



# Town of Paradise Planning Commission Meeting Agenda 6:00 PM – August 16, 2022

**Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA**

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Ron Lassonde, Chair  
Lynn Costa, Vice Chair  
Carissa Garrard, Commissioner  
Kim Morris, Commissioner  
Zeb Reynolds, Commissioner

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 417 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

**CALL TO ORDER**

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

**ROLL CALL**

**1. APPROVAL OF MINUTES**

1a. Approve Regular Meeting Minutes of July 19, 2022.

**2. COMMUNICATION**

- 2a. Recent Council Actions
- 2b. Staff Comments

**3. PUBLIC COMMUNICATION**

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

**\* \* \* \* \* PUBLIC HEARING PROCEDURE \* \* \* \* \***

- A. Staff comments
- B. Open the hearing to the public
  - 1. Project applicant
  - 2. Parties for the project
  - 3. Parties against the project
  - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

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

**4. CONTINUED PUBLIC HEARING - None.**

**5. PUBLIC HEARING**

- a. 5a. Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted:

**Lavi Tentative Parcel Map Application (PL22-00042)** The project proponent is requesting Town of Paradise approval of the proposed tentative parcel map dividing a 1.33-acre property zoned RR 2/3 (Rural Residential 2/3 acre minimum) into two (2) lots and is further identified as 5863 Pentz Rd, Assessor's Parcel No. 054-210-024. (ROLL CALL VOTE)

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

- 8a. Identification of future agenda items (All Commissioners/Staff)

**9. ADJOURNMENT**

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



# Town of Paradise

## Town Council Meeting Agenda

### 6:00 PM – July 19, 2022

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**CALL TO ORDER** by Chair Garrard at 6:02 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Kim Morris, Zeb Reynolds and Ron Lassonde, Carissa Garrard, Chair

**PLANNING COMMISSIONERS ABSENT:** None

#### 1. APPROVAL OF MINUTES

1a. **MOTION by Morris, seconded by Lassonde**, approved the Regular Meeting Minutes of June 21, 2022. Roll call vote was unanimous.

#### 2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2022/23 FISCAL YEAR.

2a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened the floor for nominations for Planning Commission Chair for a one-year term commencing on July 19, 2022.

Commissioner Costa nominated Commissioner Ron Lassonde to serve as Chair for a one-year term commencing July 19, 2022.

Motion by Morris to close the nomination for the position of Chair. All commissioners approved closing the nomination.

A roll call vote for Commissioner Lassonde to serve as Chair for a one-year term through July 17, 2023 was approved.

Town Clerk Volenski turned the meeting over to Chair Lassonde.

2b. Appointment of Vice Chair (Appointed Chair presiding)

Chair Lassonde opened the floor for nominations for Planning Commission Vice-Chair for a one-year term commencing on July 19, 2022.

Commissioner Morris nominated Commissioner Costa to serve as Vice-Chair for a one-year term commencing July 19, 2022 with a second by Reynolds.

Motion by Morris, seconded by Garrard to close the nomination for Vice-Chair. All Commissioners approved closing the nomination.

By unanimous consensus, Commissioner Costa was elected to serve as Vice-Chair for a one-year term beginning July 19, 2022. No roll call vote was taken.

**3. COMMUNICATION**

- 3a. Community Development Director Susan Hartman reported that Town Council adopted the State-mandated Solid Waste Ordinance; the 2022/2023 Town of Paradise Budget; approved the private road naming of Papa Nana Lane; as well as approving the contract for the early warning system design build.

**4. PUBLIC COMMUNICATION - None**

**5. PUBLIC HEARING CONTINUED – None**

**6. PUBLIC HEARING**

- 6a. Associate Planner Chris Smith presented the Martin Use Permit Application for consideration.

Chair Lassonde opened the public hearing at 6:17pm

- 1. J.T. Martin, project applicant commented, on the layout of the property.

Chair Lassonde closed the public hearing at 6:17pm

**MOTION by Costa, seconded by Garrard, approved Martin Use Permit Application (PL22-00060)** for a 1,512 sq. ft. duplex, with 1-bedroom per unit, to replace a 1630 sq. ft. 2-bedroom single family residence destroyed in the Camp Fire on an 8.44-acre property zoned Community Commercial (CC) and located at 5522 Clark Road and further identified as Assessor Parcel No. 054-080-044 subject to the following conditionals of approval, below. Roll call vote was unanimous.

Community Development Director Susan Hartman clarified that there is a seven-day appeal period and that no permits could be issued until that period was closed.

**GENERAL CONDITIONS**

- 1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
- 2. 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.
- 3. Pay any applicable 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 ISSUANCE OF BUILDING PERMIT(S)**

**Construction codes**

- 4. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted



construction code requirements.

**Grading and Drainage**

5. Submit an erosion & sediment control plan worksheet to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.02.150.
6. Applicant shall prepare a Stormwater Post-Construction plan for a small project and submit it to the Town Public Works Department for approval by the Town Engineer. Pay applicable fees per current council-adopted fee schedule.
7. If more than fifty (50) cubic yards of soil is displaced in association with the project, apply for and secure a grading permit satisfying all of the Town Engineering Division requirements. Pay applicable grading permit fees per current fee schedule.

**Site Development**

8. With the building plans, submit an onsite civil improvement plan to be forwarded to the Town Public Works Department (engineering division).
9. Show driveway locations to the duplex and approximate slopes on site plan
10. Show California Building Code (CBC) requirements on site plan: 2% slope away from building on hardscape and 5% slope away from building on landscape, finished floor elevation, grades around perimeter of building (showing finished floor elevations are higher than adjacent upgrades, as required in CBC). Existing site contours are available at rebuildparadise.org (2' contour data layer).

**Sanitation**

11. Apply for, and secure, an onsite sanitation division construction permit to install the required septic system.

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

**Utilities**

12. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated June 8, 2022 and on file with the Town Development Services Department.
13. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development**

- 14. If modifying or altering the driveway encroachment, secure the issuance of an encroachment permit from the Department of Transportation (Caltrans) and complete all work associated with the construction of the new driveway encroachment along the Clark Road frontage in a manner deemed satisfactory to Caltrans.
- 15. Approved numbers or addresses shall be placed on all buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
- 16. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the septic system.

**7. OTHER BUSINESS**

- 7a. Chair Lassonde opened the floor for nominations for the Town of Paradise Design Review Committee during the 2022-23 Fiscal Year.

Commissioner Morris nominated Commissioner Lassonde to serve on Town of Paradise Design Review Committee for a one-year term commencing July 19, 2022.

Motion by Costa to close the nomination, seconded by Garrard. All commissioners concurred. As Lassonde was the only Commissioner nominated, Commissioner Lassonde was appointed to serve on the committee.

- 7b. Chair Lassonde opened the floor for nominations for the Town of Paradise Landscape Committee (appeals body) during the 2022-23 Fiscal Year.

Commissioner Morris and Commissioner Garrard volunteered to serve on the committee. All Commission concurred.

**8. COMMITTEE ACTIVITIES**

Chair Lassonde shared that, two churches are under design review with the design committee.

**9. COMMISSION MEMBERS**

Community Development Director Susan Hartman shared that the Building Department will bring forward a parcel map for two lots on Pentz and Chaney. Ms. Hartman also shared that the Butte County Fire Safe Council Fuel Management Program, to which the Town of Paradise was the lead agency, has entered into the 30-day Environmental Review public review period.

**10. ADJOURNMENT**

Ron Lassonde adjourned the meeting at 6:24 p.m.

Date Approved:

Attest:

By: \_\_\_\_\_  
Ron Lassonde, Chair

\_\_\_\_\_   
Dina Volenski, CMC, Town Clerk



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 5(a)**  
**Date: August 16, 2022**

**ORIGINATED BY:** Nick Bateman, Associate Planner  
**REVIEWED BY:** Susan Hartman, Community Development Director  
**SUBJECT:** Review of P. Lavi Tentative Parcel Map application (PL22-00042)

**Commission Action Requested:**

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

**Lavi Tentative Parcel Map Application (PL22-00042)** The project proponent is requesting Town of Paradise approval of the proposed tentative parcel map dividing a 1.33-acre property zoned RR 2/3 (Rural Residential 2/3 acre minimum) into two (2) lots and is further identified as 5863 Pentz Road, Assessor's Parcel No. 054-210-024.

**General Information:**

**Applicant:** Peer Lavi  
9906 Fieldsthorn Street  
San Diego, CA 92127

**Professional:** Wesley Gilbert – Chico, Ca

**Location:** 5863 Pentz Road, Paradise, CA 95969

**Purpose:** To allow the homes under construction to be sold separately.

**Present Zoning:** "RR 2/3" (Rural Residential With a 2/3 acre minimum)

**General Plan Designation:** "RR" (Rural Residential)

**Existing Land Use:** Residential. Two residences have been permitted on the parcel and are under construction. Once split, each residence would be considered the primary residence for each resultant parcel.

**Surrounding Land Use:** North: Two vacant residential parcels with RR 2/3 zoning.  
East: Pentz Road, a public street.  
South: Vacant residential parcel with RR 2/3 zoning.  
West: Chaney Lane, a private road.

**Parcel Size:** ±1.33 acres

**CEQA Determination:** Mitigated Negative Declaration

**Other:** An appeal of the Planning Commission's decision can be made within ten (10) days of the decision date.

### **Project Design:**

The Lavi parcel map project entails the division of one parcel of record into two, designed for residential use. The ±1.33-acre project site is located on the west side of Pentz Road and north of its intersection with Pearson Road. The site is currently under development, with a primary and secondary residence being constructed. The residences are located near Pentz Road and Chaney Lane, respectively.

The project site is situated within the Rural Residential 2/3-acre minimum (RR 2/3) zoning district. Access to the primary residence and the proposed Parcel 1 is via Pentz Road, a public street classified as a collector. Access to the accessory dwelling unit and the proposed Parcel 2 is via Chaney Lane, a private road. The property is identified by the assessor's parcel number 054-210-024.

Wastewater disposal for the resultant parcels will be provided by approved standard septic systems for the residences that are currently under construction.

As designed and proposed, Parcel No. 1 would have a gross lot size of ±0.672 acres and Parcel No. 2 would have a gross lot size of ±0.667 acres and would be similar in design to the two parcels immediately north of the project site.

### **Environmental Review:**

As referenced above, a proposed mitigated 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 identified upon the environmental review checklist form within the initial study. The environmental document was made available for public comment for thirty (30) days during which time no comments were received. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project developer has agreed to mitigation measures that have been identified and assigned to address potentially significant adverse impacts identified within this initial study. Therefore, it is recommended that the Planning Commission adopt the proposed mitigated negative declaration prepared by staff in the event that the Lavi parcel map project is approved.

### **Analysis Conclusion:**

If **conditionally approved** by the Planning Commission as recommended, the proposed project would be consistent with the goals and land use policies of the Paradise General Plan and should also be compatible with existing zoning as well as surrounding land uses.

The Town Development Services Department, Public Works Department, Building Safety, and Wastewater Services, Police Department, and Paradise Irrigation District staff have indicated support for the project and have developed recommended conditions of project approval designed to promote orderly development of the Paradise Community. Accordingly, staff is recommending project approval, based upon and subject to the following recommended findings and conditions of project approval:

## Required Findings for Approval:

- A. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- B. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be residential and parcel sizes proposed are consistent with the requirements of the zone.
- C. 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:
  - a. No known outstanding wildlife habitat exists in the immediate project vicinity; and
  - b. No known rare or endangered plants exist in the immediate project vicinity.

## Recommendation:

Adopt the required findings as provided by staff and approve the Lavi parcel map application (PL22-00042) proposing to create two parcels of record from an existing  $\pm 1.33$ -acre property located at 5863 Pentz Road, subject to the following conditions:

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

#### **Site Development**

- 1. All easements of record shall be shown on the final parcel map.
- 2. Place the following note on the final parcel map information sheet:
  - a. "At the time of building permit issuance authorizing new buildings or building additions, owners of Parcel Nos. 1 and 2 may be required to pay Town of Paradise adopted development impact fees."
  - b. "If, during site preparation activities such as grading, excavation, and the installation of utilities, sewage disposal systems, etc., any archaeological or paleontological resources are discovered, all work shall be immediately halted. The Paradise Development Services Department (planning division) shall be notified of the discovery, and a qualified archaeologist shall be retained, at the expense of the property owner, to perform a site assessment and to develop mitigation measures as appropriate." **(Mitigation)**
  - c. "Secure a grading permit through the Town of Paradise Public Works Department, Engineering Division department if more than 50 cubic yards of soil is disturbed outside of the building footprints on Parcels 1 or 2."
- 3. Install a new private road sign for Chaney Lane, where it connects to Fickett Lane, to the Town's private road sign standard or provide proof that one is installed, legible and intact.

### **Utilities**

4. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

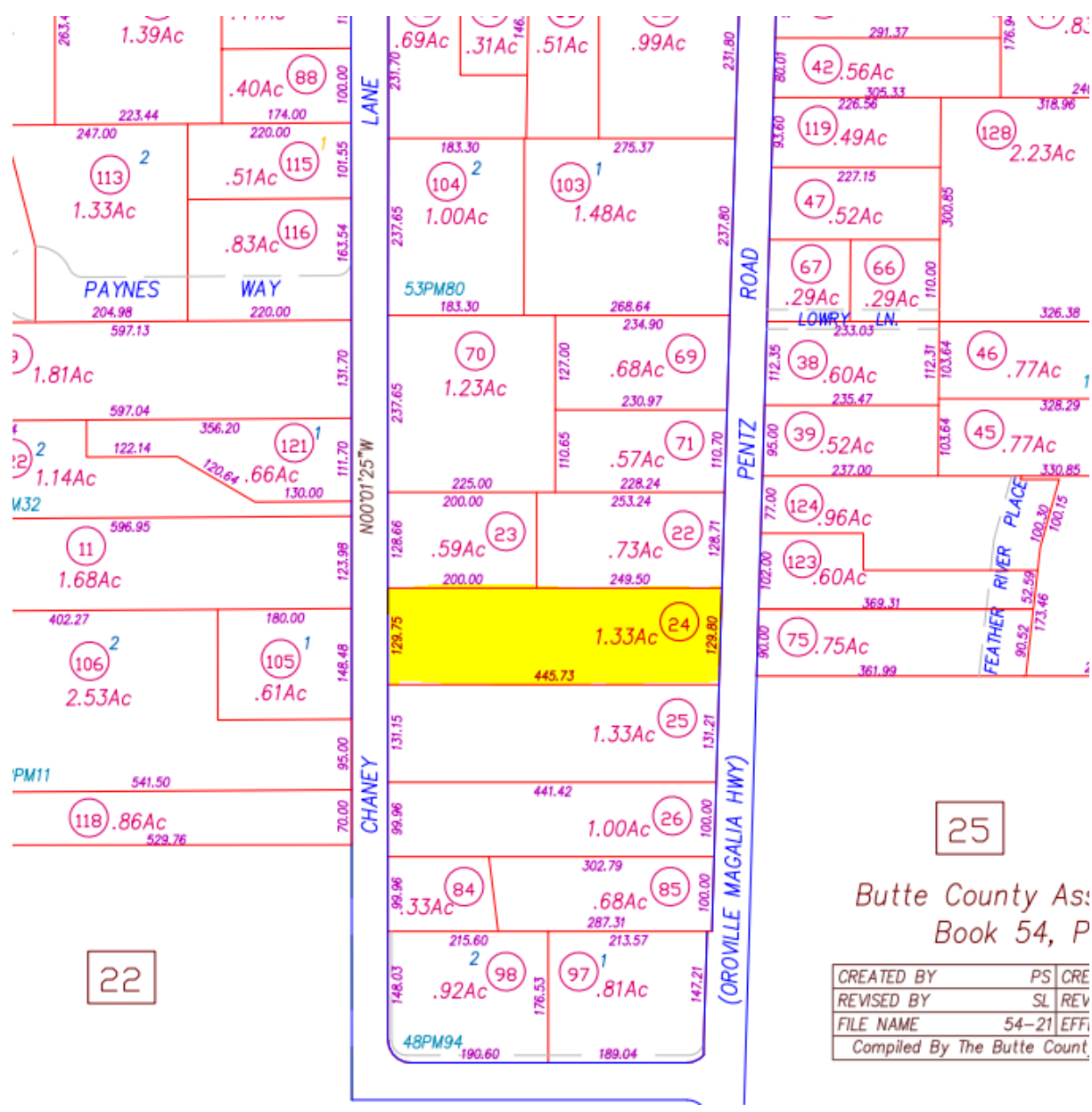
### **Others**

5. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Development Services Department planning division.
6. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
7. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.

**Attachments for Planning Commission Agenda Item 5(a):**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the August 16, 2022 public hearing
3. Mailing list of property owners notified of the August 16, 2022 public hearing
4. Letter Report of Archaeological Findings, Lori Harrington, June 14, 2022.
5. Summary of development review comments received
6. Land division review from the Onsite Sanitary Official, Bob Larson, March 18, 2022.
7. Comments received from Building Official/Fire Marshal, Tony Lindsey
8. Comments received from Paradise Irrigation District's representative, Blaine Allen
9. Comments received from Town Principal Engineer, Ashley Stanley
10. Comments received from Paradise Police Chief, Eric Reinbold.
11. Initial study and proposed mitigated negative declaration developed by Town staff for the project.
12. Parcel map application submitted by Peer Lavi, March 25, 2022.
13. Tentative Parcel Map submitted by Peer Lavi, Revised from original submittal

N↑



Butte County Ass:  
Book 54, P

CREATED BY	PS	CRE
REVISED BY	SL	REV
FILE NAME	54-21	EFF
Compiled By The Butte Count		

<b>APPLICANT:</b> Peer Lavi		
<b>OWNER:</b> Peer Lavi		
<b>PROJECT DESCRIPTION:</b> Planning Commission consideration of a request for approval of the proposed tentative parcel map dividing a 1.33-acre property into two lots zoned RR 2/3 (Rural Residential 2/3 acre minimum) and its associated initial study and mitigated negative declaration.		
<b>ZONING:</b> Rural Residential 2/3 (RR 2/3)	<b>GENERAL PLAN:</b> Rural Residential (RR)	<b>FILE NO.</b> PL22-00042
<b>ASSESSOR PARCEL NOS. :</b> 054-210-024	<b>MEETING DATE:</b> 8/16/22	





**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

**TOWN OF PARADISE**

Date: June 23, 2022

**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 16, 2022 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

**Project title:** P. Lavi parcel map / tentative map application (PL22-00042)

**Project location:** 5863 Pentz Road, Paradise, CA; AP No. 054-210-024

**Description of project:** The project proponent is requesting Town of Paradise approval the proposed tentative parcel map dividing a 1.33-acre property into two lots zoned RR 2/3 (Rural Residential 2/3 acre minimum) and its associated initial study and mitigated negative declaration.

**Address where document may be viewed:** Town of Paradise Building Resiliency Center  
Development Services Department  
6295 Skyway, Paradise, CA 95969

<https://www.townofparadise.com/planning/page/environmental-documents>

**Public review period:** *Begins:* June 29, 2022  
*Ends:* July 29, 2022

The environmental document and project file are available for public inspection at the Town of Paradise website at: at the Development Services Department in the Building Resiliency Center. Any person wishing to respond to the proposed environmental document may file written responses no later than **July 29, 2022 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 423.

Susan Hartman  
Planning Director

054-220-072-000  
BAGNATO FAMILY TRUST  
C/O BAGNATO JOHN I & CYNTHIA L  
TRUSTEES  
588 GABRIEL AVE  
YUBA CITY CA 95993

054-210-022-000  
HILLMAN DONALD W TRUST  
C/O HILLMAN DONALD W TRUSTEE  
1020 AVONDALE ST  
SAN JOSE CA 95129

054-210-026-000  
CASTILLO FAMILY TRUST  
C/O CASTILLO NANCY ANN TRUSTEE  
5845 PENTZ RD  
PARADISE CA 95969

054-210-071-000  
MULA ANTHONY J & KATHLEEN  
6 AUBRUN CREST  
CHICO CA 95928

054-210-106-000  
GILES CHARLES ALLEN &  
ATOINETTE MARY IRR FAMILY TR  
C/O GILES CHARLES A &  
ANTOINETTE M TRUSTEES  
5651 CHANEY LN *Paradise,  
CA*

054-210-122-000  
KLEMPA PAUL  
7010 SKYWAY  
PARADISE CA 95969

054-220-016-000  
WILSON MARYBETH  
113 ADMIRAL LN  
CHICO CA 95973

054-210-024-000  
LAVI PEER MOSHE & DAPHNE  
9906 FIELDSTHORN ST  
SAN DIEGO CA 92127

054-210-023-000  
FARRELL VICKI L REVOCABLE  
TRUST  
C/O FARRELL VICKI L TRUSTEE  
713 JESSIE ST  
MONTEREY CA 93940

054-210-039-000  
WISENER CHARLES R & MAUREEN M  
2371 RITCHIE CIR  
CHICO CA 95926

054-210-075-000  
TODD KATHY L  
5870 PENTZ RD  
PARADISE CA 95969

054-210-118-000  
KERR THOMAS C & PENNY LIVING  
TRUST  
C/O KERR THOMAS C & PENNY  
TRUSTEES  
5645 CHANEY LN *Paradise,  
CA*

054-210-123-000  
KHANG LEE & HER XAI  
5120 BENGAL CT  
ELK GROVE CA 95757

054-220-053-000  
BOLF FRANK J & CAROLE WEILAND  
5639 CHANEY LN  
PARADISE CA 95969

054-210-011-000  
PHE LLC  
6331 SKYWAY  
PARADISE CA 95969

054-210-025-000  
SOSA ABRAHAM & CYNTHIA  
3309 TWIN BROOK CT  
MODESTO CA 95355

054-210-070-000  
SALAZAR ALFRED & JANICE D  
5686 CHANEY LN  
PARADISE CA 95969

054-210-105-000  
FINNIE JENNIFER LIVING TRUST  
C/O FINNIE JENNIFER A TRUSTEE  
5655 CHANEY LN  
PARADISE CA 95969

054-210-121-000  
KLEMPA PAUL  
7010 SKYWAY  
PARADISE CA 95969

054-210-124-000  
KHANG LEE & HER XAI  
5120 BENGAL CT  
ELK GROVE CA 95757

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  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
6161 Clark Road Ste. 2  
Paradise, CA 95969

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

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.  
629 Entler Ave., Suite 15  
Chico, CA 95928

Butte Environmental Council  
313 Walnut St., Ste. 140  
Chico, CA 95928

*Law*

## **Letter Report of Findings of 5863 Pentz Road, Butte County, Paradise CA.**

### **Overview:**

This letter report of findings is at the request of Peer Lavi - property owner, for the property located at 5863 Pentz Road in Paradise California.

The project proposes to subdivide the property into two lots, one with access off Pentz Road and the other with access off Chaney Ln. To allow for the permitting of the subdivision the City of Paradise Planning Department requires a pedestrian archaeological survey and report of findings in response to the Northeastern Information Center recommendation letter (see Appendix A) for the discovery of possible cultural resources. This report fulfills the City of Paradise's Planning Departments requirements.

### **Location:**

The property is located at 5863 Pentz Road and 5654 Chaney Ln, Paradise California, Butte County at Township 22N, R4E, Sec 19 as shown on the USGS Paradise East Quadrangle, at an elevation of 1935 feet above sea level (see Figure 1).

The project consists of one parcel, APN 054-210-024, and covers 1.3 acres (see Figure 2). The project proposes to subdivide the property into two lots. One lot will allow access from Pentz Road, and the second lot will allow access from Chaney Ln.

The area, in general, is rural and residential in nature with residential properties to the north, south, east, and west of the project area. Dry Creek, the closest natural water source, is approximately .21 miles west of the property.

### **Crew Qualifications:**

Lori Harrington, M.A., RPA was the Principal Investigator for this cultural resource study and the author of this report. Ms. Harrington has more than 30 years of archaeological experience in California and exceeds all requirements of the Secretary of Interior's Qualifications Standards (36 CFR Part 61; National Park Service 1983).

### **Previous Research:**

A records search (IC# 022-01) was performed by the Northeast Information Center (NEIC) at Chico State University, Chico, California on May 31, 2022, and was shown to be negative for historic and prehistoric resources within and adjacent to the project area. In addition, it was noted that the current project area had never undergone an archaeological investigation and recommended that the project area be surveyed by a qualified archaeologist (see Appendix A). An historic topo of the area showed a structure on the property dating to before 1953.

### **Field Reconnaissance Methodology:**

A pedestrian survey, which entails the inspection of all land surfaces that can reasonably be expected to contain cultural resource remains without major modification of the land surface, was performed on June 14, 2022.



Figure 1. Location / APE Map

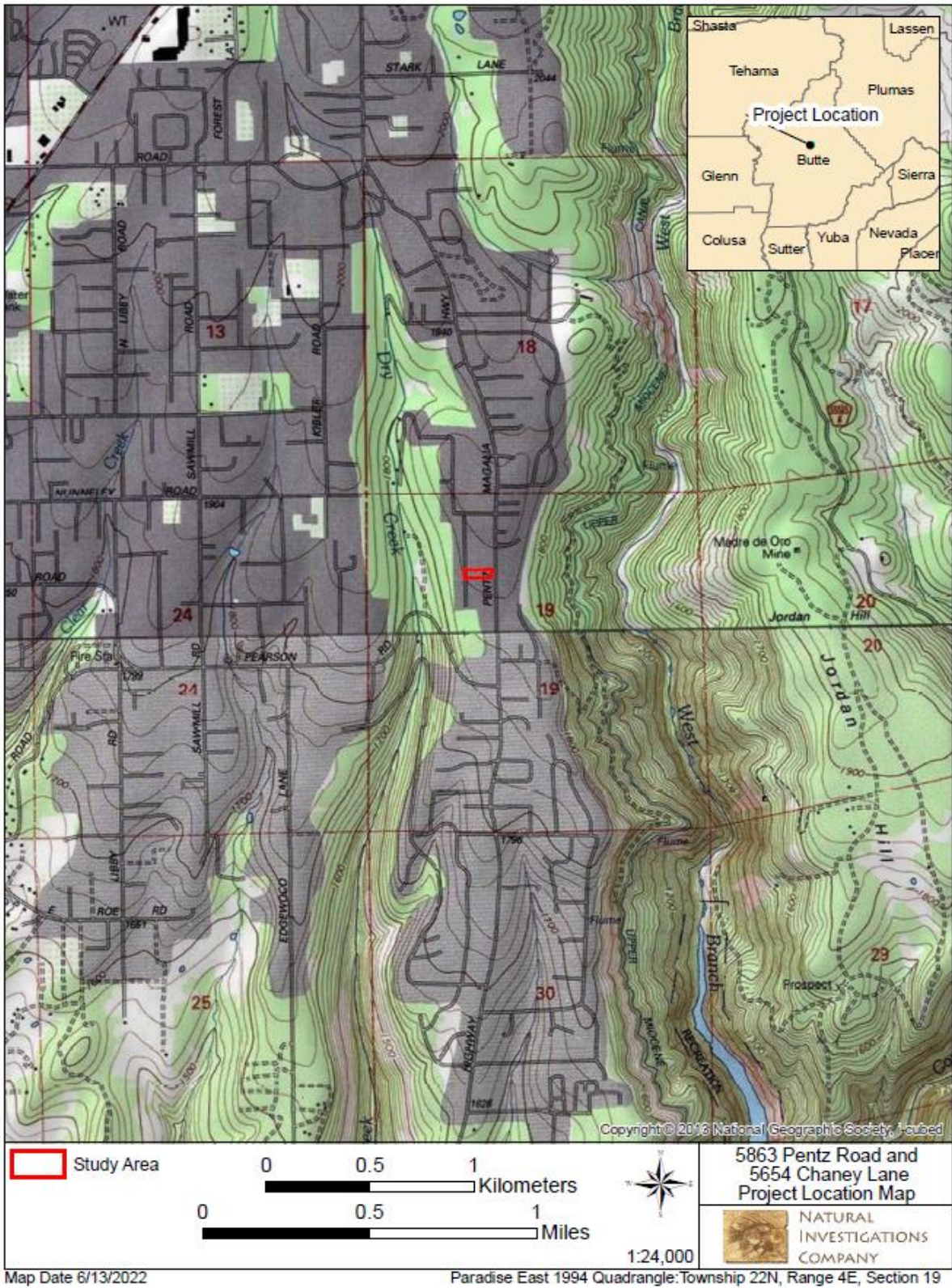
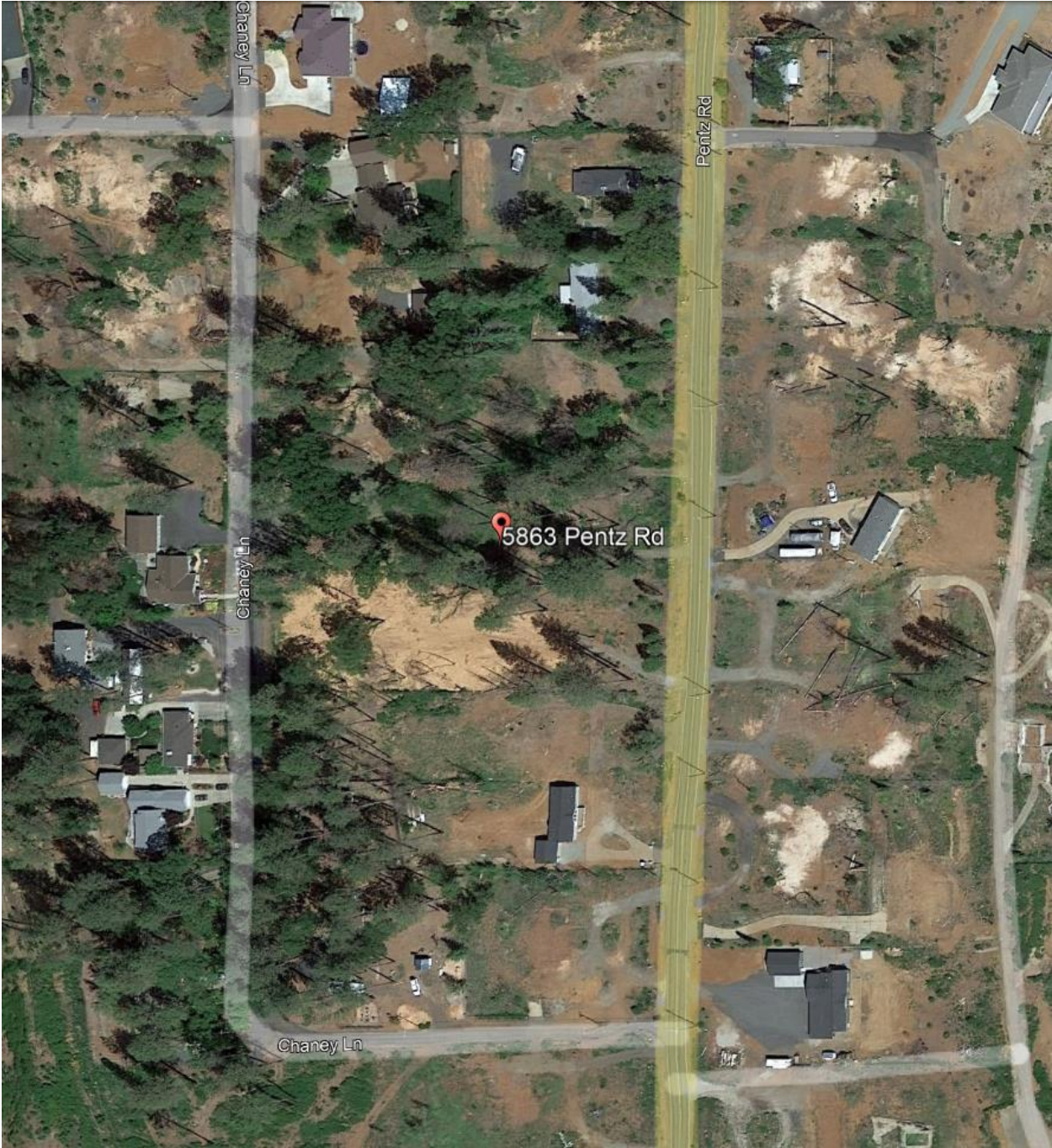




Figure 2. Aerial of project area.



**Methodology:**

Photographs (see photo log below) of the current project area, potential features, and items of interest were taken with a digital camera. Locational data was recorded with a handheld Garmin GPS eTrex Venture global positioning system (GPS) unit. In addition, the surrounding neighborhood was reviewed by car to check on the general topography.

Using three meter transects the ground was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, baked clay items, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., postholes, foundations) or historic debris (e.g., metal, glass, ceramics).

**Results:**

The site was previously burned during the 2018 Campfire. The fire destroyed the previous house structure that sat on the property. The house was dated to prior to 1953 (historic topo) and all evidence of the home has been completely removed from the site (photos 5& 6).

The project area is currently a construction site. Two new homes are being built. House 1 faces towards Pents Rd (5863 Pentz Road) (photo 1). House 2 faces towards Chaney (5654 Chaney Ln.) (photo 2). The site is highly disturbed due to the current construction of the homes, the removal of the previous home and septic tank, general destruction of the fire and the consequential removal of vegetation from the area (see photo log below).

Ground cover ranged from 0 to 100% but in general, ground visibility was excellent (photos 9& 10).

The survey was negative for both historic and prehistoric cultural resources and the cultural sensitivity for this project area and is considered to be *very low*.

**Recommendations:**

This letter report fulfills the requirements for the City of Paradise Planning Department and based on the results of the records search, field survey, and assessment of potential direct or indirect Project impacts, CRA has *no recommendations for this project* at this time.

However, should unanticipated cultural resource be encountered during land modification activities, work must cease, and a qualified archaeologist contacted immediately to determine appropriate measures to mitigate any adverse impacts to the discovered resources. If human remains are discovered during construction-related activities notification of the Lassen County Coroner is required. If the Butte County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission must be notified by telephone within 24 hours. Sections 5097.94 and 5097.98 of the Public Resources Code describe the procedures to be followed after the notification of the Native American Heritage Commission.



Photo Log



Photo 1. House 1 looking west.



Photo 2. House 2 looking east.



Photo 3. General project area looking west.



Photo 4. General project area looking east.



Photo 5. Area where previous structure stood. Looking north.



Photo 6. Area where previous structure stood. Looking west.

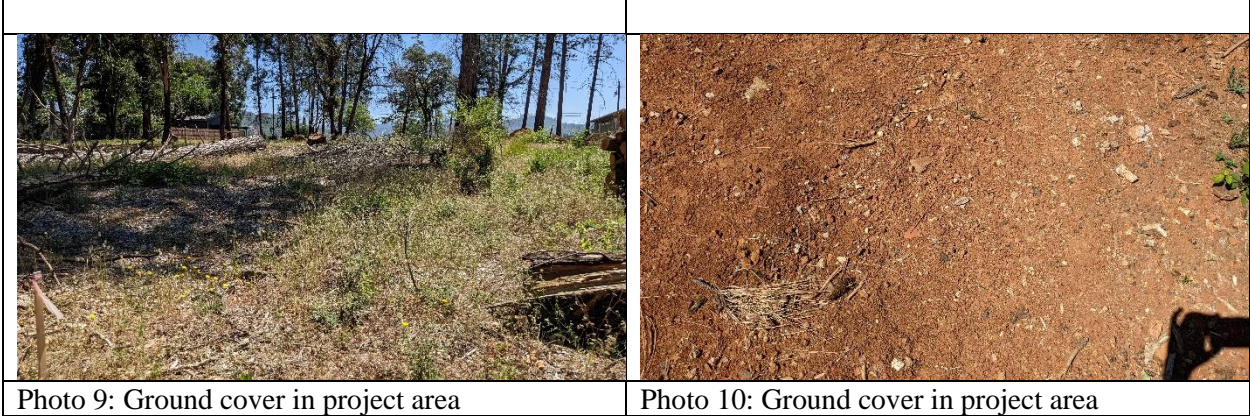


Photo 7. Ground clearing activity looking east.



Photo 8. Ground clearing activity looking east.





Lori Harrington M.A. RPA



June 14, 2022

Archaeological Investigation: Peer Lavi 5863 Pentz Road / 5654 Chaney Ln, Paradise CA.

APPENDIX A:

California Historical Resources  
Information System

BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA  
SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

Northeast Information Center  
1074 East Avenue, Suite F  
Chico, California 95926  
Phone (530) 898-6256  
neinfocntr@csuchico.edu

May 31, 2022

Nick Bateman  
Building Resiliency Center  
Town of Paradise  
6295 Skyway  
Paradise, CA 95969

IC File # O22-1  
Project Review

RE: PL22-000<sup>4</sup>52 / APN 054-210-024  
T22N, R4E, Section 19, MDBM  
USGS Paradise East 7.5' quad  
Approximately 1.33 acres (Butte County)

Dear Mr. Bateman,

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Butte County. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures.

**Results:**

**Archaeological Resources:**

Resources within or adjacent to the project area:	None listed
---	-------------

In addition, six resources have been recorded within the one-mile vicinity. Unrecorded prehistoric and/or historic archaeological resources may be located within the project area.

**Historic Properties:** According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of

Historic Places, does not currently list any properties within or adjacent to the project area. The BERD is available online at: [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)

The USGS Paradise (1953) 15' topographic quadrangle depicts a building or structure within the project boundaries. If present, this unrecorded resource may be of historical value.

**Previous Investigations:** According to our records, the project area has not been previously surveyed for cultural resources.

**Literature Search:** The official records and maps for archaeological sites and surveys in Butte County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Built Environment Resource Directory** (2021).

### **Sensitivity Assessment and Recommendations:**

Based upon the above information and the local topography, the project is located in an area considered to be moderately sensitive for cultural resources. Flats near Dry Creek, streams, springs, and seeps are sensitive for archaeological sites.

Therefore, because the project area has not been previously surveyed for cultural resources, we recommend that a professional archaeologist be contacted prior to any ground disturbance. The project consultant can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at [www.chrisinfo.org](http://www.chrisinfo.org).

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended cultural resources survey.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Finally, Native American tribes have historical resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received on May 20, 2022 (Check #2908). Thank you for your dedication preserving Butte County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Ryan Bradshaw  
NEIC Coordinator



## Town of Paradise Department Responses

PL22-00042	P. Lavi Tentative Parcel Map				
Commenting Department	Date received	Comment			
<b>Building</b>	3/28/22	I	F	na	<b>BUILDING</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 sets of construction plans
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structural calculations (2 sets)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Title 24 energy calculations (2 sets)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Truss calculations (2 sets)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire sprinkler system plans (2 sets)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grant deed and legal description
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Fees
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PUSD Impact Fees
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRPD Impact Fees
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PID water service clearance
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction & Demolition Recycling Plan
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
		<b>Tony Lindsey, Building Official / Fire Marshal</b>			
<b>Engineering</b>	3/29/22	<b><u>Prior to Issuance</u></b>			
		<p><i>Revise Tentative Map to:</i></p> <p><i>Show driveway replacement for Parcel 1 (note 2) on plans and obtain encroachment permit for new driveway connection to Town Road (Pentz Rd). Grading Permit required if: more than 50 cubic is disturbed:</i></p> <p><i>a) Parcel 1: more than 50 cubic is disturbed outside of fire re-build footprint (site grading or driveways)</i></p> <p><i>b) Parcel 2: more than 50 cubic is disturbed on the proposed lot</i></p> <p><i>Note "Private" on Tentative Map for Chaney Lane.</i></p> <p><i>Show driveway access on Lot 2 and identify if it connects to Chaney Lane or Pentz Road (revise note 3, if needed)</i></p> <p><i>If Parcel 2 accesses Chaney Lane: Provide Pro-Rata share improvements to Chaney Lane (private)</i></p> <p><i>Show finished floor elevations on structures and note that they are under construction. Remove note 7 or revise to show they are under construction.</i></p> <p><i>Show note to require new Private Road sign for Chaney Lane or provide proof it is installed, legible and in tact and note on plans.</i></p>			





	<p>4/7/22 Follow up comments</p>	<p>Show existing fire hydrant on the Tentative map, per note 8. Show water service laterals on the Tentative Map. If Water service to Parcel 2 crosses Parcel 1, show water lateral easement to be executed if Parcel 2 is sold to separate owner. Provide Drainage easement for the benefit of Parcel 1 across Parcel 2 or show the drainage from Parcel 1 does not cross the property line. On site to provide clearance for abandoning existing well Planning to show Mailbox and addressing requirements.</p> <p><del>“If you plan to access the private road, please provide proof of legal access, or establish an easement to access the public road.</del></p> <p><del>If you do have legal access to the private road, provide evidence of a maintenance agreement. If one does not exist, the Town will condition that one be installed.</del></p> <p>If upgrades are required to the private road to provide emergency access, they will be required prior to occupancy.”</p> <p><b>Ashley Stanley, Principal Engineer</b></p>
<p><b>Fire</b></p>	<p>3/28/22</p>	<p><b>No comment received – agency has capacity to serve project</b></p> <p><b>Tony Lindsey, Building Official / Fire Marshal</b></p>
<p><b>Onsite / Wastewater</b></p>	<p>3/28/22</p>	<p>“Onsite has approved the land division review with conditions.”</p> <p><b>Bob Larson, Town Onsite Official</b></p>
<p><b>Police department</b></p>	<p>3/28/22</p>	<p><b>No comment received – agency has capacity to serve project</b></p> <p><b>Eric R. Reinbold – Chief of Police</b></p>
<p><b>Paradise Irrigation District</b></p>	<p>4/4/22</p>	<p><b><u>Before project final</u></b></p> <p>“APN 054-210-024 was previously served through a ¾” metered service connection. At the time of this response the water quality advisory has not been lifted at the service lateral, however the main serving the lateral has been tested and found to be potable. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. Contact PID for service lateral replacement. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow.</p> <p>A New Meter Estimate will need to be obtained from Paradise Irrigation District if a new service is requested for the new structure to be built on Chaney Lane. This new lot will require new services to be installed and will need to be reviewed by District Staff.</p>



		<p><i>Costs for any necessary upgrades are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.”</i></p> <p><b>Blaine Allen, PID District Engineer.</b></p>
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Town of Paradise  
 Building Resiliency Center (BRC)  
 6295 Skyway, Paradise CA 95969  
 Telephone (530) 872-6291 ext. 411 • Fax (530) 872-6201

LAVI PETER & DAPHNE  
 9906 FIELTHORN ST  
 SAN DIEGO, CA 92127

3/18/2022

## LAND DIVISION REVIEW

Permit Number:	OS22-00664
Property Address:	5863 PENTZ RD
AP Number:	054-210-024-000

The Town has completed our review of the above referenced application for a land division review. Please be advised of the following;

**Proposed parcel # 1 is approved with a maximum daily flow not to exceed 421 gallons per day.**

**Proposed parcel # 2 is approved with a maximum daily flow not to exceed 437 gallons per day.**

**Please be advised that existing water well on parcel 2 must be abandoned prior to final map recordation. A copy of Butte County public health's destruction certificate must be submitted to this office.**

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

Sincerely,

Bob Larson  
 Onsite Sanitary Official  
 Town of Paradise

For questions regarding this letter please contact:  
 Tanya Yelenskaya - tyelenskaya@townofparadise.com 530-872-6291 ext 436  
 Maria Shariati - mshariati@townofparadise.com 530-872-6291 ext 439  
 Debbie Cook - dcook@townofparadise.com 530-872-6291 ext 433

cc: Susan Hartman, CDD Director – Planning & Wastewater

# TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

## DEVELOPMENT REVIEW REQUEST

**TO:** ENG, CSS, PID, PD, Onsite

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Tentative parcel map application proposing to divide an existing +1.33 acre property. The property is currently vacant but with issued building permits for two single family residences. The property is zoned Rural Residential with a 2/3 acre minimum. The resultant parcels would be approximately 0.667 acres each.

**LOCATION** 5863 Pentz Road

**AP NOS.:** 054-210-024

**APPLICANT:** Peer lavi

**CONTACT PHONE:** 858-213-4091 / peerlavi22@gmail.com

**DATE DISTRIBUTED:** 3/25/22

**RETURN DATE REQUESTED:** 4/8/22

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

Anthony Lindsey	CSS	3/28/22
Signature	Agency	Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Onsite civil improvement plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grant deed and legal description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot merger application (\$645.46 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line adjustment application (\$1,129.55 deposit)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PUSD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covenant agreement (deferral of frontage improvements)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dedication of right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking within street setback review (\$322.73)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance	<b>I</b>	<b>F</b>	<b>na</b>	<b>PLANNING</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
<b>I</b>	<b>F</b>	<b>na</b>	<b>ONSITE SANITATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan (\$318.20)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree preservation/protection plan (\$106.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offsite parking review (\$176.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PROJECT NO.** PL22-00042  
**PROJECT NAME:** P. Lavi TPM application

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** ENG, CSS, PID, PD, Onsite

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Tentative parcel map application proposing to divide an existing +1.33 acre property. The property is currently vacant but with issued building permits for two single family residences. The property is zoned Rural Residential with a 2/3 acre minimum. The resultant parcels would be approximately 0.667 acres each. +

**LOCATION** 5863 Pentz Road

**AP NOS.:** 054-210-024

**APPLICANT:** Peer lavi

**CONTACT PHONE:** 858-213-4091 / peerlavi22@gmail.com

**DATE DISTRIBUTED:** 3/25/22

**RETURN DATE REQUESTED:** 4/8/22

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

Blaine Allen	PID	4-4-22
<b>Signature</b>	<b>Agency</b>	<b>Date</b>

**CONDITIONS PRIOR TO ISSUANCE:**

**CONDITIONS PRIOR TO PERMIT FINAL:**

APN 054-210-024 was previously served through a 3/4" metered service connection. At the time of this response the water quality advisory has not been lifted at the service lateral, however the main serving the lateral has been tested and found to be potable. A service lateral replacement and backflow requirements are required at this parcel to lift the water quality advisory. Contact PID for service lateral replacement. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow.

A New Meter Estimate will need to be obtained from Paradise Irrigation District if a new service is requested for the new structure to be built on Chaney Lane. This new lot will require new services to be installed and will need to be reviewed by District Staff.

Costs for any necessary upgrades are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

	Engineering	3/29/22
Signature	Agency	Date

## DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance    F = Required for Project Final    na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion control plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Onsite civil improvement plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineered site plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater Post Construction Plan (Regulated / Small)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot merger application (\$645.46 deposit)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dedication of right-of-way
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Butte County Environmental Health clearance	I	F	na	<b>PLANNING</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	<b>ONSITE SANITATION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## **CONDITIONS PRIOR TO ISSUANCE:**

Revise Tentative Map to:

Show driveway replacement for Parcel 1 (note 2) on plans and obtain encroachment permit for new driveway connection to Town Road (Pentz Rd).

Grading Permit required if: more than 50 cubic is disturbed:

a) Parcel 1: more than 50 cubic is disturbed outside of fire re-build footprint (site grading or driveways)

b) Parcel 2: more than 50 cubic is disturbed on the proposed lot

Note "Private" on Tentative Map for Chaney Lane.

Show driveway access on Lot 2 and identify if it connects to Chaney Lane or Pentz Road (revise note 3, if needed)

If Parcel 2 accesses Chaney Lane: Provide Pro-Rata share improvements to Chaney Lane (private)

Show finished floor elevations on structures and note that they are under construction. Remove note 7 or revise to show they are under construction. Show note to require new Private Road sign for Chaney Lane or provide proof it is installed, legible and in tact and note on plans.

Show existing fire hydrant on the Tentative map, per note 8.

Show water service laterals on the Tentative Map. If Water service to Parcel 2 crosses Parcel 1, show water lateral easement to be executed if Parcel 2 is sold to separate owner.

Provide Drainage easement for the benefit of Parcel 1 across Parcel 2 or show the drainage from Parcel 1 does not cross the property line.

On site to provide clearance for abandoning existing well

## **CONDITIONS PRIOR TO PERMIT FINAL:**



## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** ENG, CSS, PID, PD, Onsite

**FROM:** Nick Bateman, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Tentative parcel map application proposing to divide an existing +1.33 acre property. The property is currently vacant but with issued building permits for two single family residences. The property is zoned Rural Residential with a 2/3 acre minimum. The resultant parcels would be approximately 0.667 acres each.

**LOCATION** 5863 Pentz Road

**AP NOS.:** 054-210-024

**APPLICANT:** Peer lavi

**CONTACT PHONE:** 858-213-4091 / peerlavi22@gmail.com

**DATE DISTRIBUTED:** 3/25/22

**RETURN DATE REQUESTED:** 4/8/22

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

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)



Signature

PARADISE P.D.

Agency

3/28/22

Date

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

**1. Description of Project:**

Parcel map application (PL22-00042) proposing to divide an existing ±1.33-acre property into two parcels of record planned for residential land uses.

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

Peer Lavi  
9906 Fieldsthorn Street,  
San Diego, CA 92127

**3. The Initial Study for this Project was Prepared on:** June 17, 2022

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, Building Resiliency Center, 6295 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 July 29, 2022 with the Paradise Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969, (530) 872-6291(Ext. 423). 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.

By: \_\_\_\_\_  
Susan Hartman, Planning Director

Date: 06/23/22

**INITIAL STUDY**  
**FOR**  
**P. LAVI PARCEL MAP (PL22-00042) APPLICATION**  
**FOR**  
**PEER LAVI**

**PROJECT DESCRIPTION AND  
ENVIRONMENTAL SETTING FOR THE  
LAVI PARCEL MAP APPLICATION (PL22-00042)**

**PROJECT DESCRIPTION**

The project proponent is seeking Town of Paradise approval for a parcel map application to divide an existing ±1.33-acre property into two resultant parcels of record. The project site is zoned Rural Residential 2/3 acre minimum (RR 2/3).

**ENVIRONMENTAL SETTING**

**Location**

The subject parcel, identified with assessor's parcel number 054-210-024, is located at 5863 Pentz Road, Paradise California, in Butte County. The project site is located near the eastern boundary of the Town. The site is located to the west of Pentz Road and north of Pearson Road. It is located within Section 18, Township 22 N, Range 4E, Mount Diablo Base & Meridian.

**Land Use and Access**

The property was severely damaged in the 2018 Camp Fire. In the fire, the previous single-family residence was lost. The property is presently under construction, having secured building permits for two residences which would result in a three (3) bedroom home on the proposed parcel 1 and a two (2) bedroom residence on the proposed parcel 2. The parcel is accessed from Pentz Road, a public street, and proposes access for parcel 2 from Chaney Lane, a private road, to the west.

Immediately adjacent to the parcel there are 3 other parcels to the north and south sharing the Rural Residential 2/3 acre minimum zoning designation. The eastern property boundary borders Pentz Road, a public road. The western property boundary borders Chaney Lane, a 50' wide private road.

**Vegetation, Topography and Soils**

The project site was substantially burned in the 2018 Camp Fire. The majority of the property's trees were killed in the fire. The subject parcel has an elevation of between approximately 1,890 and 1,920 feet and sloping down towards the west. Prior to the 2018 Camp Fire, the property and surrounding area had land cover containing a mix of shrub land, deciduous forest, and evergreen forest. Vegetation on the property was burned by the Fire, with a mix of dead and living trees remaining.

Soils underlying the project site are characterized as "AVD 0-30%" (Aiken Very Deep – zero to thirty percent slope). AVD soil generally exceeds five feet in depth and is considered to be

excellent for the treatment of wastewater.

**Public Services**

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

<b>Access:</b>	Pentz Road & Chaney Lane
<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>	Individual wastewater treatment/disposal systems
<b>Water Supply:</b>	Paradise Irrigation District

**PROJECT DETAILS**

The proposed Lavi parcel map project entails the creation of two parcels designated for residential land uses. The proposed parcels would be created from an existing, ±1.33-acre parcel of record that is currently under development with two single family residences which would result in one residence on each resultant parcel. Proposed Parcels 1 and 2 would become building sites, each with the wastewater capacity equivalent to a four (4) bedroom residence. The proposed Parcel 1 held a two (2) bedroom single-family residence, which was destroyed in the 2018 Camp Fire. Building permits have been issued for a three (3) bedroom residence on Parcel 1 and a two (2) bedroom residence on Parcel 2. The net area parcel sizes proposed for each parcel are 0.552 acre (Parcel 1) and 0.532 acre (Parcel 2).

As designed, Parcel 1 would be provided access via an existing ±60-foot-wide public road that is identified as a collector. Parcel 2 would be provided access via an existing ±50-foot-wide private road identified as Chaney Lane.

Wastewater disposal for subsequent development of the resultant parcels is proposed to be provided via the construction of individual wastewater disposal systems to serve the single-family land uses in construction on the resultant parcels.

The development of the currently permitted single family dwelling on Parcel 1 will result in the felling and removal of three (3) pine trees for the purpose of constructing a leach field. No trees are projected to be removed for the permitted single-family residence on Parcel 2. Pro-rata share upgrades to the private roadway (Chaney Lane) will be conditioned for the time of future building permit issuance on Parcel 2.

# TOWN OF PARADISE

## ENVIRONMENTAL CHECKLIST FORM

### I. BACKGROUND

- 1. Name of Proponents:** Peer Lavi
- 2. Address and phone number of proponents:** 9906 Fieldsthorn Street, San Diego, CA 92127; (858) 213-4091
- 3. Date of checklist:** June 23, 2022
- 4. Zoning and general plan designation:** Zoning: Rural Residential 2/3 acre minimum (RR 2/3)  
General Plan designation: Rural-Residential (RR)
- 5. Name of proposal, if applicable:** Lavi parcel map application

### II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

		SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
1.	<b>LAND USE AND PLANNING.</b> Would the proposal:					
	a. Conflict with general plan designation or zoning?	1, 8			X	
	b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1, 8			X	
	c. Be incompatible with existing land use in the vicinity?	9				X
	d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	8				X
	e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	9			X	
2.	<b>POPULATION AND HOUSING.</b> Would the					

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		proposal:					
	a.	Cumulatively exceed official regional or local population projects?	1, 8			X	
	b.	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	1, 8			X	
	c.	Displace existing housing, especially affordable housing?	1, 8				X
3.		<b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:					
	a.	Fault rupture?	11, 12			X	
	b.	Seismic ground shaking	11, 12			X	
	c.	Seismic ground failure, including liquefaction?	11, 12			X	
	d.	Seiche, Tsunami or volcanic hazard?	13				X
	e.	Landslides or mudflows?	11			X	
	f.	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	10			X	
	g.	Subsidence of the land?	12			X	
	h.	Expansive soils?	7			X	
	i.	Unique geologic or physical features?	1				X
4.		<b>WATER.</b> Would the proposal result in:					
	a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	3, 10			X	
	b.	Exposure of people or property to water related hazards such as flooding?	3, 10			X	
	c.	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	3, 10				X
	d.	Changes in the amount of surface water in any water body?	3, 10				X

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	e.	Changes in currents, or the course or direction of water movements?	3, 10				X
	f.	Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	14				X
	g.	Altered direction or rate of flow of groundwater?	14				X
	h.	Impacts to groundwater quality?	14				X
	i.	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	14				X
5.	<b>AIR QUALITY.</b> Would the proposal:						
	a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	15, 16			X	
	b.	Expose sensitive receptors to pollutants?	9			X	
	c.	Alter air movement, moisture, or temperature, or cause any change in climate?	10				X
	d.	Create objectionable odors?	10			X	
6.	<b>TRANSPORTATION/CIRCULATION.</b> Would the proposal result in:						
	a.	Increased vehicle trips or traffic congestion?	9			X	
	b.	Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	10				X
	c.	Inadequate emergency access or access to nearby uses?	17			X	
	d.	Insufficient parking capacity onsite and offsite?	10				X
	e.	Hazards or barriers for pedestrians or bicyclists	1				X
	f.	Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	10				X



			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
		g. Rail, waterborne or air traffic impacts?	9				X
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)?	5, 17			X	
	b.	Locally designated species (e.g. heritage trees)?	1			X	
	c.	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1			X	
	d.	Wetland habitat (e.g. marsh, riparian and vernal pool)?	7, 9, 17				X
	e.	Wildlife dispersal or migration corridors?	1, 6				X
8.	<b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:						
	a.	Conflict with adopted energy conservation plans?	1				X
	b.	Use nonrenewable resources in a wasteful and inefficient manner?	1, 10			X	
	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?	1, 18, 19				X
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)?	10			X	
	b.	Possible interference with an emergency response plan or emergency evacuation plan?	11, 22				X
	c.	The creation of any health hazard or potential health hazard?	10			X	
	d.	Exposure of people to existing sources of potential health hazards?	10			X	
	e.	Increased fire hazard in areas with flammable brush, grass or trees?	21, 10			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
10.	<b>NOISE.</b> Would the proposal result in:						
	a.	Increases in existing noise levels?	10, 23			X	
	b.	Exposure of people to severe noise levels?	10, 23			X	
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, 9, 10			X	
	b.	Police protection?	9, 10			X	
	c.	Schools?	1, 9, 10			X	
	d.	Maintenance of public facilities, including roads?	1, 9, 10			X	
	e.	Other governmental services?	9, 10			X	
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?	9, 10			X	
	b.	Communications systems?	9, 10			X	
	c.	Local or regional water treatment or distribution facilities?	17			X	
	d.	Sewer or septic tanks?	10, 17			X	
	e.	Storm water drainage?	3, 9, 10			X	
	f.	Solid waste disposal?	10			X	
	g.	Local or regional water supplies?	4, 17				X
13.	<b>AESTHETICS.</b> Would the proposal:						
	a.	Affect a scenic vista or scenic highway?	1, 24, 25				X
	b.	Have a demonstrable negative aesthetic effect?	9, 10			X	
	c.	Create light or glare?	8, 10			X	
14.	<b>CULTURAL RESOURCES.</b> Would the proposal:						
	a.	Disturb paleontological resources?	10		X		

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	b.	Disturb archaeological resources?	2, 10, 27		X		
	c.	Affect historical resources?	26				X
	d.	Have the potential to cause a physical change which would affect unique ethnic cultural values?					X
	e.	Restrict existing religious or sacred uses within the potential impact area?	27				X
15.	<b>RECREATION.</b> Would the proposal:						
	a.	Increase the demand for neighborhood or regional parks or other recreational facilities?	10			X	
	b.	Affect existing recreational opportunities?	10			X	
16.	<b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as a very high fire hazard severity zones, Would the project:						
	a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	17, 22				X
	b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	10, 17			X	
	c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	10, 17			X	
	d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	10, 17			X	
17.	<b>Greenhouse Gas Emissions.</b> Would the project:						
	a.	Generate greenhouse gas emissions, either directly, or indirectly, that may have a significant impact on the environment?	10, 16			X	

			SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	10, 16			X	
18.	<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?			X		
	b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			X		
	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).				X	
	d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

### III. DISCUSSION OF ENVIRONMENTAL EVALUATION

- 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 project will be subject to existing permitting requirements and mitigation measures that are identified and assigned which address any potential impacts identified within this initial study. The text that follows outlines a number of areas of potential environmental issues related to the project.

**a. Item 1 – Land Use and Planning:**

**A, B: Less than significant impact.** The subject parcel is located in a Rural Residential 2/3 acre minimum (RR 2/3) Zone, which has an underlying general plan designation of Rural Residential (RR). If approved, the proposed project will result in the establishment of one new parcel zoned Rural Residential 2/3 acre minimum, both of which have an issued building permit for a single-family residence. The creation of an additional parcel is not deemed significant, because the proposed land use and parcel sizes are compatible with surrounding land uses and parcel sizes, and the project is consistent with the Paradise General Plan land use designation and zoning for the site. Additionally, the existing 1.33-acre acre was already approved for the construction of two residences. Therefore, impacts related to land use and planning are expected to be less than significant and no mitigation measures appear to be necessary.

The project would not conflict with any local environmental plans or policies and is in line with the requirements of the Town’s general plan and zoning code. No conflict with the general plan designation, zoning or land use plans, policies, or regulations would occur as a result of the project. Impacts would be less than significant.

**C: No impact.** The surrounding land uses are residential in nature. The creation of a new lot with the RR 2/3 zoning would not allow for any incompatible use and matches all directly connected parcels. The proposed lot division would have no impact.

**D: No impact.** Agricultural Residential zoned lots exist across Chaney Lane to the west of the Project site. The Project would create a new residentially zoned lot and allow for the potential development of one new residence on Parcel 2 beyond the single-family residence currently permitted. The new residence would not cause any limitation of agricultural land uses in the surrounding area. There would be no impacts from the proposed project.

**E: Less than significant impact.** The proposed project would not create any physical barriers or other impediments that could affect the surrounding community. No aspect of the proposed project will physically divide a community and therefore, the project would have a less than significant impact.

**b. Item 2 – Population and Housing**

**A, B: Less than significant impact.** The Town of Paradise lost much of its housing in the 2018 Camp Fire, which also resulted in a substantial

reduction in the population of the Town. Any increase in population that could result from the project could only begin to replenish population levels to a fraction of their previous levels. Unplanned growth would not occur as a result of the project. No regional or local population project would be exceeded due to the development of the project. Impacts would be less than significant.

**C: No impact.** No housing would be demolished, and no residents or other people would be displaced as a result of the project. No replacement housing would be required. There would be no impact.

**c. Item 3 – Geologic Problems**

**A, B, C: Less than significant impact.** The project is located in an area with the possibility of strong seismic ground shaking, as is much of California. The 2019 Butte County Local Hazard Mitigation Plan lists the Town’s vulnerability to earthquakes as high, but outlines those occurrences are unlikely. The project is not located in an area with any identified earthquake fault zone. The Plan lists the potential of future earthquake and liquefaction as “occasional/unlikely” and lists the area as having a generally low potential for liquefaction. However, the proposed structures, being built to current code standards, would not be at a high risk from seismic activity. The project is not located in area identified as a liquefaction zone by the California Department of Conservation (See figure 1). The likelihood of any effects from fault rupture, seismic ground shaking, seismic ground failure, and liquefaction are low. Impacts would be less than significant.

**D. No impact.** The project is not located near the ocean or any body of water substantial enough to be subject to seiche risks. The USGS indicates that the project is not located within a volcanic hazard zone. The project would not be at risk from volcanic hazards. There would be no impact.

**E. Less than significant impact.** The project is not located in area identified as a landslide zone by the California Department of Conservation. The 2019 Butte County Local Hazard Mitigation Plan shows that the project area has a low to moderate landslide potential. The impact from the proposed project would be less than significant.

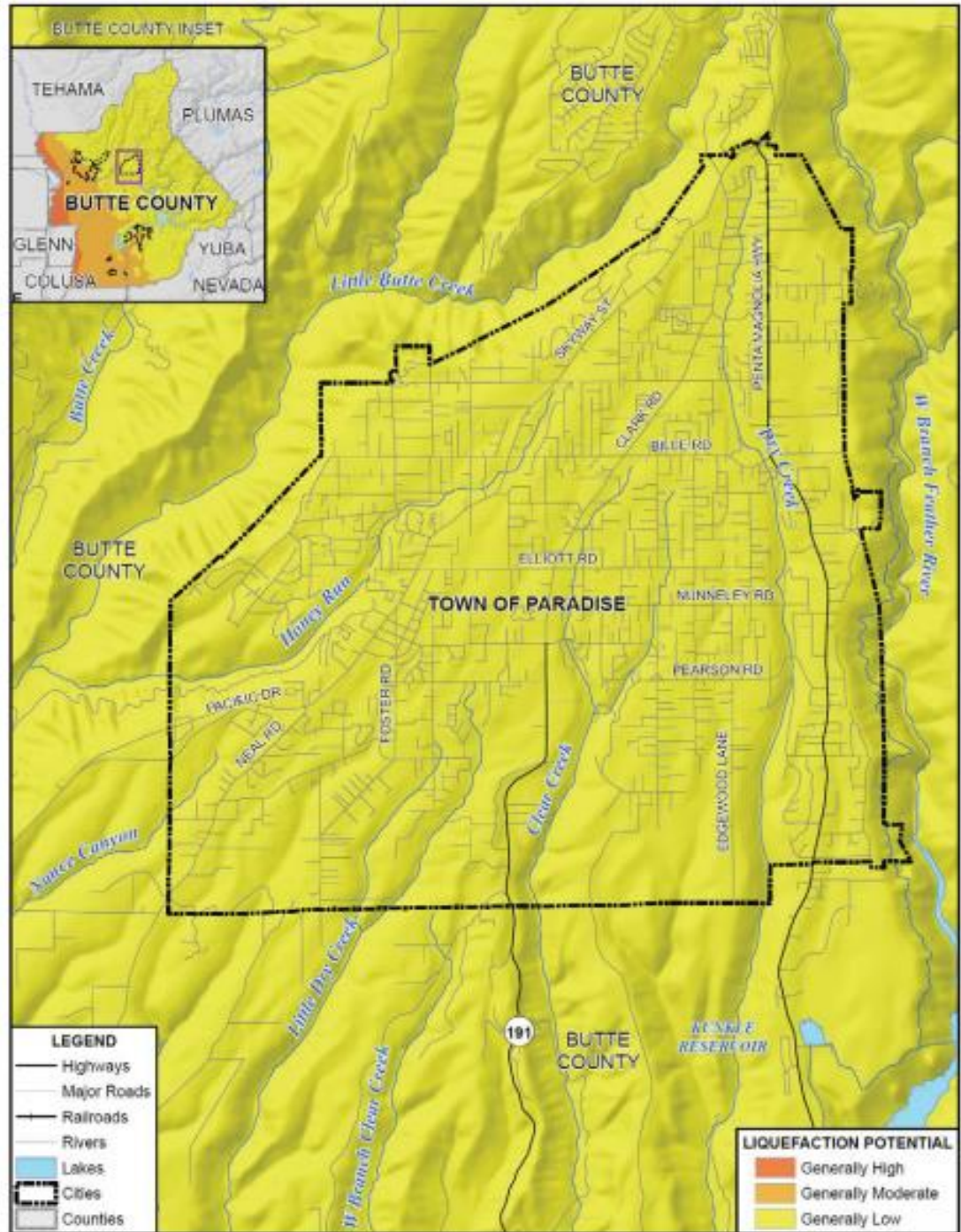
**F. Less than significant impact.** No effects from the simple division of the lot could impact soils or topography. However, the development of residences on the resultant parcels could result in short-term impacts to soils. Long term soil erosion and loss of topsoil are not expected from the construction of residences or accessory structures. Soil erosion and loss of

topsoil can potentially result during the short-term construction activities required to establish residences and accessory structures. The Town's required Erosion and Sediment Control Plan would keep ensure that development would not cause soil erosion and impacts to topsoil. The impact of the project would be less than significant.

**G. Less than significant impact.** The project is not located in close proximity to any fault and is unlikely to be subject to landslides or liquefaction (See figures 1 and 2). The proposed project is not expected to be at risk from geologic hazards. The structures would be built to current California code, further reducing any risk of geologic hazards. The impact from the proposed project is expected to be less than significant.

**H. Less than significant impact.** The project area has not been assessed for the presence of expansive soils. However, the site is located in an area identified as having well-drained and well-structured soils as determined through the comprehensive, town-wide soils survey conducted in 1992. The proposed structures would be built to current California building code, which includes provisions to safeguard against structural failure. A less than significant impact from the project is expected.

**I: No impact.** No locally recognized unique geological or physical features are located on the project site. There would be no impact from the project.



Data Source: Butte County General Plan 2030, Butte County GIS, Cal-Atlas; Map Date: 3/1/2019.

Figure 1: Liquefaction Potential



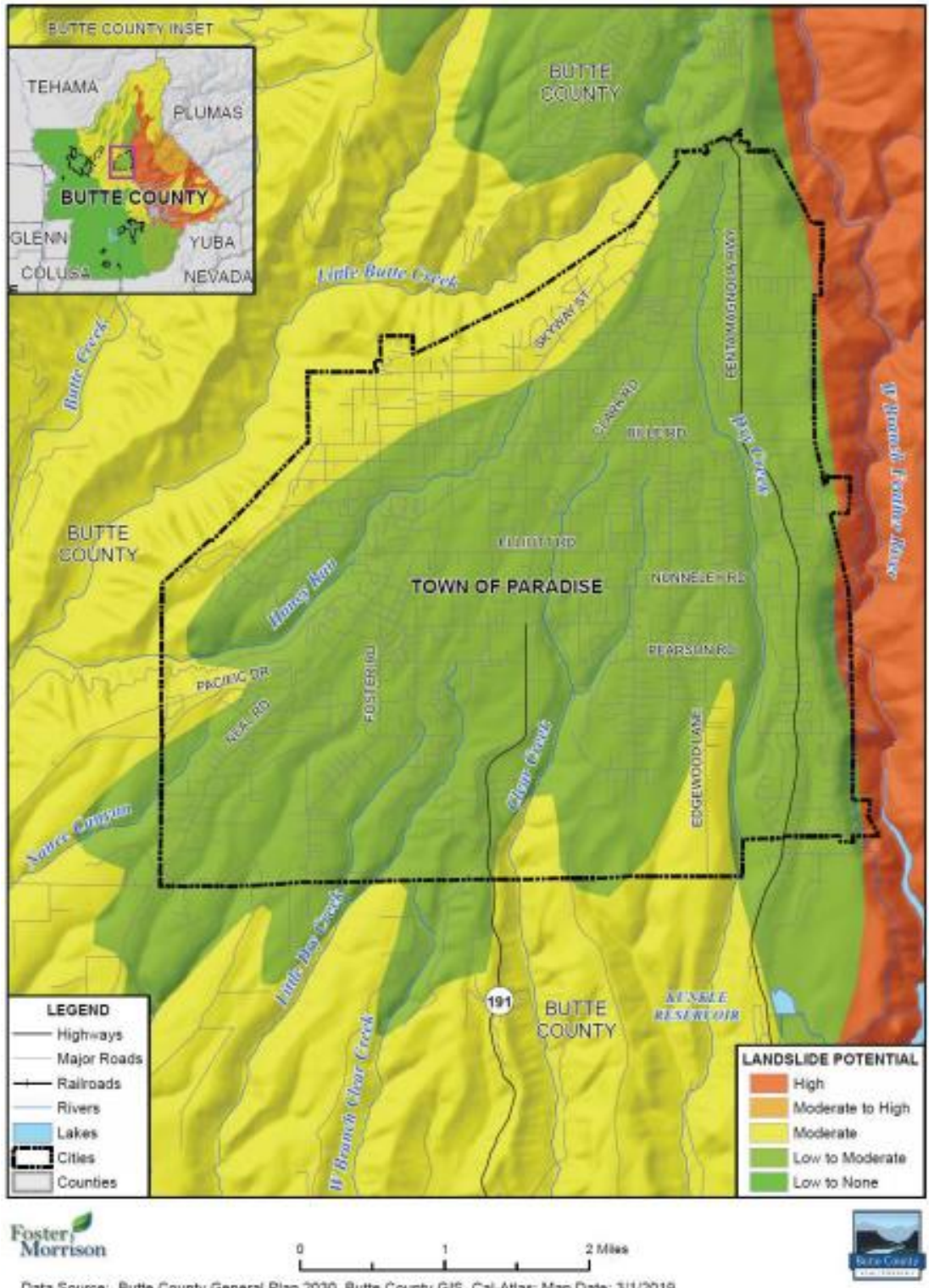


Figure 2: Landslide Potential

**d. Item 4 – Water**

**A, B: Less than significant impact.** The proposed lot division would have no impact to any water features or ability to affect surface runoff. However, like all development, the related development of residential land uses has potential to affect surface runoff. Construction activities upon the resultant parcels could create the potential for increased erosion. In addition, the creation of impervious surfaces through compaction and overcovering (parking facilities developed, structures erected) of soil may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site. However, these impacts are expected to be minor and are typical of all residential construction. The inclusion of standard best management practices, required of all residential construction, would further reduce the risk of construction related runoff. Impacts from the project would be less than significant.

**C, D, E: No impact.** No ponds, creeks, or other surface water is present within the project area or any adjacent property. There would be no risk of impacts to surface water and be no impact from the proposed project.

**F, G, H, I: No impact.** The project is located on a parcel which would remain primarily pervious to water. The RR 2/3 zoning area restricts impervious area to a maximum of 30% of lot coverage, maintain pervious area on the site. No underground construction would take place as part of the proposed project or would be required of residential development. Groundwater in the area would not be reduced, have its flow altered, be interrupted, or otherwise impacted. No wells would be utilized to provide water for the project, though an existing well on the property was abandoned prior to final approval of the parcel map. The project would not result in decreased groundwater availability for public water supplies. Potential contaminants from wastewater systems are controlled by adherence to the Town of Paradise's Local Area Management Program, as approved by the Central valley Water Board in 2016. No project components would introduce contaminants to groundwater, meaning there would not be a risk of contamination. There would be no impact from the proposed project.

**e. Item 5 – Air Quality**

**A: Less than significant impact.** The project location is subject to the requirements of the Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan and the Butte County Air Quality Management District (BCAQMD). A project would be considered to conflict

with the goals of the Plan if it were to result in or induce growth in population, employment, land use, or regional vehicle miles travelled that is inconsistent with the growth projections of the plan. The proposed project, being a land division with potential for an additional residences, would not result in any significant population growth. New residents would only serve to replenish population levels to a fraction of the population before the Camp Fire. The proposed project would not create a substantial increase in employment, as only one new residence has the potential to be created through the property split. Impacts from the proposed project would be less than significant.

**B: Less than significant impact.** No parks, playgrounds, schools, hospitals, day care center, nursing homes, hospitals, or other similar sensitive receptors are located in proximity to the proposed project. No sensitive receptors such as those listed would be affected. The proposed project site is located in a residentially zoned area. The project may cause short-term impacts to air quality typical of construction projects including dust and vehicle emissions from increased vehicle use and heavy equipment, grading, and road base application. These impacts are short-term in nature and are typical of residential construction. Accordingly, Impacts from the proposed project would be less than significant.

**C: No impact.** The project would not create any structures or features that could potentially alter air movement, moisture, temperature, or create any change in climate. There would be no impact from the proposed project.

**D: Less than significant impact.** The construction activities related to residential development of the resultant parcels would not create significant objectionable odors. Impacts would be less than significant.

**f. Item 6 – Transportation / Circulation**

**A: Less than significant impact.** The project could create a marginal increase in vehicle trips in the area of Chaney Lane and Pentz Road including traffic from the potential new residence that could be developed. However, because the Town of Paradise and the area of Pentz Road and Chaney Lane lost such a substantial portion of its population, traffic impacts from the proposed project would not exceed the amount of traffic either road supported before the fire. Impacts from the project would be less than significant.

**B: No impact.** The project would make no changes to any public or private road. The project would not create any hazardous design features such as sharp curves, dangerous intersections, or similar features. No incompatible

use is proposed as part of the project. No impact would occur as a result of the project.

**C: Less than significant impact.** The project site is served by the Paradise Fire and Police departments. No portion of the project would affect the ability of emergency services to access and serve the property or reduce their ability to serve other properties in town. The project would not result in inadequate emergency access. The impact of the project would be less than significant.

**D: No impact.** At less than 1/2-acre each, the resultant parcels would have ample space to allow parking for the residences that each could potentially support. There would be no impact.

**E, F: No impact.** Circulation is governed by the Town of Paradise General Plan’s circulation element, Town code regarding streets and public places, and Town code regarding vehicles and traffic. The project would not conflict with any provision of the general plan or any other governing document. No pedestrian, public transit, or bicycle facilities are in or near the project area. The proposed project would not conflict with any applicable plans and no impacts would result. No project components would create hazards or barriers to pedestrians or bicyclists. There would be no impact from the proposed project.

**G: No impact.** No railway, airport land use zone, or navigable waters are located in or near the project area. There would be no impact to rail, waterborne, or air traffic.

**g. Item 7 – Biological Resource**

**A: Less than significant impact.** The U.S. Fish and Wildlife Service BIOS map viewer indicates that the Paradise East USGS quad, containing the subject parcel, has the potential to contain Federal and State endangered and threatened species. The species potentially present in the Paradise East USGS Quad are listed in the figure below.

Scientific Name	Common Name	Status – State	Status – Federal
Rana boylei	foothill yellow-legged frog (amphibian)	Endangered	None
Haliaeetus leucocephalus	bald eagle (Bird)	Endangered	Delisted

Figure 3: Endangered and Threatened Species within the Paradise East Quadrangle

Any potential habitat for these listed species was likely destroyed or significantly reduced in the 2018 Camp Fire, which significantly damaged the project parcel. Impacts to endangered, threatened, and rare species are not expected as a result of the proposed project. No surface water is present within the project location, meaning there is likely no suitable habitat for the foothill yellow-legged frog. 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 creation of two resultant parcels will significantly displace animal populations because the area of natural habitat on the site is relatively small and partially diminished due to the 2018 Camp Fire. Therefore, a less than significant impact to local animal populations are anticipated.

**B, C: Less than significant impact.** The Town of Paradise General Plan outlines several goals and policies related to the preservation of trees or other natural communities. The Town of Paradise does not recognize heritage trees or any other locally designated special natural communities on the project site. The project would remove three trees on Parcel 1 in order to accommodate a septic leach field. A tree removal permit is required for the removal of any healthy tree with a diameter at breast height of 10 inches or greater. The project would not conflict with any other local policy or ordinance protecting biological resources. Impacts from the proposed project would be less than significant.

**D: No impact.** No surface water, wetlands, marshes, vernal pools, riparian habitat, or similar features are present on the project site. There would be no impact.

**E: No impact.** A CNDDDB record search did not indicate that any wildlife corridors or wildlife nursery sites would be located in the project area. The project is not located in an area identified as being within the area of any migratory deer herd, as outlined in the Town's General Plan. The project would not create any barriers that would impede the movement of wildlife. Proposed structures on the property do not cover a substantial enough area to impede the movement of wildlife. No impact from the project is expected.

#### **h. Item 8 – Energy and Mineral Resources**

**A: No impact.** The Town of Paradise has no published renewable energy plans. The residential development that would result from the Project would be built to current California building code, including all energy use standards. No conflict with local or State energy plans are expected. There would be no impact from the proposed project.

**B: Less than significant impact.** The project is expected to incur no larger an energy expense than is typical of similar small residential buildings during construction. The proposed project proposed would be required to be constructed in accordance with current Town adopted California Building Standards Code energy-efficiency standards and CALGreen building design features. No wasteful expenditure of energy is expected because of the project. Impacts would be less than significant.

**C: No impact.** The proposed project location is not within or within proximity to any State identified Surface Mining and Reclamation Act study areas or any existing mines. The Town of Paradise does not identify any locally important mineral resources sites in its general plan or any other policy document. No impact would result from the proposed project.

**i. Item 9 – Hazards**

**A, C, D: Less than significant impact.** The project’s short-term construction would include the transport and use of potentially hazardous materials including concrete and solvents. The use of these materials is typical of construction projects and would not indicate a high risk of hazards to the public or environment. The Project would not interfere with any emergency response or evacuation plan or create any health hazards. Impacts from the project would be less than significant.

**B: No impact.** The subject parcel is located within the area of the Butte County Local Hazard Mitigation Plan and the Town of Paradise & Upper Ridge Wildfire Evacuation Plan. The project would not create any structures or other impediments that would affect the execution of the Wildfire Evacuation Plan or any other emergency response actions. The project would have no impact to emergency response or evacuation.

**E: Less than significant impact.** The subject parcel is designated by Cal Fire as a being within a very high fire hazard severity zone, as is the majority of the Town. The Town of Paradise, through local ordinance, is also designated as very high fire severity zone. The majority of trees in the project area were destroyed in the 2018 Camp Fire, reducing the potential for any fires to spread to other areas. The Town Fire Marshal reviewed the project materials and raised no concerns about the risk of fire related to the project or future residential development. The impact would be less than significant.

**j. Item 10 – Noise**

**A, B: Less than significant impact.** The short-term construction activities required to construct the project would cause a temporary increase in ambient noise levels on the project site. Construction activities would be subject to the restrictions of the Town Noise Ordinance and would not cause a significant

impact. Long term increases to ambient noise levels would not occur as a result of the project. Impacts from the project related to noise would be less than significant.

**k. Item 11 – Public Services**

**A: Less than significant impact.** The proposed project would not create a need for new government services or facilities. The Town has the capacity to provide services such as fire protection, police protection, schools, parks, and other services, for a larger population than currently resides in Paradise. The project would not conflict with any Town of Paradise General Plan goals, policies, or programs related to public services. Fire protection services are provided by the Paradise Fire Department. Fire flow requirements are the responsibility of the Paradise Fire Department with the cooperation of the Paradise Irrigation District (PID). Information provided by the Fire Department and the PID indicate that fire flows in the vicinity are sufficient to serve the needs of the project. The project would result in a less than significant impact to fire protection services.

**B: Less than significant impact.** Policing services in the project area are provided through the Paradise Police Department. The Town has capacity to provide police services to a much larger population than currently resides in Paradise due to the Camp Fire. The project, being a relatively small and rural development, would not cause an increased demand for police services. Impacts to police protection from the project would be less than significant.

**C: Less than significant impact.** No measurable or foreseeable impact to school services would result from the project. Impact fees to the Paradise Unified School District would be required for new construction occurring with the project. These fees would offset any possible impacts. Impacts to school services from the proposed project would be less than significant.

**D, E: Less than significant impact.** The proposed project would allow for a maximum of one new residence in the Town. These would be on Chaney Lane, a private road. The Town public infrastructure and government services including roads have the capacity to serve a much larger population than currently resides in Paradise. The project site is located within the Town of Paradise and is currently served by the Paradise Fire Department and Paradise Police Department. No new facilities, increases to service area, or other impacts to city services would result from the proposed project. Impacts from the project would be less than significant.

## **I. Item 12 – Utilities and Service Systems**

**A, B: Less than significant impact.** Power demand for the project would increase to accommodate the potential future increase in residential structures. However, demand would be typical of a residential construction. No excessive power demand would be created by the project. The property would have electrical and natural gas established through PG&E. Infrastructure including undergrounded electric lines, natural gas, phone, and internet lines would need to be reconnected to bring power, natural gas, and communication to the proposed Parcel 1 and would need to be installed for the proposed Parcel 2. Impacts from these installations are limited to the Project area and would not require the installation of new infrastructure elsewhere. Impacts from the project would be less than significant.

**C: Less than significant impact.** No new construction of water treatment facilities would be required for the project. A replacement service lateral connection from the nearest water main would be required on Parcel 1 due to damage from the Camp Fire. A new water meter and service connection would need to be installed on Parcel 2. These upgrades are typical of fire-damaged properties. The Paradise Irrigation District indicated that it has the capacity to serve the proposed water requirements. Impacts from the proposed project would be less than significant.

**D: Less than significant impact.** The mode of sewage disposal for each proposed parcel is to be provided via individual on-site wastewater treatment systems. The existing septic system on Parcel 1 is being upgraded to a three (3) bedroom system and the new septic system on Parcel 2 has already been installed and inspected by the Onsite Sanitary Official. Staff members of the Town of Paradise Wastewater division have carefully evaluated the project design along with the environmental characteristics of the project area and the characteristics of the project site. Wastewater division staff has determined that the project, as tentatively designed, displays compliance with the requirements of the Town of Paradise sewage disposal ordinance for the creation of new parcels. 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. Impacts from the proposed project would be less than significant.

**E: Less than significant impact.** The proposed project, being a division of land with no physical components, would not create substantial new impervious surface areas. The residential development of the lots could create minor impacts to pervious areas and storm water drainage. Runoff from new



impervious surfaces is not expected to be substantial enough to cause damage or impacts to the property or adjacent areas. The proposed project would be required to comply with the Town's post-construction standards, ensuring that post-construction runoff rates would not exceed those of the project site's pre-construction conditions. Impacts from the project would be less than significant.

**F: Less than significant impact.** Solid waste would be generated during the construction process. However, CALgreen standards require at least 65% of nonhazardous construction and demolition waste to be recycled and/or salvaged. These State recycling standards ensures that short-term construction waste would amount to a less than significant impact. No aspect of the long-term use of the residential parcels is expected to generate an unusual or excessive quantity of solid waste. Impacts would be less than significant.

**G: No impact.** Water service in the Town of Paradise is established through the Paradise Irrigation District. The proposed lot division project has been reviewed by the Paradise Irrigation District who has confirmed that the project would have sufficient water supplies to serve its use. There would be no impact from the project.

**m. Item 13 – Aesthetics**

**A: No impact.** There are no State Scenic Highways or eligible State Scenic Highways in the Town of Paradise according to the California Department of transportation. The Town of Paradise General Plan does not expressly identify any scenic vista areas in the Town. The nearest Caltrans Vista Point is the butte County Vista Point on Highway 70, which is located approximately 3.9 miles from the site of the proposed project. No impacts to State recognized or eligible scenic highways would occur as a result of the proposed project. The proposed project would have no impact on any recognized local or State scenic vista.

**B: Less than significant impact.** The Town of Paradise General Plan recognizes several Scenic Corridors and Gateway areas. Pentz Road is identified as a locally recognized scenic highway corridor. However, the design standards of the Pentz Road corridor area do not limit residential development or recognize residential as having Impacts to the aesthetic resources or visual character of the scenic corridor. The proposed project is located on a property that was substantially damaged in the 2018 Camp Fire. Most structures, trees, and other vegetation on the site were completely burned in the fire. Impacts to the visual quality of the proposed project site would be less than significant.

**C: Less than significant impact.** The proposed project would result in a minor increase to nighttime light visible on the property. The Town of Paradise requires that all exterior lighting be designed, established, and maintained to reflect away from nearby and adjoining residences within 200 feet. The proposed project would not create new sources of light substantial enough to be considered a significant impact. The proposed project would have a less than significant impact.

**n. Item 14 – Cultural Resources**

**A, B: Less than significant impact with mitigation incorporated.** No excessive or atypical amount of ground disturbing work is proposed as part of the project. A cultural resource survey was performed on the project site on June 14<sup>th</sup>, 2022 and indicated that no historic or prehistoric cultural resources were present on the site. The study concluded that cultural sensitivity for the project site is considered to be very low. However, all new construction has the potential to unearth previously undiscovered paleontological and archaeological resources. The mitigation measure below can be used to reduce the potential that the project could impact any previously undiscovered cultural resource that could be unearthed during construction. Impacts from the project would be less than significant with mitigation incorporated.

**Cultural 1:** *If, during site preparation activities such as grading, excavation, and the installation of utilities, sewage disposal systems, etc., any archaeological or paleontological resources are discovered, all work shall be immediately halted. The Paradise Development Services Department (planning division) shall be notified of the discovery, and a qualified archaeologist shall be retained, at the expense of the property owner, to perform a site assessment and to develop mitigation measures as appropriate.*

**C: No impact.** No California Historic or archaeological Resources listed by the state Historical Resources Commission are located in the project area. The Town of Paradise does not maintain a list of local historic or archaeological resources. No historical or archaeological resources would be affected by the proposed project. No impact to historical resources would result from the project.

**D, E: No impact.** No locally identified religious or otherwise sacred uses or artifacts are known to be present on the project site. A cultural resource survey was performed on the project site on June 14<sup>th</sup>, 2022 and indicated that no historic or prehistoric cultural resources were present on the site. The study concluded that cultural sensitivity for the project site is considered to be very low. There would be no impact from the proposed project.

**o. Item 15 – Recreation**

**A, B: Less than significant impact.** The proposed project would create the potential for new housing that could increase local population levels. However, since population levels are currently only a fraction of the levels prior to the 2018 Camp Fire, existing recreational facilities are sufficient to handle any potential increase resulting from residential development on the project site and would not need to be expanded to accommodate the project. Additionally, the town subdivision ordinance requires land divisions to either set aside property or provide "in-lieu" funds to the recreation district to offset the eventual added impact upon area wide recreation facilities. Additionally, the local park and recreation district that services this area shall benefit by the imposition of development impact fees collected at the time of each resultant parcels' residential buildout. Impacts would be less than significant.

**p. Item 16 – Wildfire**

**A: No impact.** The Town of Paradise is subject to the evacuation measures outlined in the Town of Paradise Evacuation Traffic Control Plan. No portion of the project would impair access or escape from the property or along nearby Pentz Road and Chaney Lane. The project proposal has been reviewed by the Town Fire Official who determined that ingress and egress would be suitable for emergency vehicles. No impact to the Paradise emergency evacuation plan would occur as a result of the project.

**B: Less than significant impact.** Prevailing winds in the Town of Paradise, known as the Jarbo Gap winds, come primarily from the Feather River Canyon area northeast of the Town and blow southwest. Fire risk is high throughout the Town of Paradise, especially during the summer and fall seasons. The project is not expected to cause an increased risk of wildfire danger. The Town Fire Marshal reviewed the project application and expressed no concern regarding fire risk. The project would have a less than significant impact.

**C, D: Less than significant impact.** New utility connections to the property would be undergrounded, significantly reducing the risk of fire. Driveways to access residences would be created on both resultant parcels. However, a driveway would not create any increased risk of fire. Residential construction on the resulting parcels would not pose a risk of fire higher than any other typical construction. The Town Fire official reviewed the project application materials and did indicate any concern that the project might increase the risk of fire. The project site does not contain any surface water. Slopes are relatively gentle on the project area, ranging from approximately 2-6 %. Impacts from the project would be less than significant.

**q. Item 17 – Greenhouse Gases**

**A, B: Less than significant impact.** The division of the subject property would have no effect on greenhouse gas emissions whatsoever. However, the current residential development of the resultant parcels has the potential to result in greenhouse gas emissions. The main sources of greenhouse gasses for development projects are the combustion of fossil fuels from construction equipment or vehicles traveling to the development during operation. The Lavi parcel map application is limited in scope but would create the potential for the development of one more residence than would have been allowed on a single parcel. These potential developments would be done pursuant to zoning regulations in effect for the site at the time of development. In addition, pro-rata share upgrades to the road easement will be triggered at time of future construction which will also be a minor, temporary source of greenhouse gas emissions.

The project does not include new uses that would generate significant greenhouse gas emissions. The Town of Paradise does not have a Greenhouse Gas Reduction Plan. The project does not conflict with any state plans, policies of regulations regarding greenhouse gas emissions. While it is acknowledged that small increases in greenhouse gas emissions associated with future development of the site would occur, the site is currently available for development of two residences without parcel map approval. Due to the small size of the site and in consideration of the land uses that are permitted and potentially permitted pursuant to the zoning assigned to the site, these increases will not rise to significant levels and no mitigation measures are deemed to be necessary. Impacts from the project would be less than significant.

**r. Item 18 – Mandatory Findings of Significance**

**A, B: Less than significant impact with mitigation incorporated.** As outlined in the above environmental checklist, the project would not cause impacts with potential to degrade the quality of the environment, threaten habitat, reduce wildlife population levels, threaten plant communities. The project is also unlikely to negatively affect historical resources, with the exception of the potential for previously undiscovered historical resources that could be uncovered during construction and for which the sole mitigation measure related to this project has been applied. The above checklist demonstrates that the project would have limited overall impact with no impacts rising to the level of significance. Impacts would be less than significant with mitigation incorporated.

**C, D: Less than significant impact.** The project would be consistent with Town zoning regulations and the Town general plan. No similar projects or

developments exist in the surrounding area. As outlined in the above checklist, the project would not cause adverse impacts to traffic, aesthetic resources, safety, noise, or other areas of consideration. The project would not contribute to a larger cumulative impact and would not cause adverse impacts to humans. The impact would be less than significant.

#### **IV. 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 water distribution map, 1993
5. USGS topographic map: Cherokee Quadrangle, 1994
6. The California natural diversity data base BIOS web map, state Department of Fish and Wildlife. Web link: [BIOS viewer 5.96.99 \(ca.gov\)](#)
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
8. Town of Paradise Zoning Ordinance; Town of Paradise Development Services Department
9. Review of surrounding area by Town staff; April 14, 2022
10. P. Lavi property division / tentative map project application materials submitted to the Town of Paradise on March 5, 2022
11. Butte County Local Hazard Mitigation Plan, Appendix E, Paradise. October 2019. Web Address: [p.pd \(buttecounty.net\)](#)

12. California Geological Survey's Earthquake Zones of Required Investigation webmap. 2021. Web link: [Earthquake Zones of Required Investigation \(ca.gov\)](#)
13. California's Exposure to Volcanic Hazards. United States Geological Survey. December 2019. Web link: <https://pubs.usgs.gov/sir/2018/5159/sir20185159ver1.1.pdf>
14. Town of Paradise Local Area Management Program. Town of Paradise, 2016
15. Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan. Sacramento Valley Air Quality Engineering and Enforcement Professional, 2018. Web Link: [Microsoft Word - 2018 Triennial AQAP approved BCC 12-7-18 Final Draft 7 26 18 \(bcaqmd.org\)](#)
16. CEQA Air Quality Handbook. Butte County Air Quality Management District, 2014. Web Link: [Draft CEQA Handbook – August 16, 2013 \(bcaqmd.org\)](#)
17. Comments from Town Departments and interested Agencies. Compiled April 13, 2022.
18. Surface Mining and Reclamation Act Mineral Lands Classification data portal. California Department of Conservation. Web link: [CGS Information Warehouse \(ca.gov\)](#)
19. Mines Online interactive web map. California Department of Conservation. Web link: [Mines Online \(ca.gov\)](#)
20. Very High Fire Hazard Severity Zones in LRA. Map for Paradise. Calfire, 2008. Web Link: [Map of CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas – Paradise](#)
21. Town of Paradise Evacuation Traffic Control Plan. Town of Paradise, 2015.
22. Town of Paradise Noise Control Ordinance. Town of Paradise. Web link: [Chapter 9.18 - NOISE CONTROL | Code of Ordinances | Paradise, CA | Municode Library](#)
23. California State Scenic Highway System Map. Caltrans, 2018. Web link:

[California State Scenic Highway System Map \(arcgis.com\)](#)

24. Caltrans Vista Point Data Set. Caltrans, 2019. Web map: [Caltrans Home : Vistas : Vistas \(arcgis.com\)](#)
25. California Historical Resources. California State Parks Office of Historic Preservation, 2021. Web Link: [California Historical Resources](#)
26. Archaeological Investigation. Cultural Research Associates, June 14, 2022. Lori Harrington .



DEPARTMENTAL USE ONLY

Receipt No. \_\_\_\_\_

Fee \_\_\_\_\_

Project No. \_\_\_\_\_

TOWN OF PARADISE  
APPLICATION FOR PARCEL MAP/TENTATIVE MAP

Applicant Peer Lavi Phone (858) 213-4091

Applicant's Mailing Address 9906 Fieldsthorn Street, San Diego, CA 92127

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

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

Applicant's email address peerlavi22@gmail.com Fax \_\_\_\_\_

Owner's Name Peer Moshe Lavi and Daphne Lavi Phone (858) 213-4091

Owner's Mailing Address 9906 Fieldsthorn Street, San Diego, CA 92127

Engineer (Name, Address) Wes Gilbert, 140 Yellowstone Drive, Suite 110, Chico, CA 95973

Engineer Phone (530) 809-1315 Fax (530) 517-6020 Email wes@wgilbertengineering.com

Property Address 5863 Pentz Road Parcel Size 1.339 acres +/-

AP Number(s) 054-210-024 Zoning RR 2/3

Existing Use Rural Residential General Plan Designation RR

APPLICATION FOR (Check one): \_\_\_\_\_ Parcel Map  Tentative Map

Description of proposed land use of resultant parcels: Single family residential

Parcel was created and recorded: Date December 2, 1949 Page 443 Volume Book 501

No. & size of parcels or lots being created: 2 parcels at 0.667 acres +/- each

Improvements proposed: Driveways and single family houses

Tree planting or removal (approx. number): 0 trees to be removed

Project associated with or to be a part of a larger project: N/A

Distance to natural water course or storm drain: 1,000+ feet

Proposed method of sewage disposal On-site leach Proposed source of water Paradise Irrigation District

Do power and telephone lines exist to the boundary of the original parcel? Yes

Name and distance to nearest public maintained street: Properties front on Pentz Road and Chaney Lane

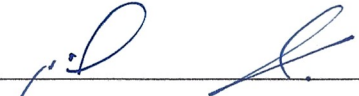
If access is by a recorded private maintained street: N/A


If access is recorded private road easement, give deed reference: N/A

Land Division site located within "An Archeological Sensitive Area" (consult with town staff)?  Yes,  No  
[NOTE: IF YES, PLEASE SUBMIT A CHECK WITH THIS APPLICATION IN THE AMOUNT OF \$75.00 MADE PAYABLE TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.]

Owner of this property now owns or previously owned land adjoining this property?  Yes  No

I hereby declare under penalty of perjury that the foregoing statements and the attached map(s) are true, accurate, complete, and correct to the best of my knowledge and belief.

Applicant's Signature  Date 1/12/2022

Property Owner's Signature  Date 1/12/2022

FROM DATE APPLICATION IS DEEMED COMPLETE, PLEASE ALLOW AT LEAST 8-10 WEEKS FOR PROCESSING; LONGER FOR PROJECTS 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

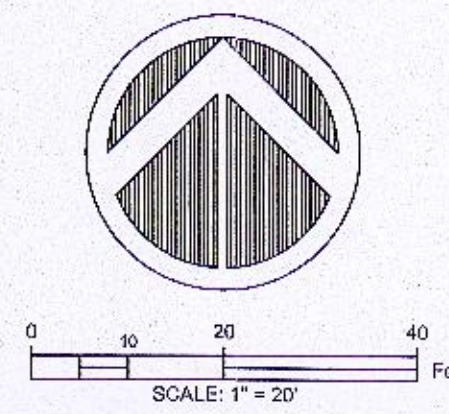
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Revised: 8/10



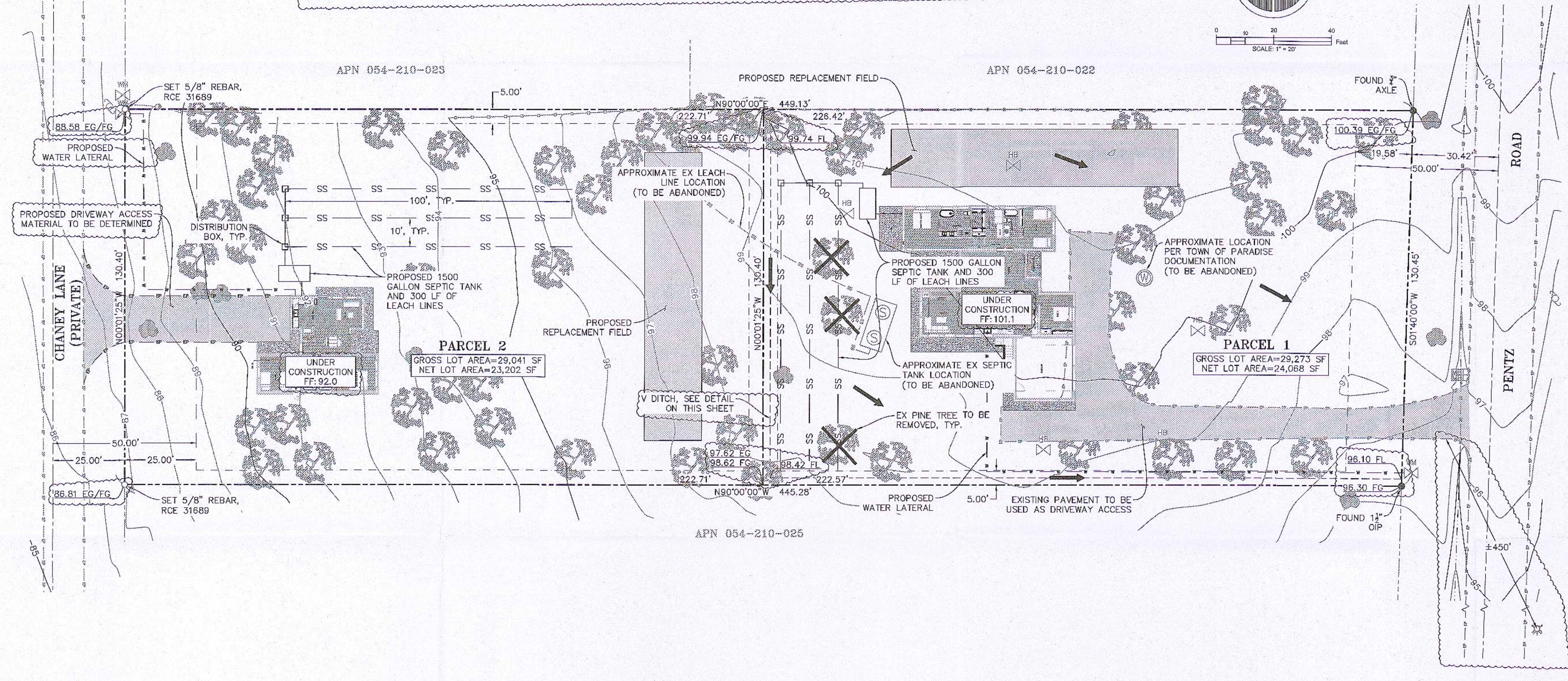
**V-DITCH GRADING SECTION**  
NTS

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
DIRT	full	1.000	1.500	82175.98	63.05	39.89*	23.15*
<b>Totals</b>				<b>2d Area (Sq. Ft.)</b>	<b>Cut (Cu. Yd.)</b>	<b>Fill (Cu. Yd.)</b>	<b>Net (Cu. Yd.)</b>
<b>Total</b>				82175.98	63.05	39.89*	23.15*

**GRADING QUANTITIES**



- LEGEND:**
- EXISTING GROUND CONTOUR (ASSUMED DATUM)
  - SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - EXISTING EDGE OF PAVEMENT
  - EXISTING SEASONAL DRAINAGE FLOWLINE
  - EXISTING EASEMENT/PUBLIC UTILITY EASEMENT (AS NOTED)
  - EXISTING FENCE
  - ROAD CENTERLINE
  - USEABLE LOT AREA BOUNDARY
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING POWER POLE
  - EXISTING GUY WIRE
  - EXISTING PINE TREE WITH TRUNK AT BREAST HEIGHT 0.5' DIAMETER OR GREATER
  - EXISTING TREE STUMP
  - EXISTING WELL
  - EXISTING MAILBOX
  - GRADE TO DRAIN DIRECTION



- PARCEL MAP NOTES:**
- 1) PARCEL MAP INFORMATION:  
TOTAL ACREAGE: 1.339 ACRES±  
TOTAL NUMBER OF PARCELS: 2  
AVERAGE LOT SIZE: 29,157 SF±
  - 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF DRIVEWAYS AND BUILDING PADS.
  - 3) THE PROJECT SHALL UTILIZE EXISTING PENTZ ROAD & CHANEY LANE DRIVEWAY FOR ACCESS. NO IMPROVEMENTS ARE PROPOSED.
  - 4) EXISTING WELL TO BE ABANDONED.
  - 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0400E DATED JANUARY 6, 2011
  - 6) THE NET USABLE LOT AREAS FOR SEWAGE DISPOSAL PURPOSES ARE AS FOLLOWS:  
PARCEL 1 = 0.55 AC, PARCEL 2 = 0.53 AC
  - 7) AN EXISTING FIRE HYDRANT IS WITHIN THE REQUIRED DISTANCE OF THE PROPOSED STRUCTURES, SEE APPROVED FIRE FLOW/HYDRANT LOCATION REQUEST FORM

**OWNER AND SUBDIVIDER:**  
APN 054-210-024  
LAVI PEER MOSHE & DAPHNE  
9906 FIELDSTHORN STREET  
SAN DIEGO, CA 92127

**ASSESSOR'S PARCEL NUMBER:**  
054-210-024

**LAND USE:**  
PRESENT: VACANT  
FUTURE: SINGLE FAMILY RESIDENTIAL

**ENGINEER:**  
W. GILBERT ENGINEERING  
WESLEY E. GILBERT, R.C.E. 31689  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315

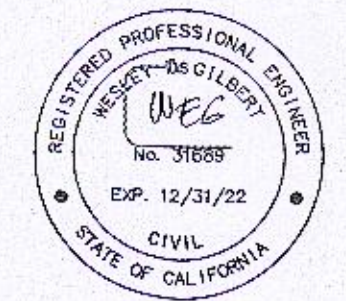
**ZONING:**  
PRESENT: RR - 2/3  
FUTURE: RR - 2/3

**UTILITIES:**  
SANITARY SEWER: ON-SITE WASTEWATER SYSTEM  
WATER: PARADISE IRRIGATION DISTRICT  
POWER: PACIFIC GAS & ELECTRIC  
COMMUNICATIONS: AT&T  
CABLE TV: COMCAST  
STORM DRAIN: TOWN OF PARADISE

**RECORD REFERENCES:**  
(D) - GRANT DEED, RSN 2020-0050385  
(R1) - PARCEL MAP, BOOK 115 OF MAPS, PAGE 32  
(R2) - PARCEL MAP, BOOK 53 OF MAPS, PAGES 80-81

**BENCHMARK:**  
ELEVATION FOR THIS PROJECT IS BASED ON AN ASSUMED DATUM

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME AND UNDER MY DIRECTION.  
BY: *Wesley E. Gilbert* DATE: 5/5/2022  
WESLEY E. GILBERT  
R.C.E. 31689  
EXPIRES: 12/31/22



**TENTATIVE PARCEL MAP (\_\_\_-\_\_\_)**  
BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
TOWN OF PARADISE, COUNTY OF BUTTE  
STATE OF CALIFORNIA  
FOR  
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