**Public Services**

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

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Access:</b>          | Bille Road (public arterial street)   |
| <b>Communications:</b>  | AT&T Telephone/Comcast Cable Services |
| <b>Electricity:</b>     | Pacific Gas and Electric Company      |
| <b>Public Safety:</b>   | Town of Paradise                      |
| <b>Recreation:</b>      | Paradise Recreation and Park District |
| <b>Schools:</b>         | Paradise Unified School District      |
| <b>Sewage Disposal:</b> | Onsite septic tank/leachfield systems |
| <b>Water Supply:</b>    | Paradise Irrigation District          |

### **PROJECT DETAILS**

The permit applicant and project developer, Matt Thompson, is requesting use permit approval from the Town of Paradise to establish a contractor's office and vehicle and equipment storage and storage of bulk materials (primarily gravel associated with the construction of wastewater disposal systems). Use permit application materials indicate that unpermitted structures and additions would be brought to compliance with current construction codes. Existing structures on the site are of conventional wood frame construction. Two carport structures have already been demolished and removed from the site. Proposed uses of the remaining structures include office space, construction storage and equipment storage. The project would also include development of gravel-surfaced interior access ways, security fencing located approximately 140 feet from and parallel to Bille Road and soils erosion and toxic materials controls. Two substandard driveway encroachments connect to Bille Road, providing access to the site. Proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Development of the site as proposed will result in the felling and removal of approximately three trees large enough to require town issuance of a tree felling permit prior to being felled to accommodate site improvements.

## TOWN OF PARADISE

### ENVIRONMENTAL CHECKLIST FORM

#### I. BACKGROUND

- |                                          |                                                     |
|------------------------------------------|-----------------------------------------------------|
| 1. Name of Proponent                     | Matt Thompson                                       |
| 2. Address and phone number of proponent | 7308 Pentz Road, Paradise, CA 95969; (530) 521-9960 |
| 3. Date of checklist                     | July 12, 2017                                       |
| 4. Zoning and general plan designation   | Community Commercial (CC); Town Commercial (TC)     |
| 5. Name of proposal, if applicable       | Thompson Use Permit Application (PL17-00081)        |

#### II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

|                                                                                                                                                            | SOURCE<br>NO. | POTENTIALLY<br>SIGNIFICANT<br>IMPACT | POTENTIALLY<br>SIGNIFICANT<br>UNLESS<br>MITIGATION<br>INCORPORATED | LESS THAN<br>SIGNIFICANT<br>IMPACT | NO<br>IMPACT |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|--------------|
| 1. <b>LAND USE AND PLANNING.</b> Would the proposal:                                                                                                       |               |                                      |                                                                    |                                    |              |
| a. Conflict with general plan designation or zoning?                                                                                                       | 1, 9          |                                      |                                                                    |                                    | <u>X</u>     |
| b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?                                        | 1             |                                      |                                                                    |                                    | <u>X</u>     |
| c. Be incompatible with existing land use in the vicinity?                                                                                                 | 11            |                                      |                                                                    | <u>X</u>                           |              |
| d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?                               | 11            |                                      |                                                                    |                                    | <u>X</u>     |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                                  | 11            |                                      |                                                                    |                                    | <u>X</u>     |
| 2. <b>POPULATION AND HOUSING.</b> Would the proposal:                                                                                                      |               |                                      |                                                                    |                                    |              |
| a. Cumulatively exceed official regional or local population projects?                                                                                     | 1             |                                      |                                                                    |                                    | <u>X</u>     |
| b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? | 11, 12        |                                      |                                                                    |                                    | <u>X</u>     |
| c. Displace existing housing, especially affordable housing?                                                                                               | 11            |                                      |                                                                    |                                    | <u>X</u>     |
| 3. <b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:                                                 |               |                                      |                                                                    |                                    |              |
| a. Fault rupture?                                                                                                                                          | 1             |                                      |                                                                    |                                    | <u>X</u>     |
| b. Seismic ground shaking                                                                                                                                  | 1             |                                      |                                                                    |                                    |              |

|    |                                                                                                                                                                                                                     | SOURCE<br>NO. | POTENTIALLY<br>SIGNIFICANT<br>IMPACT | POTENTIALLY<br>SIGNIFICANT<br>UNLESS<br>MITIGATION<br>INCORPORATED | LESS THAN<br>SIGNIFICANT<br>IMPACT | NO<br>IMPACT |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|--------------|
|    |                                                                                                                                                                                                                     |               |                                      |                                                                    |                                    | <u>X</u>     |
| c. | Seismic ground failure, including liquefaction?                                                                                                                                                                     | 1, 5, 7       |                                      |                                                                    |                                    | <u>X</u>     |
| d. | Seiche, Tsunami or volcanic hazard?                                                                                                                                                                                 | 1, 11         |                                      |                                                                    |                                    | <u>X</u>     |
| e. | Landslides or mudflows?                                                                                                                                                                                             | 7, 10, 11     |                                      |                                                                    |                                    | <u>X</u>     |
| f. | Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?                                                                                                                        | 11, 12        |                                      |                                                                    | <u>X</u>                           |              |
| g. | Subsidence of the land?                                                                                                                                                                                             | 5, 7          |                                      |                                                                    |                                    | <u>X</u>     |
| h. | Expansive soils?                                                                                                                                                                                                    | 7             |                                      |                                                                    |                                    | <u>X</u>     |
| i. | Unique geologic or physical features?                                                                                                                                                                               | 5, 11         |                                      |                                                                    |                                    | <u>X</u>     |
| 4. | <b>WATER.</b> Would the proposal result in:                                                                                                                                                                         |               |                                      |                                                                    |                                    |              |
| a. | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?                                                                                                                           | 11, 12        |                                      |                                                                    | <u>X</u>                           |              |
| b. | Exposure of people or property to water related hazards such as flooding?                                                                                                                                           | 3, 10, 11     |                                      |                                                                    |                                    | <u>X</u>     |
| c. | Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?                                                                                       | 12            |                                      |                                                                    | <u>X</u>                           |              |
| d. | Changes in the amount of surface water in any water body?                                                                                                                                                           | 11            |                                      |                                                                    |                                    | <u>X</u>     |
| e. | Changes in currents, or the course or direction of water movements?                                                                                                                                                 | 11            |                                      |                                                                    |                                    |              |
| f. | Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| g. | Altered direction or rate of flow of groundwater?                                                                                                                                                                   | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| h. | Impacts to groundwater quality?                                                                                                                                                                                     | 12            |                                      |                                                                    | <u>X</u>                           |              |
| i. | Substantial reduction in the amount of groundwater otherwise available for public water supplies?                                                                                                                   | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| 5. | <b>AIR QUALITY.</b> Would the proposal:                                                                                                                                                                             |               |                                      |                                                                    |                                    |              |
| a. | Violate any air quality standard or contribute to an existing or projected air quality violation?                                                                                                                   | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| b. | Expose sensitive receptors to pollutants?                                                                                                                                                                           | 12            |                                      |                                                                    | <u>X</u>                           |              |
| c. | Alter air movement, moisture, or temperature, or cause any change in climate?                                                                                                                                       | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| d. | Create objectionable odors?                                                                                                                                                                                         | 12            |                                      |                                                                    | <u>X</u>                           |              |

|    |                                                                                                                                                | <u>SOURCE<br/>NO.</u> | <u>POTENTIALLY<br/>SIGNIFICANT<br/>IMPACT</u> | <u>POTENTIALLY<br/>SIGNIFICANT<br/>UNLESS<br/>MITIGATION<br/>INCORPORATED</u> | <u>LESS THAN<br/>SIGNIFICANT<br/>IMPACT</u> | <u>NO<br/>IMPACT</u> |
|----|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------|----------------------|
| 6. | <b>TRANSPORTATION/CIRCULATION.</b> Would the proposal result in:                                                                               |                       |                                               |                                                                               |                                             |                      |
|    | a. Increased vehicle trips or traffic congestion?                                                                                              | 1                     |                                               |                                                                               | <u>X</u>                                    |                      |
|    | b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?           | 11                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | c. Inadequate emergency access or access to nearby uses?                                                                                       | 11                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | d. Insufficient parking capacity onsite and offsite?                                                                                           | 12                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | e. Hazards or barriers for pedestrians or bicyclists                                                                                           | 11                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?                                   | 1                     |                                               |                                                                               |                                             | <u>X</u>             |
|    | g. Rail, waterborne or air traffic impacts?                                                                                                    | 11, 12                |                                               |                                                                               |                                             | <u>X</u>             |
| 7. | <b>BIOLOGICAL RESOURCES.</b> Would the proposal result in impacts to:                                                                          |                       |                                               |                                                                               |                                             |                      |
|    | a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?           | 1, 6                  |                                               |                                                                               |                                             | <u>X</u>             |
|    | b. Locally designated species (e.g. heritage trees)?                                                                                           | 1, 11                 |                                               |                                                                               |                                             | <u>X</u>             |
|    | c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?                                                            | 1, 6                  |                                               |                                                                               |                                             | <u>X</u>             |
|    | d. Wetland habitat (e.g. marsh, riparian and vernal pool)?                                                                                     | 11                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | e. Wildlife dispersal or migration corridors?                                                                                                  | 1                     |                                               |                                                                               |                                             | <u>X</u>             |
| 8. | <b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:                                                                                       |                       |                                               |                                                                               |                                             |                      |
|    | a. Conflict with adopted energy conservation plans?                                                                                            | 1                     |                                               |                                                                               |                                             | <u>X</u>             |
|    | b. Use nonrenewable resources in a wasteful and inefficient manner?                                                                            | 12                    |                                               |                                                                               |                                             | <u>X</u>             |
|    | c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?  | 12                    |                                               |                                                                               |                                             | <u>X</u>             |
| 9. | <b>HAZARDS.</b> Would the proposal involve:                                                                                                    |                       |                                               |                                                                               |                                             |                      |
|    | a. A risk of accidental explosion or release of hazardous substances (including, but not limited to; oil, pesticides, chemicals or radiation)? | 12                    |                                               |                                                                               | <u>X</u>                                    |                      |
|    | b. Possible interference with an emergency response plan or emergency evacuation plan?                                                         | 1                     |                                               |                                                                               |                                             | <u>X</u>             |
|    | c. The creation of any health hazard or potential health hazard?                                                                               | 11,12                 |                                               |                                                                               |                                             | <u>X</u>             |
|    | d. Exposure of people to existing sources of potential health                                                                                  | 12                    |                                               |                                                                               |                                             |                      |

|                                                                                                                                                                   | SOURCE<br>NO. | POTENTIALLY<br>SIGNIFICANT<br>IMPACT | POTENTIALLY<br>SIGNIFICANT<br>UNLESS<br>MITIGATION<br>INCORPORATED | LESS THAN<br>SIGNIFICANT<br>IMPACT | NO<br>IMPACT |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|--------------|
| hazards?                                                                                                                                                          | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| e. Increased fire hazard in areas with flammable brush, grass or trees?                                                                                           | 11,12         |                                      |                                                                    |                                    | <u>X</u>     |
| 10. <b>NOISE.</b> Would the proposal result in:                                                                                                                   |               |                                      |                                                                    |                                    |              |
| a. Increases in existing noise levels?                                                                                                                            | 12            |                                      |                                                                    | <u>X</u>                           |              |
| b. Exposure of people to severe noise levels?                                                                                                                     | 10            |                                      |                                                                    |                                    | <u>X</u>     |
| 11. <b>PUBLIC SERVICES.</b> Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:     |               |                                      |                                                                    |                                    |              |
| a. Fire protection?                                                                                                                                               | 4, 11, 12     |                                      |                                                                    |                                    | <u>X</u>     |
| b. Police protection?                                                                                                                                             | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| c. Schools?                                                                                                                                                       | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| d. Maintenance of public facilities, including roads?                                                                                                             | 11, 12        |                                      |                                                                    |                                    | <u>X</u>     |
| e. Other governmental services?                                                                                                                                   | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| 12. <b>UTILITIES AND SERVICE SYSTEMS.</b> Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities: |               |                                      |                                                                    |                                    |              |
| a. Power or natural gas?                                                                                                                                          | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| b. Communications systems?                                                                                                                                        | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| c. Local or regional water treatment or distribution facilities?                                                                                                  | 4             |                                      |                                                                    |                                    | <u>X</u>     |
| d. Sewer or septic tanks?                                                                                                                                         | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| e. Storm water drainage?                                                                                                                                          | 3             |                                      |                                                                    | <u>X</u>                           |              |
| f. Solid waste disposal?                                                                                                                                          | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| g. Local or regional water supplies?                                                                                                                              | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| 13. <b>AESTHETICS.</b> Would the proposal:                                                                                                                        |               |                                      |                                                                    |                                    |              |
| a. Have a substantial adverse effect upon a scenic vista or scenic highway?                                                                                       | 1, 11         |                                      |                                                                    |                                    | <u>X</u>     |
| b. Have a demonstrable negative aesthetic effect?                                                                                                                 | 11, 12        |                                      |                                                                    |                                    | <u>X</u>     |
| c. Create light or glare?                                                                                                                                         | 12            |                                      |                                                                    | <u>X</u>                           |              |
| 14. <b>CULTURAL RESOURCES.</b> Would the proposal:                                                                                                                |               |                                      |                                                                    |                                    |              |
| a. Disturb paleontological resources?                                                                                                                             | 2, 12         |                                      |                                                                    |                                    | <u>X</u>     |



|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SOURCE<br>NO. | POTENTIALLY<br>SIGNIFICANT<br>IMPACT | POTENTIALLY<br>SIGNIFICANT<br>UNLESS<br>MITIGATION<br>INCORPORATED | LESS THAN<br>SIGNIFICANT<br>IMPACT | NO<br>IMPACT |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|--------------|
| b.  | Disturb archaeological resources?                                                                                                                                                                                                                                                                                                                                                                                                                     | 2, 12         |                                      |                                                                    |                                    | <u>X</u>     |
| c.  | Affect historical resources?                                                                                                                                                                                                                                                                                                                                                                                                                          | 2, 12         |                                      |                                                                    |                                    | <u>X</u>     |
| d.  | Have the potential to cause a physical change that would affect unique ethnic cultural values?                                                                                                                                                                                                                                                                                                                                                        | 2, 12         |                                      |                                                                    |                                    | <u>X</u>     |
| e.  | Restrict existing religious or sacred uses within the potential impact area?                                                                                                                                                                                                                                                                                                                                                                          | 2, 12         |                                      |                                                                    |                                    | <u>X</u>     |
| 15. | <b>RECREATION.</b> Would the proposal:                                                                                                                                                                                                                                                                                                                                                                                                                |               |                                      |                                                                    |                                    |              |
| a.  | Increase the demand for neighborhood or regional parks or other recreational facilities?                                                                                                                                                                                                                                                                                                                                                              | 1, 12         |                                      |                                                                    |                                    | <u>X</u>     |
| b.  | Affect existing recreational opportunities?                                                                                                                                                                                                                                                                                                                                                                                                           | 12            |                                      |                                                                    |                                    | <u>X</u>     |
| 16. | <b>GREENHOUSE GAS EMISSIONS.</b> Would the proposal:                                                                                                                                                                                                                                                                                                                                                                                                  |               |                                      |                                                                    |                                    |              |
| a.  | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?                                                                                                                                                                                                                                                                                                                              | 13            |                                      |                                                                    |                                    | <u>X</u>     |
| b.  | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?                                                                                                                                                                                                                                                                                                                        | 13            |                                      |                                                                    |                                    | <u>X</u>     |
| 17. | <b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                      |                                                                    |                                    |              |
| a.  | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |               |                                      |                                                                    |                                    | <u>X</u>     |
| b.  | Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?                                                                                                                                                                                                                                                                                                                                     |               |                                      |                                                                    |                                    | <u>X</u>     |
| c.  | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).                                                                                                              |               |                                      |                                                                    |                                    | <u>X</u>     |
| d.  | Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                               |               |                                      |                                                                    |                                    | <u>X</u>     |

**INITIAL STUDY  
STATEMENT OF ENVIRONMENTAL EVALUATION  
FOR**

**Thompson Use Permit Application  
PL17-00081**

**III. DISCUSSION OF ENVIRONMENTAL EVALUATION**

1. **General Evaluation.** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the environmental effects related to the project have been determined to be less than significant. Accordingly, no mitigation measures that would ordinarily be assigned to address significant adverse impacts have been identified within this initial study. The text that follows outlines a number of areas of less than significant potential environmental issues related to the project.

a. **Item 1 - Land Use and Planning.** The project site is situated within the town-assigned Community Commercial (CC) zoning district. The type of project proposed is enumerated within the CC zoning regulations as being subject to the approval and issuance of a town conditional use permit. Accordingly, a conditional use permit application has been filed with the town by the project applicant. If approved, the proposed project will result in the establishment of a contracting business consisting of an office and construction equipment and materials storage. Business hours are proposed to be from 8:00 a.m. to 5:00 p.m. Monday through Friday, but most activity aside from paperwork, delivery and storage of materials and incidental servicing of equipment would take place off-site at construction sites.

The project site is located on the fringe of the Skyway commercial corridor and is not a prime location for a conventional commercial enterprise that would benefit from better visibility. Indeed, the site has been chronically vacant, save for the existing structures, most of which have fairly significant construction code violations. The project applicant has indicated in project application materials an intent to remedy these problems. If approved, the use permit will be conditioned accordingly.

Almost all of the sides and rear of the site is fenced and vegetation provides additional visual screening. Security fencing is proposed to protect storage areas at the rear of the site and the existing structures provide adequate screening from the Bille Road public right-of-way. Therefore, impacts related to land use and planning are expected to be less than significant and no mitigation measures appear to be necessary.

- b. **Item 2 - Population and Housing.** As indicated above, the proposed project would establish a contracting service and equipment and materials storage on a site that is zoned to potentially accommodate the proposed land use. No dwelling units currently exist on the site and none are proposed as an element of the project. The residential density standard for the CC zone is up to 10 dwelling units per acre, but in the absence of any meaningful analysis of soil conditions on the site, it is unknown if the maximum density potentially allowed could be achieved and there are many other undeveloped or underdeveloped sites in the town that are likely to be more suitable for the development of multiple-family housing. Therefore, impacts related to population and housing are expected to be less than significant and no mitigation measures appear to be necessary.
- c. **Item 3 - Geologic Problems.** The project site is located in an area of relatively low seismic activity and consequently has been accorded a category of low potential earthquake hazard (Paradise General Plan, Volume III, 1994). In addition, the gentle slopes and well-structured soils on the project site do not pose a significant threat of landslides, mudflows or subsidence. Accordingly, no significant impacts related to geologic problems are anticipated and no mitigation measures are necessary.
- d. **Item 4 - Water.** Very little to no grading or land clearing activities are proposed as an element of the proposed project. The project site has been in its current developed state with a number of structures, onsite wastewater systems and access ways. Not much in the way of additional development is proposed or anticipated, aside from additional fencing and remediation of construction code violations. The potential for increased erosion associated with the project appears to be limited. Further, the project applicant has submitted an erosion control plan including the permanent placement of construction wadding. If approved, the Town of Paradise will condition the project to require the submittal of a Storm Water Pollution Prevention Plan (SWPPP) approved by the Town Engineer prior to the placement of stored bulk materials on the site. Accordingly, impacts related to increased erosion and streambed siltation are expected to be less than significant and no mitigation measures appear to be necessary.
- e. **Item 5 - Air Quality.** The proposed project may result in the potential for occasional generation of dust emissions associated with vehicle movements and loading or unloading bulk materials. Town approval of the Thompson use permit application will create the potential for less than significant adverse impacts to adjacent properties related to dust emissions generated during activities associated with construction of minor site improvements. However, if the Thompson use permit is approved, the Town of Paradise will condition the project to require the implementation of an

ongoing dust emissions control plan prepared in accordance with standard mitigation measures required by the Butte County Air Quality management district and approved by the Town Engineer prior to the conduct of any dust emissions-generating activity. Accordingly, no significant impacts regarding air quality are anticipated by staff.

- f. **Item 6 - Transportation/Circulation.** Access to the project site is provided via Bille Road, a paved public arterial street. The project site is accessed via two substandard driveway encroachments connecting to Bille Road. It is not anticipated that the project would generate volumes of vehicle trips that are out of character with existing levels of traffic on Bille Road or create new turning movements that would create any significant traffic hazards for the following reasons:

1. Separation distance guidelines for private driveway encroachments can be met along the project site frontage;
2. Traffic sight distances are good in the area; and
3. The scope of the project is limited to the establishment of a contractor's office and storage of construction vehicle and materials that will generate few vehicle trips.

Accordingly, no significant project-induced traffic hazards are foreseen and no mitigation measures related to transportation or circulation are warranted.

- g. **Item 7 - Biological Resources.** Review of the California DFG natural diversity data base information for the Paradise area reveals that no known rare, endangered or sensitive plant or animal species exist or inhabit the project site or its immediate vicinity. Although native trees and areas of understory vegetation on the site provide shelter and food sources for a variety of localized bird, rodent and other animal populations, it is not anticipated that the proposed project, if approved, will significantly displace animal populations. Therefore, no significant adverse impacts to local animal populations are anticipated.

Improvement of interior access ways is proposed to result in the felling and removal of three trees that are of sufficient size to qualify for a tree felling permit, pursuant to the Town's adopted tree felling regulations. The project site contains a number of mature pine and oak trees and it is not anticipated that the felling and removal of the trees proposed for removal will have a significantly adverse environmental effect. Further, the felling and removal of qualifying trees from the site will require those trees to be replaced on a 1:1 basis with minimum 5-gallon sized trees that are of a species that is native to Northern California. Therefore, the potential environmental effects associated with future tree felling are expected to be less than significant.

- h. **Item 8 - Energy and Mineral Resources.** Due to the fact that the project is limited to the establishment of a contractor's office and the storage of construction equipment and materials, no significant loss or use of non-renewable resources is expected and no mitigation measures related to energy and mineral resources is warranted.
- i. **Item 9 - Hazards.** Since no known areas of toxic contamination exist on or in the vicinity of the project site, the project should not involve exposure of people to potential health hazards. In addition, the proposed project should not pose significant or unusual health risks associated with explosions or the release of toxic substances.
- j. **Item 10 - Noise.** The project may result in increases of existing noise levels that should occur predominantly during brief periods on weekday mornings and late afternoons as vehicles and materials leave from and return to the project site. The proposed hours of operation of 8:00 a.m. to 5:00 p.m. are well within the parameters of the Town of Paradise Noise Ordinance Regulations. In addition, during most periods of business operation, construction equipment and materials will be off-site at active construction sites. Nevertheless, if the project is approved, the Town of Paradise shall condition the project to require that all activities on the site be conducted in compliance with local noise regulations. Provided that permissible community noise levels as established by the town's Noise Ordinance are not exceeded, impacts related to noise are expected to be less than significant and no mitigation measures appear to be necessary.
- k. **Item 11 - Public Services.**
- Fire Protection.** The project site is served by a municipal style fire hydrant that is located adjacent to the northwest corner of the property. Use permit application materials indicate that this fire hydrant is capable of providing 1,805 gallons per minute of fire flow which is more than adequate for purposes of project review. Fire flow requirements are the responsibility of the Paradise Fire Department with cooperative actions implemented by the Paradise Irrigation District (PID) and local project developers. Comments received from Paradise Fire Department and Community Safety Services staff indicates that adequate fire protection for the proposed project can currently be provided in accordance with current Uniform Fire Code requirements. Accordingly, no significant impacts related to fire protection are foreseen as a result of project approval and no mitigation measures appear to be necessary.
- Schools:** Current revenues received from developers of new commercial building construction accounts for only a portion of the actual PUSD costs for permanent and interim school facilities, transportation, and also, administrative support facilities. However, the project site is zoned and designated in a manner that potentially

accommodates the proposed project. Since the project does not propose the establishment of a residential land use resulting in an increase in the local student population, any impacts to schools created by approval of this project will be insignificant and no mitigation measures appear to be warranted.

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

**Sewage Disposal:** The mode of sewage disposal for the proposed project is an existing individual septic tank and leachfield system on the site. Staff members of the Town of Paradise Wastewater Division have evaluated the project design along with the design of the existing on-site system and have determined that the project, as designed, complies with the requirements of the Town of Paradise Sewage Disposal Ordinance. If approved, the project will be conditioned in a manner that is consistent with the requirements of town sewage disposal regulations. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures appear to be necessary.

**Water Supply:** The Paradise Irrigation District (PID) currently supplies water to the project site. It is not anticipated that a substantial amount of additional water usage would occur as a result of project approval and the subsequent establishment of a construction office and the storage of construction equipment and materials on the site. Comments received from PID staff relative to this project do not indicate a concern regarding the district's delivery facilities or their capacity to serve the proposed project. However, PID comments relative to the project indicate that it will be necessary to install and maintain a backflow prevention assembly on the customer side of the water meter serving the site. If the project is approved, the Town of Paradise will assign a condition of approval requiring the project developer to meet the requirements of PID. Therefore, no significant impacts related to water supply are anticipated as a result of project approval.

- m. **Item 13 - Aesthetics.** The project is not located within any formally designated scenic area. Exterior modification to the existing structures that require a building permit will be subject to the town's Architectural Design Standards. The actual aesthetic impact of the project upon the immediate area should be minimal and should not be out of character with the existing environmental setting or inconsistent with the intent of General Plan Policies or Paradise Municipal Code regulations intended to protect the visual quality of the town's neighborhoods. As indicated under Item No. 1 (Land Use and Planning) within this document, almost all of the sides and rear of the site is fenced with six foot-tall site-obscurating fencing and vegetation provides additional visual screening. Security fencing is proposed to protect storage areas at the rear of the site and the existing structures provide adequate screening from the Bille Road public right-of-way. Further, it is expected that areas without fencing will be enclosed for security reasons. Thus, any impacts related to aesthetics are not deemed to be significantly adverse and no

mitigation measures are warranted.

- n. **Item 14 - Cultural Resources.** The project site is not located within an area that is identified as being sensitive for prehistoric, ethnographic, and historic cultural resources. The site is currently developed with a number of structures and has been thoroughly disturbed by decades of various activities. In addition, the area of the project site has been characterized by suburban commercial and residential development for many years. Accordingly, an archaeological survey of the site was not required as part of the development of this document. However, a slight possibility exists that the limited ground-disturbing activities associated with the project could result in the discovery of historic or cultural resources. If the project is approved, the Town of Paradise will assign a condition requiring any historic or archaeological resources discovered during the course of ground-disturbing activities to be evaluated by a qualified archaeologist. Therefore, any impacts related to cultural resources are expected to be less than significant and no mitigation measures appear to be warranted.
- o. **Item 15 - Recreation.** It is very unlikely that the establishment of the proposed project land use would result in the creation of any notable potential for additional Paradise citizens utilizing existing park and recreation facilities, since the project design does not include additional housing. Therefore, there should be no additional cumulative adverse impact upon local park facilities as a result of project approval and no mitigation measures are warranted.
- p. **Item 16 - Greenhouse Gas Emissions.** The Town of Paradise does not have a Greenhouse Gas Reduction Plan, the requirements of which would not be likely to address the low levels of emissions potentially generated by the proposed project. The main source of greenhouse gas associated with the project will be the combustion of fossil fuels from construction equipment and deliveries of construction materials. However, the project developer/contractor already maintains a contracting service yard in the Paradise area and would simply be conducting the same activities and operations in the same manner from a different location. It is unlikely that the change in location would result in a notable net increase in greenhouse gas emissions. Accordingly, no significantly adverse impacts related to greenhouse gas emissions are anticipated and no mitigation measures are warranted.

## 2. **Mitigation Monitoring**

It shall be the responsibility of the project proponent to comply with any mitigation measures assigned to the project in a timely fashion. It shall be the responsibility of the Town of Paradise to ensure that the applicant successfully complies with any imposed mitigation measures at the appropriate milestones in the overall project review and development process.

#### IV. DETERMINATION.

On the basis of this initial evaluation:

1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. X
2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. **A NEGATIVE DECLARATION WILL BE PREPARED.** ☐
3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐
4. I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. ☐



Craig Baker  
Planning Director for Town of Paradise

Date July 12, 2017



## V. REFERENCES

1. Town of Paradise 1994 General Plan, Volumes I-III, Town of Paradise Community Development Department and Quad Consultants, October 1994.
2. Town of Paradise inventory map of archaeologically sensitive areas 1987, CSUC Anthropology Department
3. Master storm drainage study and facilities plan, Paradise, California, 1980, McCain Associates
4. Paradise Irrigation District Distribution System Grid Maps, June, 2010
5. USGS topographic map: Paradise East, Calif., 1969
6. The California natural diversity database, state Department of Fish and Game, 1990
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992.
8. Town of Paradise General Plan Land Use Designation Map; October, 1994
9. Town of Paradise Zoning Ordinance (Title 17 of the Paradise Municipal Code).
10. Town of Paradise General Plan Land Use Constraints Diagram; October, 1994
11. Field Inspection of project site by planning staff, July 10, 2017
12. Use permit application materials submitted to the Town of Paradise February 27, June 9 and June 29, 2017 and deemed complete on July 3, 2017.
13. National Emission Standards for Hazardous Air Pollutants: Revision of Source Category List Under Section 112 of the Clean Air Act; February, 2002



Initial Study  
Prepared by: \_\_\_\_\_

Craig Baker  
Planning Director for Town of Paradise

