



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
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Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

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

PLANNING COMMISSION AGENDA

6:00 PM – October 17, 2017

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 ext. 111 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve the Regular Meeting Minutes of September 19, 2017.

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

3. PUBLIC COMMUNICATION

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

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

- A. Staff comments
- 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

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

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

5. PUBLIC HEARING - None.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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



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PLANNING COMMISSION MINUTES

September 19, 2017
6:00 PM

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

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

COMMISSIONERS PRESENT: Ray Groom

1. APPROVAL OF MINUTES

- 1a. **MOTION** by Towslee, seconded by Neumann, approved the Regular Meeting Minutes of August 15, 2017 with one change (page 1. Item a. forth section down, says **Motion my**, should say **Motion by**). Roll call vote was unanimous with Groom absent and not voting.

2. COMMUNICATION

- 2a. Recent Council Actions – Community Development Director Baker informed the Planning Commissioners that at the September 12, 2017 Town Council meeting the Town Council approved the updated and revised Master Fee Schedule and also adopted a Resolution revising two job descriptions in Community Development and restructured the department.

- 2b. Staff Comments - None

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Indian Rock Springs Tentative Map Application (PL17-00027) Planning Commission consideration of a tentative map to divide an 11.75 acre property and currently developed with a single family residence located at 5640 Indian Rock Lane (west end of Buschmann Road) into 6 lots of record and a 5.6 acre remainder. The project site is zoned Rural Residential-1 acre minimum (RR-1) and is further Identified as Assessor Parcel No. 052-250-117. (Staff recommendation: Conditional approval)

Community Development Director provided a brief update on the project that is proposing to divide a 11.75 acre site into six lots for residential use and a 5.6 acre remainder lot that will serve as open space. Proposed lot sizes would range from 1.0 to 1.28 acres.

The Planning Director has reviewed the project pursuant to the provisions of the California Environmental Quality Act of 1970 (CEQA) and determined that it will not have a significant effect on the environment.

There are 27 conditions proposed for the approval of this project.

Commissioners asked the following questions:

1. Where primary access to the development was from?
2. The number of fire hydrants to be added.
3. Who will own the open space and maintain it?
4. Understands that there are cultural resources, is there any obligation to provide public access to the open space?
5. There is concern of the road alignment with the old and new Bushmann Road.
6. Is there any leveling of the proposed sidewalks?
7. Is access defined well enough by site?

Community Development Director Baker answered the questions:

1. The primary access will be off of Buschmann Road (Existing Road) there are three lots that will have access off of Indian Rock Lane and three will access off of Buschmann extension.
2. Stated the Fire Marshal evaluated and required the adequate number of fire hydrants for the plan.
3. The open space will be a common space potentially owned by all property owners and will have to be maintained due to municipal code requirements.
4. There are cultural resources on the property that have been known for many years, there are no recommendations for protective measures from the archeologist. The Town will request designation of a "No soil disturbed area" and there is no obligation to provide public access to the open space because it is a private street.
5. There was no recommendation from Public Works or the Town Engineer to re-align the road and determined that there would not be a large increase in vehicle traffic to require alignment.
6. There are no sidewalks required or proposed.
7. The entrance will be slightly improved due to the size.

Chair Nichols opened the public hearing at: 6:14 p.m.

1. Herb Votaw, project Engineer from Rolls, Anderson and Rolls, clarified/answered some of the questions:

Stated that the applicant agrees with all of the conditions, there will be two new fire hydrants, the designated remainder will be owned by the original owner and maintained by a maintenance agreement within the subdivision by an HOA or CC&R or is willing to give the parcel to the Town. Mr. Votaw stated that the Town will not record the map until the Town Engineer is confident that the remainder property will be maintained.

2. Gary Maran, Property Owner, stated that the intention for the open space/greenbelt area is to have an HOA for new and current lot owners, agreeing to a fund, so that it will always be maintained. Mr. Maran thinks that the best use of the property is to include walking paths along the storm drain areas to make it a park like setting, but it is dependent on Planning Commission approval.

Planning Commissioners asked if the owner would object to an additional condition requiring that the maintenance agreement be approved by the Town Engineer.

Mr. Maran did not object to an additional condition, will be part of HOA/CC&Rs for homes allowed in there, to try and keep area clean.

Commissioners asked about the proposed HOA and stated that the current property owners could not be forced to participate if they are not willing, and if there would be an addition road maintenance agreement.

Mr. Baker stated that condition #8 includes a road maintenance agreement and he might suggest minor edits to that condition.

3. Gloria Dyer, lives on Parcel #2, asked for clarification of the easement/expanded road, stated that it appears to encroach on their existing driveway by 17 ft., asked how that can be done without their permission. Stated that she thinks the map shows it goes into their property.

Herb Votaw stated that they are not asking for any additional width on the existing easement, but will be widening the cul-de-sac bulb (approved portion), that the road standards have changed from the original development and that any changes will improve or make access better. There will not be any new utilities on the street.

Planning Commissioner Neumann informed them that the preliminary title report would clearly delineate where the property lines and easements are located with a legal description and that the original developer may have paved what was required at that time.

Mr. Baker, stated that it appears that Parcel #2 does not own any part of the easement in fee, the easement is on the designated remainder, offsite.

4. Rodney Dyer, inquired that if the cul-de-sac is widened will new pavement be put in the driveway? When the builder/developer put in the current cul-de-sac why did he not pave or put in a portion of the cul-de-sac he is proposing today. Mr. Dyer asked why the developer wants to pave into their section of the driveway that will affect the mailbox, established trees, PG&E transformers and brick wall.

Mr. Baker stated that is a requirement of the current Subdivision ordinance.

Mr. Votaw, stated that since this is a tentative map, the Town Engineer will allow the design to be moved to maintain current configurations as long as it meets the current standards and if things need to be moved, they will be put back exactly as they are, if not better.

5. Bill Mannel, property owner, thinks it is a good project, but has questions regarding the project. Why the cul-de-sac couldn't be shifted to achieve 40-50' easement and be less of an impact to the property owners? Is concerned that things should be addressed before the map is recorded, because once it is recorded, items can't be changed. Thinks that the alignment of Buschmann Road is an issue due to the lack of visibility from the property owners on the corner. Mr. Mannel's biggest question/concern is who will maintain the remainder parcel, currently has CC&Rs and a road maintenance agreement and is not interested in extending the agreement to maintain the new cul-de-sac since it is for the benefit of the new owners. Mr. Mannel is willing to participate with clean up, but doesn't want to spend more money and

the old ones. Biggest concern, road maintenance agreement for Indian Rock Lane was set up for 4 parcels and now there will be two new owners.

Mr. Votaw stated that the road maintenance agreement will not affect the old owners only the new owners and that there could potentially be two road maintenance agreements due to the new development because the current owners cannot be forced to participate. Road maintenance agreements usually require residents to participate when upgrades are necessary.

The roads have to meet the current road standards prior to the map recording.

Mr. Votaw stated that this is a private road and not a town maintained road and can't guarantee that the road is going to be maintained.

Mr. Baker stated that the Town has always recommended a road maintenance agreement be put in place prior to recording a final map.

Commissioners asked if there was any way to realign Buschmann Road to straighten it out.

Mr. Mannel wanted to clarify that he and Mr. Dyer participate in the road maintenance agreement on Indian Rock Lane and the Marans participate in a road maintenance agreement on Indian Rock Lane and a portion of Buschmann Road and the last improvements were split 50/25/25 by ratio of street frontage. Mr. Mannel suggested that the correct way to approach a new agreement would be by lot frontage on the road for the new property owners.

Mr. Baker stated that the Town has never been involved in determining the ratio from different property owners.

Mr. Mannel stated that there is substantial road failure on Indian Rock Lane due to poor subgrade, it has been patched and there is so much water in that area; a condition should be to evaluate the cul-de-sac.

Mr. Dyer stated that from a driving standpoint, there is an issue with visibility at the intersection of Foster and Buschmann and there have been single car accidents and disagrees with the Town Engineer's determination that Buschmann road is not an issue.

6. Gary Skopnik – lives on Scott Drive, has concerns with extending Buschmann Road.

Chair Nichols closed the public hearing at: 7:03 p.m.

Mr. Baker suggested an additional condition for the developer to be required to provide vegetation clearance on Foster Road to improve site distance in a manner acceptable to the Town Engineer and editing condition #8 to include language for maintenance of the remainder parcel and eliminating the phrase in the second to last line beginning with "and the proposed on-site fire access facility" and inserting a phrase that requires road maintenance, drainage facilities, and an onsite fire access agreement for the proposed private road project and the remainder parcel to meet the requirements of the Town Engineer.

Mr. Baker stated that they could receive input from the Town Engineer about issues and ask him to be present at the next meeting. The hearing could be postponed to the next Planning Commission meeting in October with edits from the Planning Director and changes that would be included in the additional analysis and modified conditions.

Chair Nichols asked if continuing the public hearing would create an inconvenience to the developer.

Gary Maran does not understand the need to prolong the hearing, Buschmann Road has never had a two car accident, agrees that there is a site distance concern but it is the Town's issue, doesn't think any alignment can be done to straighten Buschmann Road and that the road was built to specification. Stated that this is a tentative subdivision map and if the cul-de-sac can be realigned they are not going to tear out items that are currently established. Mr. Maran stated that after 35 years of maintaining the property the water issue at cul-de-sac is a spring and the french drain is probably not working properly. Mr. Maran's mother lives on the property-he hasn't lived in Paradise for 26 years and is aware of issues with property, wants to improve the property and this will have little impact on Buschmann Rd, only a minor impact on area, and has been working on this project for 1 ½ years.

Mr. Baker asked if there was any way to discuss potential solutions/different approaches with the Town Engineer if the hearing is continued. Mr. Maran or Mr. Votaw as his representative is willing to meet with staff to discuss concerns.

Motion by Nichols, seconded by Clarkson, approved to continue the public hearing for Indian Rock Springs Tentative Map Application (PL-17-00027) to October 17, 2017 at 6:00 p.m. with a request of staff to review the following:

1. Town Engineer to review the alignment of Buschmann Rd at Foster Rd and the sight distances at that intersection and attend the October 17th Planning Commission hearing to discuss his conclusions. If changes are needed, to suggest new conditions to the Planning Director for inclusion in the agenda report for that meeting.
2. Town Engineer to consult with the Planning Director to suggest a new condition to provide for the perpetual maintenance of the project's open space.
3. Town Engineer to review the need to correct water seepage on Indian Rock Lane.
4. Write a new condition that encourages the developer to enlarge the cul-de-sac in a way that minimizes the impact on the current residents.
5. Consult with the Town Attorney to determine if the Town has any authority to require the merger of the existing and new road maintenance agreements.

Roll call vote was unanimous with Groom absent and not voting.

6. OTHER BUSINESS

6a. Freedle Tentative Parcel Map Extension (PL17-00193). Request for approval of an extension of time assigned to the conditionally approved Freedle Tentative Parcel Map (PM-07-3); 6291 & 6293 Oliver Rd, AP No. 051-071-122.

Motion by Neumann, seconded by Towslee, approved, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Freedle Tentative Parcel Map (PM-07-3), thereby creating a new tentative parcel map expiration date of **November 27, 2023**. Roll call vote was unanimous with Groom absent and not voting.

An appeal may be filed with the Town Clerk's office within 10 days of the decision of the Planning Commission.

Community Development Director Baker updated the Commissioners on the following projects going on in town: Safeway, Starbucks, Westside Pizzeria, Lynn's Optimo, Mamma Celeste's Pizzeria and Gastropub, Carousel Motel, Ikkyu Japanese Restaurant and R & R Custom Fabrication.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Commissioner Neumann expressed concerns about the traffic issues at Center Street and Skyway and was directed to begin the conversation with Town Engineer Marc Mattox prior to agendaizing/discussing at the Planning Commission meeting.

9. ADJOURNMENT

Chair Nichols adjourned the meeting at 7:26p.m.

Date Approved:

By: _____
Martin Nichols, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT (REVISED)
MEETING DATE: October 17, 2017**

FROM: Craig Baker, Community Development Director
SUBJECT: Indian Rock Springs Tentative Map (PL17-00027) Application
DATE: October 11, 2017

AGENDA NO. 4 (a)

AP 052-250-117

GENERAL INFORMATION:

Applicant: Gary Maran
5640 Indian Rock Lane
Paradise, CA 95969

Surveyor: Rolls, Anderson & Rolls
115 Yellowstone Drive
Chico, CA 95973

Location: 5640 Indian Grinding Rock Lane, Paradise, CA (west end of Buschmann Road)

Requested Action: Tentative map approval (Indian Rock Springs) to divide an 11.75 acre property into 6 lots of record and a 5.6 acre remainder.

Purpose: To establish medium to low density single-family residential lots.

Project Density: +/-0.51 dwelling units per acre

Present Zoning: Rural Residential-1 acre minimum (RR-1)

General Plan Designation: Rural Residential (RR)

Existing Land Use: Single-family residential

Surrounding Land Use: North: Paradise Memorial Trailway
East: Medium density residential
South: Medium and low density residential
West: Paradise Memorial Trailway

Land Area: ±11.75 acres

Environmental Determination: Mitigated Negative Declaration

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

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

SPECIAL INFORMATION:

The project applicant has requested tentative map approval to divide the property into six resultant lots for residential use and a 5.6 acre remainder that will serve as open space and is comprised of areas that are largely unsuitable for development.

Access to the 11.75 acre site is provided by Foster and Buschmann Roads. Interior access to the proposed lots would be provided by an existing cul-de-sac embodied within an existing 40 foot-wide access easement (Indian Rock Lane) and the construction of an additional cul-de-sac which would be a private road extension of Buschmann Road and would be named as such. The new private road would be embodied within a proposed 40 foot-wide access and public utility easement.

The project site possesses thirty lineal feet of public street frontage along the west side of Foster Road, which, pursuant to the town's subdivision regulations, is adequate to serve the proposed land division. Access to Lot 2 would be provided via Buschmann Road and Indian Rock Lane, both existing private roads. Access to Lot 1 would be provided via Indian Rock Lane (existing). Access to Lot 6 would be provided via Indian Rock Lane and the proposed private road extension of Buschmann Road. Access to Lots 3, 4 and 5 would be provided via the proposed private road extension of Buschmann Road.

Proposed lot sizes would range from 1.0 to 1.28 acres and the proposed 5.6 acre remainder would be in conformance with the RR-1 zoning assigned to the site. All proposed lots have been found to satisfy the minimum requirements of the town for on-site wastewater disposal. Proposed Lot 2 is currently improved with an existing single family dwelling that is proposed to remain. Several water main and drainage easements are proposed to be established upon recordation of a final map. It is not expected that any trees large enough to be subject to the issuance of a town tree felling permit will be felled and removed as a result of proposed or required site improvements.

The proposed method of sewage disposal for the subdivision shall be the future establishment of individual septic tank/leachfield systems upon each separate lot.

Other subdivision improvements include but are not limited to: a) the extension and installation of water mains as part of the PID community domestic water supply system; b) the installation of properly spaced fire hydrants; c) the creation of storm drainage facilities; and d) the extension and installation of underground and possibly overhead utilities (ex. cable TV, electric, gas, telephone, etc.).

For a more detailed project description and additional analysis, please refer to the initial study and proposed mitigated negative declaration document prepared for this project.

ANALYSIS:

As referenced above, staff has prepared and circulated a proposed mitigated negative declaration concerning the proposed project. This document identifies necessary mitigations and project conditions designed to reduce potential environmental effects to a less than significant level. Thus, if mitigated prudently, the project should not result in direct and significant adverse effects upon the existing environmental setting. The proposed environmental document was made available for local public review for a thirty (30) day period prior to the scheduled public hearing for the project.

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. Town staff recommends project approval, however, several specific issues have been identified that need to be addressed with project conditions and/or mitigations in order to promote orderly and safe development of this area of the Paradise community.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the project, **as mitigated and conditioned**, will not result in any significant adverse effects on the environment, and adopt the mitigated negative declaration prepared by staff for the Indian Rock Springs Tentative Map project.
- b. Find that the proposed subdivision, **as mitigated and conditioned**, together with its provisions for its design and proposed improvements, is consistent with the goals and policies of the 1994 Paradise General Plan, the State Subdivision Map Act and the Town's subdivision ordinance.
- c. Find that the project, **as mitigated and conditioned**, is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the resulting sizes and uses of the lots would be compatible with adjacent properties, and adequate infrastructure would be in place to serve the proposed lots.
- d. Find that the private and public infrastructure improvements assigned to the proposed project are necessary to promote orderly and safe development of the

area; and need to be completed prior to or at the time the final subdivision map is recorded.

- e. Find that the project, **as mitigated and conditioned**, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
1. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 2. The project site is located within an area that has been altered by decades of residential development.

RECOMMENDATION:

MOVE TO APPROVE the proposed Indian Rock Springs Tentative Map application (PL17-00027) subject to the following conditions and mitigations (***NOTE: Revisions to recommended conditions of project approval are shown in bold italic font***):

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL MAP

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered road, grading and drainage improvements plan and a dust emissions control plan for the subdivision development and any required off-site improvements to the Public Works Department (engineering division) for review and approval by the Town Engineer. ***Road improvement plans shall be designed to minimize disruption of existing trees and private improvements. Private improvements that are disrupted shall be relocated or replaced.*** Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.
2. Establish forty-foot minimum width interior roadway access easements as proposed; and construct full street section improvements within the roadway access instruments to include 2" Hot Mix Asphalt (1/2" aggregate max) on 6" Class II Aggregate Base (3/4" aggregate max) and two asphalt curbs encompassing a 20' wide roadway.
3. Construct paved forty-foot radius cul-de-sac bulb turnaround areas within fifty-foot radius easements located at the terminus of each proposed onsite cul-de-sac.

4. Construct fifteen-foot radius returns at the proposed onsite private access road intersection.
5. Apply for and secure town issuance of an encroachment permit for any work proposed or required to be located within the public street right-of-way.
6. Street name signs shall be provided by the developer at all street intersections per town requirements. Contact the town Public Works Department (engineering division) for information regarding the purchase and installation of street signs. Place the approved names of proposed access roads upon the final map. ***(Buschmann Road and Indian Rock Lane.)***
7. The project developer shall install appropriate stop signs and other traffic signs, ***removal of pavement markings*** and ***the addition of*** thermoplastic pavement markings as determined by the Town Engineer and in accordance with generally acceptable engineering practice.
8. Provide a Town approved road maintenance, drainage facilities and on-site fire access maintenance agreement for the proposed private roads, project drainage facilities, ***maintenance of the remainder lot***, and the proposed on-site fire access facility to be recorded concurrently with final map recordation.
9. ***The project developer shall remove vegetation from within the public right-of-way of Foster Road to a distance of 100 feet north and south of the Buchmann Road private road encroachment onto Foster Road to improve traffic sight distance in a manner deemed satisfactory to the Town Engineer.***

DRAINAGE

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

UTILITIES

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

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

WATER SUPPLY

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

FIRE PROTECTION

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

SANITATION

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

SITE DEVELOPMENT

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

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

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

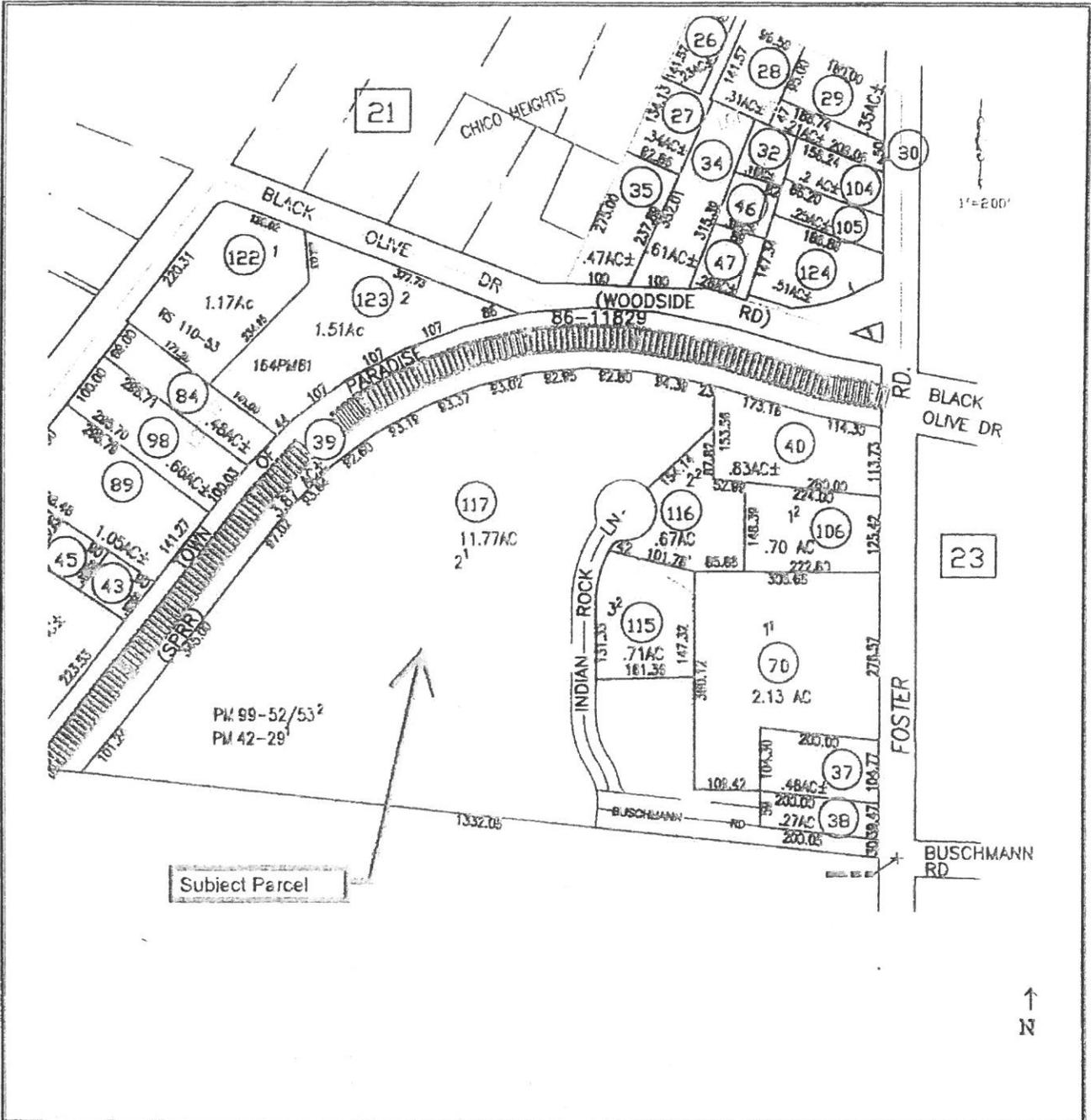
OTHERS

24. Place the following notes on the final map information data sheet:
 - a. "At the time of building permit issuance, lot owners will be required to pay any Town of Paradise adopted development impact fees."
 - b. "If any archaeological resources are uncovered during project construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery."
(Mitigation)
25. Provide documentation from the Butte County Tax Collector verifying payment of current property taxes and assessment liens imposed by the town.

26. Provide monumentation as required by the Town Engineer complying with the State Subdivision Map Act and Town of Paradise standards.
27. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon areawide recreation facilities. Provide evidence of payment to the town Development Services Department planning division.
28. The project subdivider shall defend, indemnify and hold harmless the Town of Paradise or its agents, officers and employees from any claim, action or proceeding against the Town of Paradise or its agents, officers or employees to attach, set aside, void or annul the Town of Paradise approval of the Indian Rock Springs Tentative Map if such action is brought forward within the time period provided in California Government Code Section 66499.37. The Town of Paradise shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense. In the event that the Town of Paradise fails to promptly notify the subdivider of any claim, action or proceeding, or if the Town fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the Town of Paradise. Nothing contained within this condition prohibits the local agency from participating in the defense of any claim, action, or proceeding, if both the following occur: (1) The agency bears its own attorney's fees and costs; and (2) The agency defends the action in good faith. The subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the subdivider.

**ATTACHMENTS
FOR
PLANNING COMMISSION AGENDA NO. 5(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners for the public hearing and environmental document for the Indian Rock Springs Tentative Map project.
3. Mailing list of property owners notified of the public hearing and availability of the environmental document for the Indian Rock Springs Tentative Map project.
4. Land Division Review for the Indian Rock Springs Tentative Map dated December 21, 2016 and amended on May 3, 2017 from Assistant Onsite Sanitary Official Bob Larson.
6. Letter dated April 28, 2017 from P.I.D. representative Neil Essila.
7. Copy of development review memorandum dated February 28, 2017 from Building Official/Fire Marshal Tony Lindsey.
8. Copy of a list of recommended conditions of project approval dated September 8, 2017 from Town Engineer Marc Mattox.
9. Emailed comments received on August 30, 2017 from neighboring homeowner Bill Mannel regarding required road improvements for the project
10. Copy of the initial study (environmental review document) and proposed mitigated negative declaration developed by staff for the project.
11. Copy of the Indian Rock Springs Tentative Map submitted by the project applicant on April 24, 2017.
12. Memorandum from Town Engineer Marc Mattox dated October 11, 2017



APPLICANT: Gary Maran		ADDRESS: 5640 Indian Rock Ln
OWNER: Maran Trust		
PROJECT DESCRIPTION:		
Tentative subdivision map application proposing to divide an existing ±11.75 acre property, currently developed with a single family residence, zoned RR-1 (Rural Residential 1 acre min) into six lots of record with a remainder lot.		
Zoning: RR-1	GENERAL PLAN: RR	FILE NO. PL17-00027
ASSESSOR PARCEL NO. 052-250-117		MEETING DATE: 9/19/17

TOWN OF PARADISE

Date: August 17, 2017

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

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on Tuesday, September 19, 2017 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

- Project title:** Indian Rock Springs Tentative Map Application (PL17-00027)
- Project location:** 5640 Indian Rock Lane, Paradise, CA; Assessor Parcel No. 052-250-117
- Description of project:** The project proponent is requesting tentative map approval a of a tentative map (Indian Rock Springs) to divide an 11.75 acre property located at the west end of Buschmann Road and zoned Rural Residential-1 acre minimum (RR-1) into 6 lots of record and a 5.6 acre remainder. The project site is zoned Rural Residential-1 acre minimum (RR-1) and is further Identified as Assessor Parcel No. 052-250-117.

Address where document may be viewed: Town of Paradise Town Hall
Development Services Department
5555 Skyway, Paradise, CA 95969

Public review period: *Begins:* August 17, 2017
Ends: September 18, 2017

The environmental document (Initial Study and Mitigated Negative Declaration) and project file are available for public inspection at the Development Services Department in Paradise Town Hall. Any person wishing to respond to the proposed environmental document may file written responses no later than **September 18, 2017 at 5:00 p.m.** with the Paradise Development Services Department.

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

Craig Baker, Planning Director, Town of Paradise



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Indian Rock Springs

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C/O MARAN JOHN J & GRACE M TRUSTEES
5640 INDIAN ROCK LN
PARADISE CA 95969

052-213-013-000
BORDIN-HUITT MARIE REVOCABLE TRUST
C/O BORDIN-HUITT MARIE TRUSTEE
9241 TROXEL RD
CHICO CA 95928

052-250-124-000
THE ARC OF BUTTE COUNTY INC
2030 PARK AVE
CHICO CA 95928

052-250-084-000
POLLAK LANA
748 CESSNA AVE
CHICO CA 95926

052-250-098-000
BOTTON KEITH M
P O BOX 1626
PARADISE CA 95967

052-250-106-000
CHINNOCK GEOFFREY R & JOELLE S
5675 FOSTER RD
PARADISE CA 95969

052-250-045-000
NORRIS DEBORAH KAYE
46 COHO CT
OROVILLE CA 95966

052-250-043-000
STIER KENNETH EDWARD TRUST
C/O STIER KENNETH E TRUSTEE
P O BOX 3081
WRIGHTWOOD CA 92397

052-250-114-000
CASTALDO JOHN L & JACKLYN A REV TRUST
CASTALDO JOHN L & JACKLYN a TRUSTEES
6 WILLIAMSBURG LN
CHICO CA 95926

052-260-135-000
HOPMAN GEORGE W & SMILEY
BARBARA
5460 FILBERT ST
PARADISE CA 95969

052-213-007-000
HUDDLESTON DAWN & MENDEZ
GERALD D JR
5177 BLACK OLIVE DR
PARADISE CA 95969

052-250-035-000
BLACK RIVER LAND COMPANY LLC
PO BOX 3220
PARADISE CA 95967

052-250-047-000
ROTTON ANDREW & LAURA
5271 BLACK OLIVE DR
PARADISE CA 95969

052-250-039-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-250-040-000
SHIELDS TORI L ETAL
LITTLER MEGAN
11 COMSTOCK RD
CHICO CA 95928

052-250-101-000
JOHNSON FAMILY TRUST
C/O JOHNSON LEAROY W TRUSTEE
6473 GREGORY LN
PARADISE CA 95969

052-250-052-000
HICKS BRUCE ALAN
772 5TH AVE
CHULA VISTA CA 91910

052-235-028-000
AGLILOLO MICHAEL J & NANCY E
2196 OAK PARK AVE
CHICO CA 95928

052-235-029-000
CHIAVOLA ROBERT L & PATRICIA A
5553 SIERRA PARK DR
PARADISE CA 95969

052-260-010-000
SHOFF SUNNEE
1721 EDEN ROC
PARADISE CA 95969

052-213-012-000
BORDIN-HUITT MARIE REVOCABLE TRUST
C/O BORDIN-HUITT MARIE TRUSTEE
9241 TROXEL RD
CHICO CA 95928

052-250-034-000
MACHADO DARLA KAY
5243 BLACK OLIVE DR
PARADISE CA 95969

052-250-123-000
HEXIMER OLIVER P & RAQUEL
10114 KESTER AVE
MISSION HILLS CA 91345

052-250-116-000
DYER RODNEY W & GLORIA L
5660 INDIAN ROCK LN
PARADISE CA 95969

052-250-089-000
DANIELS DASIS
5700 SKYWAY
PARADISE CA 95969

052-250-070-000
GARCIA MANUEL J & PAMELA
5659 FOSTER RD
PARADISE CA 95969

052-250-115-000
MANNEL REV I V TRUST
C/O MANNEL WILLIAM R & PATRICIA L
TRUSTEES

5650 INDIAN ROCK LN
PARADISE CA 95969

052-250-037-000
LEE CARL
5581 FOSTER RD
PARADISE CA 95969

052-235-027-000
ROBERTS JAMES M
5588 FOSTER RD
PARADISE CA 95969

052-250-038-000
COUNTY OF BUTTE
7 COUNTY CENTER DR
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052-235-030-000
PHILLIPS MATTHEW H
545 WIRTHS WY
PARADISE CA 95969

052-235-025-000
RAWIE GLENN W & MEGAN RENEE
649 BUSCHMANN RD
PARADISE CA 95969

052-330-006-000
GODINEZ MARIA
619 SCOTT DR
PARADISE CA 95969

052-330-005-000
MAIER REVOCABLE INTER VIVOS TRUST
C/O MAIER GERALD D TRUSTEE
621 SCOTT DR
PARADISE CA 95969

052-330-004-000
SKOPNIK GARY W
623 SCOTT DR
PARADISE CA 95969

052-260-038-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-330-007-000
GAGNIER JENNIFER L & CLENTON J
615 SCOTT DR
PARADISE CA 95969

052-360-010-000
SANCHEZ EDDIE
PO BOX 2544
PARADISE CA 95967

052-330-003-000
TAYLOR SANDRA L
625 SCOTT DR
PARADISE CA 95969

052-330-002-000
BOATRIGHT TOM & DIANE FAMILY TRUST
C/O BOATRIGHT THOMAS G & DIANE L
TRUSTEES
627 SCOTT DR
PARADISE CA 95969

052-330-001-000
BOWMAN BERNHARD B
629 SCOTT DR
PARADISE CA 95969

052-330-008-000
VANDENBERG RICHARD A TRUST
C/O VANDENBERG RICHARD A TRUSTEE
614 SCOTT DR
PARADISE CA 95969

052-330-010-000
KING COREEN SWEENEY REVOCABLE TRUST
C/O KING COREEN S TRUSTEE
622 SCOTT DR
PARADISE CA 95969

052-330-011-000
WHEELER RICHARD L ETAL
WILBANKS JUDITH LE
14256 SHERWOOD CIR
MAGALIA CA 95954

052-360-007-000
VISINONI TONY S ETAL
VISINONI DINO M
5515 CLARK RD
PARADISE CA 95969

052-330-013-000
GALLOWAY JIMMIE D JR
628 SCOTT DR
PARADISE CA 95969

052-360-011-000
SANCHEZ SHERYL A ETAL
SANCHEZ DANIEL ROBERT
P O BOX 2544
PARADISE CA 95967

052-330-012-000
BIANCO CELIA Z
626 SCOTT DR
PARADISE CA 95969

052-330-009-000
PFLUECKE ZEICHICK FAMILY TRUST
C/O PFLUECKE SUZANNE & ZEICHICK
KATHLEEN TRUSTEES
618 SCOTT DR
PARADISE CA 95969

052-330-014-000
WOODALL MELISSA A & TRAVIS
630 SCOTT DR
PARADISE CA 95969

052-360-012-000
BARRON WENDY G
831 GREENWICH DR
CHICO CA 95926





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Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Paradise Downtown Business Ass.
c/o Fir Street Gallery/Pam Funk
6256 Skyway
Paradise, CA 95969

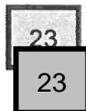
Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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





TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

MARAN TRUST
C/O MARAN JOHN J & GRACE M TRUSTEES
5640 INDIAN ROCK LN
PARADISE, CA 95969

12/21/2016

LAND DIVISION REVIEW

Permit Number: OS16-06219
Property Address: 5640 INDIAN ROCK LN
AP Number: 052-250-117-000

We have completed our review of the above referenced application for a land division review. Please be advised of the following:

Parcel # 1 is approved with a maximum wastewater treatment capacity of ~~488~~ gallons per day.
455 gal 5/3/17

Parcel # 2 is approved with a maximum wastewater treatment capacity of 394 gallons per day.

Parcel # 3 is approved with a maximum wastewater treatment capacity of 443 gallons per day.

Parcel # 4 is approved with a maximum wastewater treatment capacity of 545 gallons per day.

Parcel # 5 is approved with a maximum wastewater treatment capacity of 352 gallons per day.

Parcel # 6 is approved with a maximum wastewater treatment capacity of ~~302~~ gallons per day.
300 gal

Please be advised that all parcels with the exception of parcel # 2 will require shallow pressure dosed capping fill wastewater systems to be installed in the area of approved soils testing. Also note that capping fill systems can only be installed between June 1st and October 1st.

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

Sincerely,

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

24
24

cc: Craig Baker, Community Development Director

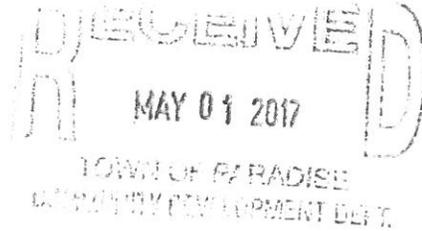


PARADISE IRRIGATION DISTRICT

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

April 28, 2017

Town of Paradise
Attn: Susan Hartman
5555 Skyway
Paradise, CA 95969



Subject: Gary Maran Revised Tentative Subdivision Map Application, PL17-00027, 5640 Indian Rock Lane, APN 052-250-117.

Dear Susan:

Thank you for the opportunity to review the above referenced application. The following comments apply to the Map, as resubmitted.

1. A 1-inch water meter currently serves this property. After this map records, and at such time as the resulting parcels cease to be under identical ownership, additional water meters will be necessary to serve water to each individual parcel. Payment of a Service Capacity Fee (currently \$4,376 for a ¾-inch meter) and Meter Installation Fee will be necessary at the time each meter is ordered.
2. There is a 16-inch water main in Buschmann Road adjoining the subject property. Hydrant flows from this main should be more than satisfactory. Hydrant flow data for the hydrant (labeled S-393) at Buschmann Road and Indian Rock Lane does not appear to be available.
3. Static pressure at the project location is approximately 80 psi.
4. Lots 1, 4 and 5 are not contiguous to an existing District water main. As a condition of recording the subdivision map water main extensions will be required along Indian Rock Lane and along the northwesterly extension of Buschmann Road. The cost of water main extensions is the responsibility of the project developer. Please contact the undersigned for details on the initiation of a pipeline extension project.
5. The tentative map wastewater disposal plan shows an additional fire hydrant located near the northeast corner of Lot 6 and near the southeast corner of Lot 4. The water main to each fire hydrant must be a minimum of 6 inches in diameter.
6. The proposed water main extension on Indian Rock Lane will need to extend to a point on the common lot line between Lot 1 and Parcel 2. The proposed water main extension on Buschmann Road will need to extend to a point on the common lot line between Lots 4 and 5. Each of these pipelines can be less than 6 inches in diameter.

Susan Hartman
April 28, 2017
Page 2 of 2

7. Upon construction of the water main extension, the applicant is eligible for reimbursement of a portion of the cost of the water main extension. The owners of APN 052-250-115 are obligated under a recorded Future Pipeline Agreement to pay a pro rata share of the cost of the pipeline extension along Indian Rock Lane. The cost shares will be determined by the formula specified in District policy in effect at the time of execution of a reimbursement agreement and by the language of the existing Future Pipeline Agreement.
8. Water meters serving the properties identified as Parcel 2 (APN 052-250-116) and Parcel 3 (APN 052-250-115) shall be moved from their current location, near the intersection of Buschmann Road and Indian Rock Lane, to the new water main to be constructed on Indian Rock Lane, at locations fronting the subject properties. Among other things, this will improve water quality for the future residence to be constructed on Lot 1.
9. There is currently a large earth berm extending along the alignment of the proposed Buschmann Road extension. Grading design for this area should take into account the location and depth of the existing 16-inch water main located in this area.
10. Septic tanks and leach fields shall not be located less than 25 feet horizontal distance from the existing 16-inch water main along the south side of the project area and the proposed water mains on Buschmann Road and Indian Rock Lane. The second Map sheet shows areas excluded from septic system construction. However, there does not appear to be any indication on that sheet regarding the presence of the existing water main, or the purpose of the 25-foot setback. Inclusion of this information on the map could assist staff in identifying the reason for the indicated setbacks.

Please contact me at 876-2037 if you have any questions regarding these comments.
Thank you.

Sincerely,



Neil J. Essila
Assistant Engineer

Cc: Gary Maran
Herb Votaw; Rolls, Anderson & Rolls

MEMORANDUM

TO: Susan Hartman
FROM: Tony Lindsey Building Official/Fire Marshal
SUBJECT: 5640 Indian Rock
DATE: February 28, 2017

Following are my comments relative to the 5640 Indian Rock Tentative subdivision map.

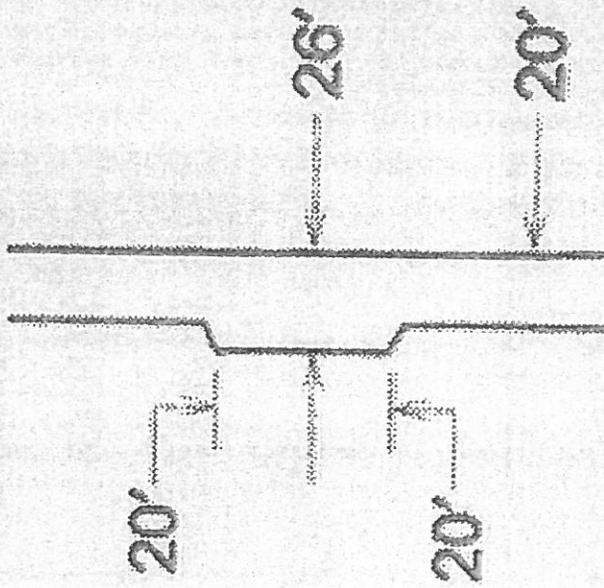
Fire:

1. The maximum distance from a structure to the closest fire hydrant shall be 700 feet, calculated as if the engine company were actually "laying the hose" to attack a fire in a structure.
2. The maximum distance between two hydrants located along a public or private road or street as defined by the Town of Paradise, shall be 500 feet. The proposed hydrant locations are beyond the maximum distance.
3. Where a hydrant is located on a fire apparatus access road the minimum road width shall be 26 feet. See attached
4. The required fire flow for a residential Type V-B that does not exceed 3,600 square foot shall be 1500 gpm for 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
5. Water improvement plans shall be approved by the Town of Paradise Fire Department. The Developer shall furnish the Town of Paradise Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements.
6. Fire hydrants shall be painted per the Town of Paradise Fire Department standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.

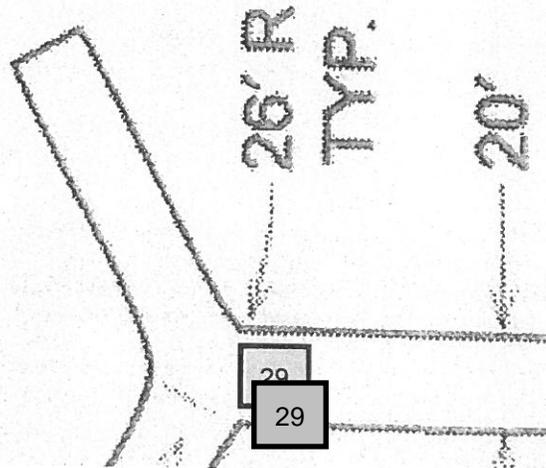
Department specification are required. The Knox switch shall override all gate functions and open the gate.

Building:

1. Building permit application. Three (3) complete, full size, scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of California Residential Code for Materials and Construction Methods for Exterior Wildfire Exposure.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. Twenty (20) pounds per square foot below 1,800 feet in elevation. 5640 Indian Rock site is approximately 1,589 feet (Google Earth).



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



FOOT "Y"

20

Baker, Craig

From: Mattox, Marc
Sent: Friday, September 08, 2017 11:56 AM
To: Baker, Craig
Cc: Hartman, Susan
Subject: Indian Rock Springs Conditions
Attachments: Indian Rock Springs Conditions.docx

See attached. If you have any further needs or suggested edits, please let me know.

Thank you,

Marc Mattox

Public Works Director/Town Engineer | Town of Paradise
(530) 872-6291 ext. 125 | www.townofparadise.com

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered road and drainage improvements plan for the subdivision development and required off-site improvements to the Public Works Department (engineering division) for review and approval by the Town Engineer. Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.
2. Establish forty-foot minimum width interior roadway access easements as proposed; and construct full street section improvements within the roadway access instruments to include 2" Hot Mix Asphalt (1/2" aggregate max) on 6" Class II Aggregate Base (3/4" aggregate max) and two asphalt curbs encompassing a 20' wide roadway.
3. Construct paved forty-foot radius cul-de-sac bulb turnaround areas within fifty-foot radius easements located at the terminus of each proposed onsite cul-de-sac.
4. Construct fifteen-foot radius returns at the proposed onsite private access road intersection.
5. Street name signs shall be provided by the developer at all street intersections per town requirements. Contact the town Public Works Department (engineering division) for information regarding the purchase and installation of street signs.
6. Provide a Town approved road maintenance, drainage facilities and on-site fire access maintenance agreement for the proposed private roads, project drainage facilities and the proposed on-site fire access facility to be recorded concurrently with final map recordation.

DRAINAGE

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

Baker, Craig

From: Mannel, Bill [bmannel@buttecounty.net]
Sent: Wednesday, August 30, 2017 4:01 PM
To: Baker, Craig
Cc: Mattox, Marc
Subject: RE: Maran - Indian Rock Springs Tentative Subdivision Map

Thanks Craig.

Marc, I was just seeking clarification as to the expectation of the Town under its subdivision standards, not necessarily my expectation at this point.

- Bill

Bill Mannel, REHS

Deputy Director, Waste Management Division
Butte County Public Works
#7 County Center Dr.
Oroville Ca. 95965
530-879-2350 phone
530-645-1820 fax
530-693-0131 cell

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From: Baker, Craig [mailto:cbaker@townofparadise.com]
Sent: Wednesday, August 30, 2017 2:30 PM
To: Mannel, Bill
Cc: Mattox, Marc
Subject: RE: Maran - Indian Rock Springs Tentative Subdivision Map

Hello Bill,

Good to hear from you. I think that is a reasonable assumption. Recommended conditions regarding road improvements will be provided by Town Engineer Marc Mattox prior to the Planning Commission meeting on September 19, 2017. I will share your expectation with him.

Craig Baker
Community Development Director
Town of Paradise
5555 Skyway
Paradise, CA 95969
Phone: (530) 872-6291

Fax: (530) 877-5059

From: Mannel, Bill [mailto:bmannel@buttecounty.net]
Sent: Wednesday, August 30, 2017 2:22 PM
To: Baker, Craig
Cc: bmannel@sbcglobal.net
Subject: Maran - Indian Rock Springs Tentative Subdivision Map

Good afternoon Craig,

I reviewed the project file for the referenced project and could not determine if the tentative subdivision map was going to be conditioned to include improvements to Indian Rock Lane. The map appears to show improvements to a full width 2 lane roadway, but the narrative in the report seems to only indicate that the private Indian Rock Lane is build (sic) to the Town's private road standards. I can't tell if this means that Indian Rock Lane will be built to, or, is built to the Town's private road standards. I believe the original subdivision (4 lots) did not require a full width roadway because it did not meet the Town's subdivision standards (5 lots), but now that the serial development (same owner) is over 5 lots, I would expect the roadways would be required to be improved to full width design by the developer.

Bill Mannel, REHS

Deputy Director, Waste Management Division
Butte County Public Works
#7 County Center Dr.
Oroville Ca. 95965
530-879-2350 phone
530-645-1820 fax
530-693-0131 cell

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

MEMO

Date: October 11, 2017
To: Craig Baker, Community Development Director
From: Marc Mattox, Public Works Director / Town Engineer
RE: Indian Rock Springs Tentative Map Application (PL17-00027) Supplemental Comments

Pursuant to comments received at the September 19, 2017 Town of Paradise Planning Commission Meeting relating to the subject Tentative Map Application, I have reviewed summarized questions and concerns and have prepared supplemental comments and conditions for approval.

Item 1 - Buschmann Rd / Buschmann Rd Extension Geometry

During the initial review of the proposed map, an analysis of the Buschmann Rd Extension/Foster Road intersection was performed. While, the alignment between Buschmann Road and Buschmann Extension is not parallel, with a posted two-way STOP sign and markings, sufficient sight lines exist to make safe right-of-way decisions between the two Buschmann Road movements.

Condition Modification

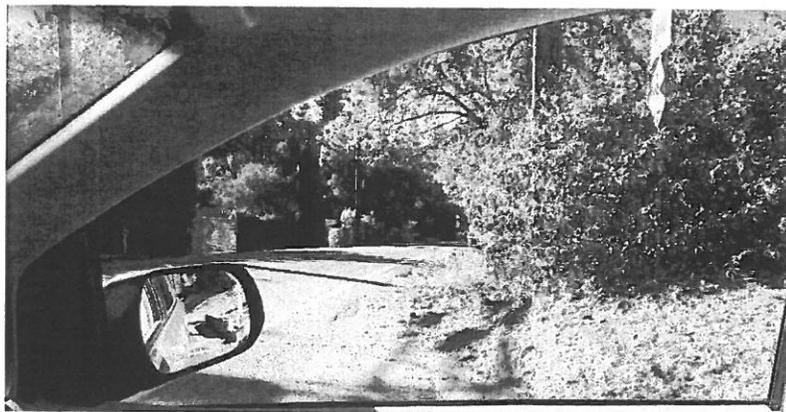
It is recommended that Condition No. 6 be clarified to also require the replacement of the street name sign at the Foster Road intersection to identify "Buschmann Rd".

Condition Modification

It is recommended that Condition No. 7 be clarified to require the applicant to permanently black out a yellow hatched limit line crossing Buschmann Rd Extension (west of Foster Road) and install a 12" white thermoplastic limit line and new "STOP" legend as approved by the Town Engineer.

Item 2 - Buschmann Rd Extension / Foster Rd Sight Distances

A second review of the sight lines for vehicles exiting Buschmann Rd Extension to turn left or right to Foster Road or proceed straight to Buschmann Road was made. Current vegetation growth is slightly obscuring sight lines for oncoming northbound and southbound Foster Road traffic, as shown in the photograph below.



Additional Condition Recommended

It is recommended a condition be placed on the tentative map to require the project developer to permanently clear all vegetation immediately adjacent (100' in each direction) to the Buschmann Rd Extension alignment at Foster Road, in accordance with recommendations by the Town Engineer.

Item 3 – Indian Rock Springs Cul-de-Sac Expansion

To comply with current municipal code requirements, a condition was placed on the subject map to expand the Indian Rock Springs to a fifty foot radius. The proposed tentative map complies with this requirement, however, as existing property owners have installed landscaping and other features within an easement, expansion of the cul-de-sac may disrupt these features.

Additional Condition Recommended

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

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

1. **Description of Project:** Indian Rock Springs Tentative Map application (PL17-00027)

Tentative map application to divide an existing 11.75 acre property improved with a single-family dwelling and zoned Rural Residential-1 acre minimum (RR-1) into six lots of record and a 5.6 acre remainder.

2. **Name and address of project applicant:**

Gary Maran
5640 Indian Rock Lane
Paradise, CA 95969

3. **The Initial Study for this project was prepared on:** August 15, 2017

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

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

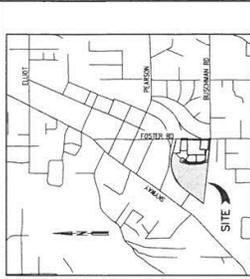
6. Any person wishing to respond to this negative declaration may file written responses no later than 5:00 pm on September 18, 2017 with the Paradise Development Services Department, Town Hall, 5555 Skyway, Paradise, CA 95969, (530) 872-6291. The Planning Director or the Planning Commission will review such comments and will either uphold the issuance of a mitigated negative declaration or require an environmental impact report to be prepared.

7. If no protest is lodged, the mitigated 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: _____ Date: August 17, 2017
Craig Baker, Planning Director

INITIAL STUDY
FOR
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)



LOCATION MAP
NO SCALE

OWNER GARY P. MARAN 115 BELLEVILLE DRIVE ROCKY HAVEN, CA 95070	APPLICANT GARY P. MARAN 115 BELLEVILLE DRIVE ROCKY HAVEN, CA 95070	SURVEYOR BOB L. ANDERSON & SONS HERBERT V. PERRY 115 BELLEVILLE DRIVE ROCKY HAVEN, CA 95070	PROPERTY DATA ASSESSOR'S PARCEL NUMBER: 9502300417 APN: 025-290-117 EXISTING ZONING: R-1 EXISTING LAND USE: RESIDENTIAL/OPEN SPACE
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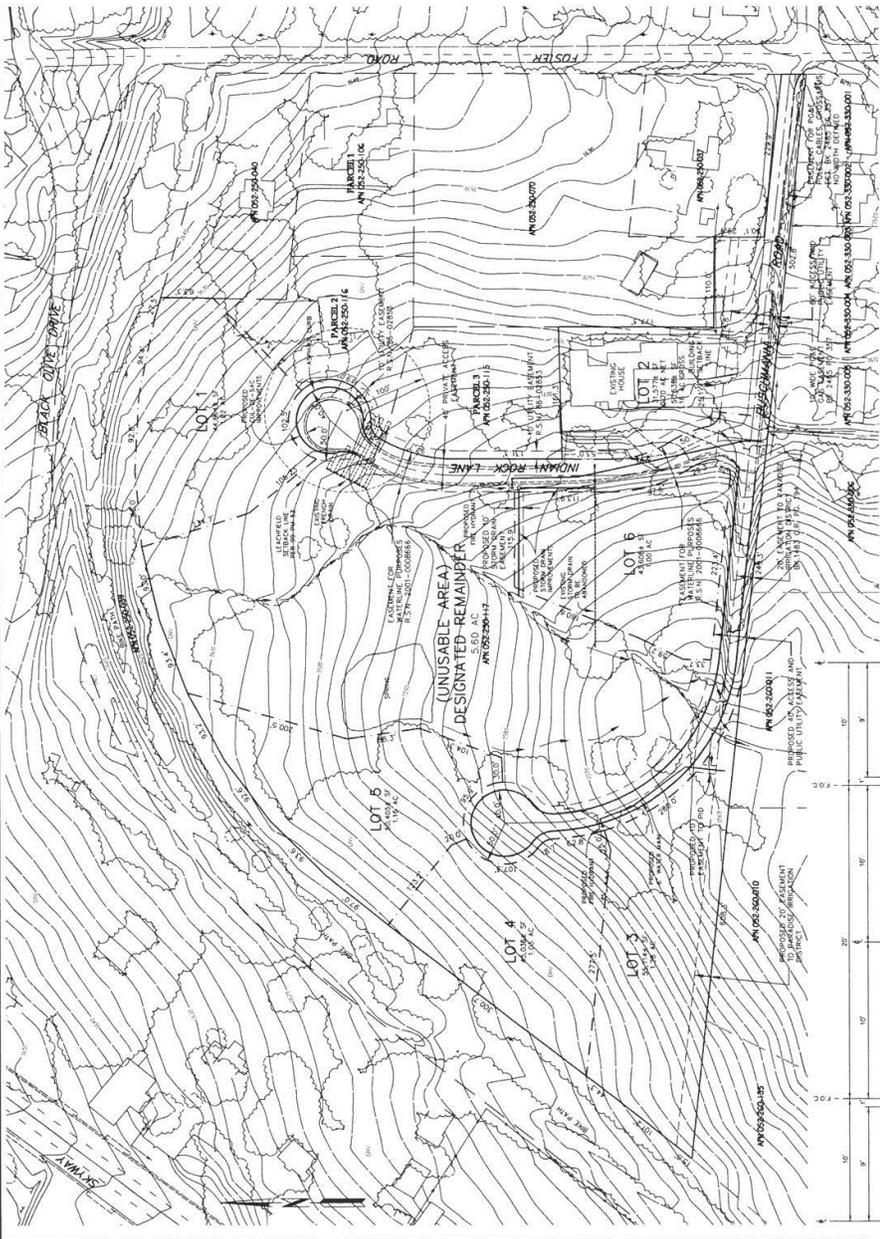
LEGEND
PANEL BOUNDARY
EXISTING PARCEL LINE
PROPOSED PARCEL
CENTERLINE
PROPOSED LOT MARKERS
ASSESSOR'S PARCEL NUMBER
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE

TENTATIVE SUBDIVISION MAP
INDIAN ROCK SPRINGS

GARY P. MARAN

A DIVISION OF REMAINING LANDS AS SHOWN ON THE CERTAINING MAP OF THE COUNTY OF PARADISE, CALIFORNIA, LYSING IN SECTION 22, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.M. TOWN OF PARADISE, STATE OF CALIFORNIA

APRIL 2, 2017 10043 SHEET 1 OF 2



- NOTES**
1. TOPOGRAPHIC DATA FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRIGATION DISTRICT.
 2. THE PROPOSED METHOD OF SURFACE EROSION CONTROL FOR THIS DEVELOPMENT IS SMALL FLOW PRESSURE.
 3. THERE ARE NO SHADOWS OR SHEDS PROPOSED TO BE INSTALLED AS PART OF THIS DEVELOPMENT.
 4. THE PROPOSED METHOD OF SURFACE EROSION CONTROL FOR THIS DEVELOPMENT IS SMALL FLOW PRESSURE.
 5. PERMITS FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRIGATION DISTRICT.
 6. LOT SIZES VARY FROM 8K TO 10K.
 7. RECORDS FOR THIS DEVELOPMENT ARE FILED IN THE COUNTY OF PARADISE, CALIFORNIA, RECORDS DIVISION.
 8. RECORDS FOR THIS DEVELOPMENT ARE FILED IN THE COUNTY OF PARADISE, CALIFORNIA, RECORDS DIVISION.
 9. RECORDS FOR THIS DEVELOPMENT ARE FILED IN THE COUNTY OF PARADISE, CALIFORNIA, RECORDS DIVISION.
 10. RECORDS FOR THIS DEVELOPMENT ARE FILED IN THE COUNTY OF PARADISE, CALIFORNIA, RECORDS DIVISION.



**PROJECT DESCRIPTION
AND
ENVIRONMENTAL SETTING
for
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)**

PROJECT DESCRIPTION

The project proponent is requesting tentative map approval a of a tentative map (Indian Rock Springs) to divide an 11.75 acre property zoned Rural Residential-1 acre minimum (RR-1) into 6 lots of record and a 5.6 acre remainder.

ENVIRONMENTAL SETTING

Location

The project site consists of a single property located between the Paradise Memorial Trailway and the west end of Buschmann Road in the west-central area of the Paradise community. The property is situated within the northwest quarter of Section 22, T22N, R3E, MDB&M; and is locally identified as Assessor Parcel Number 052-250-117.

Land Use

The project site is currently developed with one single family residence located in the southeast corner of the site. Land use within the area surrounding the project site primarily consists of medium density single-family residential land uses and commercial land uses associated with the nearby Skyway corridor. The linear Paradise Memorial Trailway, a walking, riding and bicycling recreational facility, abuts the project site along its north and west sides.

Vegetation, Topography and Soils

Vegetation on the site primarily consists of a mixed age stand of ponderosa pine and black oak trees, areas of blackberry thickets a few native shrub species and seasonal grasses. The project area is situated at an approximate elevation of 1,600 feet above sea level and primarily drains to the south into Hamlin Canyon. A small perennial creek bisects the site flowing north to south. A small spring exists near the west-center of the site. located on the western portion of the site and flowing from north to south. Slopes on the property vary from 8 to 18 percent, with the majority of the site characterized by slopes closer to 8 percent.

Soil found adjacent to the perennial stream on the site is classified as TW-MA soil. Wastewater disposal can be difficult and expensive in TW-MA soil. Soil on the remainder of the project site is classified within the AVD (Aiken Very Deep) soil series. AVD soil generally exceeds five feet in depth and is considered to be excellent for wastewater treatment.

Public Services

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

Access:	Foster Road, Buschmann Road (public street)
Communications:	AT&T Telephone/Comcast Cable
Electricity:	Pacific Gas and Electric Company
Public Safety:	Town of Paradise
Recreation:	Paradise Recreation and Park District
Schools:	Paradise Unified School District
Sewage Disposal:	Individual Onsite septic tank/leachfield systems
Water Supply:	Paradise Irrigation District

PROJECT DETAILS

The project applicant has requested tentative map approval to divide the property into six resultant lots for residential use and a 5.6 acre remainder that will serve as open space and is comprised of areas that are largely unsuitable for development.

Access to the 11.75 acre site is provided by Foster and Buschmann Roads. Interior access to the proposed lots would be provided by an existing cul-de-sac embodied within an existing 40 foot-wide access easement (Indian Rock Lane) and the construction of an additional cul-de-sac which would be a private road extension of Buschmann Road and would be named as such. The new private road would be embodied within a proposed 40 foot-wide access and public utility easement.

The project site possesses thirty lineal feet of public street frontage along the west side of Foster Road, which, pursuant to the town's subdivision regulations, is adequate to serve the proposed land division. Access to Lot 2 would be provided via Buschmann Road and Indian Rock Lane, both existing private roads. Access to Lot 1 would be provided via Indian Rock Lane (existing). Access to Lot 6 would be provided via Indian Rock Lane and the proposed private extension of Buschmann Road. Access to Lots 3, 4 and 5 would be provided via the proposed private road extension of Buschmann Road.

Proposed lot sizes would range from 1.0 to 1.28 acres and the proposed 5.6 acre remainder would be in conformance with the RR-1 zoning assigned to the site. All proposed lots have been found to satisfy the minimum requirements of the town for on-site wastewater disposal. Proposed Lot 2 is currently improved with an existing single family dwelling that is proposed to remain. Several water main and drainage easements are proposed to be established upon recordation of a final map. It is not expected that any trees large enough to be subject to the issuance of a town tree felling permit will be felled and removed as a result of proposed or required road and drainage improvements, water main and other utility line extensions.

TOWN OF PARADISE ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

- | | |
|--|--|
| 1. Name of Proponent | GARY MARAN |
| 2. Address and phone number of proponent | 5640 Indian Rock Lane, Paradise, CA 95969 (808) 283-1031 |
| 3. Date of checklist | August 15, 2017 |
| 4. Zoning and general plan designation | "RR-1", "RR" |
| 5. Name of proposal, if applicable | Indian Rock Springs Tentative Map application (PL17-00027) |

II. ENVIRONMENTAL IMPACTS

Issues (and Supporting Information Sources):

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

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

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

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

	SOURCE NO.	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
c. Affect historical resources?	2, 12		<u>X</u>		
d. Have the potential to cause a physical change that would affect unique ethnic cultural values?	2, 12		<u>X</u>		
e. Restrict existing religious or sacred uses within the potential impact area?	2, 12				<u>X</u>
15. RECREATION. Would the proposal:					
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	1, 11			<u>X</u>	
b. Affect existing recreational opportunities?	11				<u>X</u>
16. GREENHOUSE GAS EMISSIONS. Would the proposal:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	13			<u>X</u>	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	13			<u>X</u>	
17. MANDATORY FINDINGS OF SIGNIFICANCE.					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?					<u>X</u>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connect with the effects of past projects, the effects of other current projects, and the effects of probable future projects).					<u>X</u>
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					<u>X</u>

**INITIAL STUDY
STATEMENT OF ENVIRONMENTAL EVALUATION
for
INDIAN ROCK SPRINGS TENTATIVE MAP APPLICATION (PL17-00027)**

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. **General Evaluation.** Potential environmental impacts associated with the proposed project have been identified upon the preceding environmental review checklist form. It has been determined that the proposed project will not result in a significant adverse effect on the environment because the project applicant has agreed to the assignment of mitigation measures contained within this initial study proposed to the proposed project.

The text that follows identifies a number of potential impacts and mitigation measures designed to minimize the environmental effects to a less than significant level. All mitigation measures contained within this initial study shall be incorporated into the proposed project by either the project applicant or the Town of Paradise.

- a. **Item 1 - Land Use and Planning.** The immediate project area is characterized by medium density residential land uses, some commercial land uses associated with the nearby Skyway commercial corridor and a paved public hiking, riding and bicycling trail along the north and west project site boundary. The project has received favorable responses from commenting agencies and proposed lot sizes and configurations are consistent with the RR-1 zoning assigned to the site and all current and applicable Paradise General Plan policies. The proposed 5.6 acre remainder in the center of the proposed tentative map is a desirable design feature and protects the more sensitive areas of the property. The project site has been planned for decades to potentially accommodate such a development project by the Town of Paradise through prior public and environmental review processes. Accordingly, no significantly adverse land use and planning impacts resulting from project approval are anticipated by staff and no mitigation measures are warranted.
- b. **Item 2 - Population and Housing.** The proposed Indian Rock Springs Tentative Map would create five additional residential building sites resulting in a future population increase of approximately 11.8 new residents. The estimated population of the town of Paradise for 2017 is 25,841 (California Department of Finance), significantly less than the Paradise General Plan forecast of 31,692 by 2008. Therefore, the expected impacts of population growth for the town have not occurred. Comments submitted to the town by the Paradise Irrigation District

(PID) regarding the project have not revealed a concern regarding water supply. The Paradise Unified School District has experienced declining student enrollment in recent years and, since the District was involved in the process of assigning RR-1 zoning to the project site, any increase in residential density allowed by RR-1 zoning could not have been unforeseen. Comments received from other agencies have not indicated a concern regarding any potential increase in population linked to this project. Therefore, the potential adverse impacts to population and housing associated with this proposed change is not deemed significant and no mitigation measure related thereto are warranted.

Item 3, 4 and 5 - Drainage/Soils Erosion/Air Quality. The project site is currently developed with a single family residence and contains areas unsuitable for residential development. If the tentative map application is approved, five additional residential building sites could be created on the site. Grading and land clearing activities associated with road, utility, and drainage improvements will disturb the physical environment of the project site, creating the potential for increased erosion. Residential construction activities upon the resultant lots will create the potential for increased erosion and streambed siltation. In addition, the creation of impervious surfaces through compaction and overcovering (driveways improved, structures erected) of soil may alter drainage patterns, reduce absorption rates and increase the volume of storm water drainage from the site.

Lot 3 of the Indian Rock Springs Tentative Map contains slopes of up to 18%. Pursuant to Paradise Municipal Code (PMC) requirements for the processing of tentative maps, a comprehensive grading plan for future residential development of Lot 3 was submitted along with other project application materials.

If the Indian Rock Springs Tentative Map is approved, the Town of Paradise will condition the project to require the submittal of a detailed soil erosion control plan approved by the Town Engineer prior to the conduct of construction activity associated with required site improvements. The project developer shall be required to secure approval of a dust emissions control plan in accordance with the Butte County Air Pollution Control District's standard dust mitigation practices. Required private roadway plans shall be required to be designed by a California-registered civil engineer and shall include all necessary drainage improvement facilities. In addition, a Storm Water Pollution Prevention Plan (SWPPP) will be required to be approved by the town and the State of California prior to soil-disturbing activities associated with the project.

A small area of riparian vegetation exists on the property in the vicinity of the onsite seasonal drainage, perennial spring and the associated pond and is not located within the boundaries of any of the proposed lots. Grading, construction activities or other soil disturbance within or adjacent to this drainageway may adversely affect wetland habitat. However, mitigation measures developed for

Item 7-Biological Resources will further assure minimal soil disturbance in sensitive areas of the project site. Therefore impacts to drainage, soils erosion and air quality will be addressed and no further mitigation is necessary.

- d. **Item - 4 (h) and 12 (d) - Water Quality/Sewage Disposal.** Town onsite sanitation staff members have carefully evaluated the proposed project in the context of existing soil conditions on the site and the town's sewage disposal regulations and have determined that the proposed project meets the collective minimum requirements of the town's comprehensive and State of California-approved wastewater disposal regulations for the proposed increase in potential residential density and for the resulting additional wastewater generation on the site. Each proposed lot has been shown to be capable of providing safe wastewater disposal for a 3-bedroom home, as required by town regulations. As with any potential future development proposed for the site, the mode of sewage disposal for any future single family residential lot would be an onsite individual septic tank and leachfield system. Future construction of on-site wastewater disposal systems is administered in accordance with applicable town adopted sewage disposal requirements. Therefore, no significant adverse effect upon water quality is foreseen and no mitigation measures related to water quality/sewage disposal are necessary.
- e. **Item 6 - Transportation/Circulation.** Primary access to the project site is currently provided by Buschmann and Foster Roads, both of which are paved public streets. The project site possesses thirty feet of public street frontage at the Foster Road/Buschmann Road intersection, which is sufficient access width pursuant to the town's Subdivision . The location of this frontage will provide a fourth approach to the intersection in a manner that will not create conflicting vehicle turning movements.

It is anticipated that upon full build-out and occupancy, the Indian Rock Springs project will generate up to an additional +/-50 vehicle trips per day. The portions of Buschmann and Foster Roads that are located nearby and serve the project area are not currently burdened with excessive vehicular traffic and are not projected to be in the foreseeable future. Given current traffic volumes upon these public streets, the increase in vehicle trips that would result from full build-out will not result in a reduction in the level of service below a level "A", meaning that vehicle traffic delays will continue to be insignificant.

As designed and submitted, interior access to Lot 1 would be provided by an existing private road (Indian Rock Lane) built to current town standards for private roads. Lot 2 would be accessed by both Indian Rock Lane and an existing private road extension of Buschmann Road, also build to current town standards. Lot 6 would be accessed via Indian Rock Lane and a proposed private road extension of Buschmann Road and Lots 3, 4 and 5 would also be accessed via the new private road extension of Buschmann Road. The new private road would

be built to current town standards. Both the existing and proposed private roads serving the project would be embodied within 40 foot-wide private access and public utility easements. Based upon the circumstances outlined in this discussion, impacts to transportation/circulation are deemed to be less than significant and no mitigation measures are warranted for the following reasons:

1. Separation distances between existing encroachments along Foster and Buschmann Roads are good;
2. Traffic sight distances along both of these public streets are good; and
3. No conditions inherently creating unsafe vehicle turning movements will inherently be caused by the project's proposed access onto public streets.

- f. **Item 7 - Biological Resources.** Review of the California DFG natural diversity data base information for the Paradise area reveals that no known rare, endangered or sensitive plant or animal species exist or inhabit the project site or its immediate vicinity. The entire site is very characteristic of many vacant areas in the Paradise community and does not appear to contain any unusual habitat or plant communities. 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 ultimate creation of five new residential building sites will significantly displace area animal populations, particularly since this project displays many characteristics of an infill project and is surrounded by single-family residential development, a public recreational facility and nearby commercial land uses. In addition the design of the project includes a 5.6 acre remainder that is proposed to remain undeveloped and largely in its natural state. Therefore, no significant adverse impacts to local animal populations are foreseen.

An area of riparian vegetation exists on the property in the vicinity of the onsite perennial creek and spring area both located within the remainder parcel and are not located within the boundaries of any of the proposed lots. Any grading, construction activities or other soil disturbance within or adjacent to these surface waters may adversely affect wetland habitat.

The design of the tentative map includes the construction of a private road crossing of the on-site, unnamed perennial creek at a point adjacent to the south project site boundary in order to provide access to Lots 3, 4 and 5. Any resulting alteration of this existing small creek may be subject to review and approval by the California Department of Fish and Wildlife under the Department's Lake and Streambed Alteration Program (LSA) in order to assure protection through improvements design of any wildlife resources associated with the creek and its margins and avoid any adverse environmental impacts.

Mitigation Measures:

1. Excluding the areas embodied within proposed Lots or existing onsite private road and utility easements, all land within twenty (20) feet of the center of the onsite perennial creek area(s) shall be designated on the final map as a "No soil disturbance and building exclusion area."
 2. Prior to any ground-disturbing activity associated with private road, drainage or utility improvements construction, the project developer shall provide material evidence of compliance with the requirements of the California Department of Fish and Wildlife pertaining to the Department's Lake and Stream Alteration Program (LSA). Any design requirements of the LSA Program shall be fully incorporated into required road, drainage and utility construction plans for the project.
- g. **Item 8 - Energy.** Due to the fact that the project is limited to the potential for five new residential building sites, no significant loss or use of non-renewable resources is expected. In addition, any new residence will be required to be constructed in accordance with current Uniform Building Code energy-efficiency standards. Therefore any impacts related to energy are deemed to be less than significant and no mitigation measures are necessary.
- h. **Item 9 - Hazards.** Since no known areas of toxic contamination exist on or in the vicinity of the project site, the project should not involve exposure of people to potential health hazards. In addition, any future land division facilitated by approval of the Indian Rock Springs Tentative Map application and the subsequent construction of five additional dwellings should not pose significant or unusual health risks associated with explosions or the release of toxic substances. Therefore any impacts related to hazards are deemed to be less than significant and no mitigation measures are necessary.
- i. **Item 10 - Noise.** It is likely that the project will result in increases of existing noise levels that would occur predominantly during the eventual construction of roadway improvements and future residential improvements. Such impact should be short term and should not be substantially adverse provided permissible community noise levels as established by the town's noise ordinance are not exceeded. Accordingly, no mitigation measures related to noise are necessary.
- j. **Item 11 - Public Services [Fire and Police Protection, Schools, etc.]**

Fire Protection: Fire flow requirements are the responsibility of the Paradise Fire Department with cooperative actions implemented by the Paradise Irrigation District (PID) and local project developers. Comments received from the Town of Paradise Building Official/Fire Marshal indicate that the proposed Indian Rock

Springs Tentative Map, as submitted, is designed in accordance with all town-adopted California Building Standards and Fire Codes with regard to fire access, new fire hydrant installation and spacing and required fire flows. Consequently, the Town Building Official/Fire Marshal has indicated support for the proposed project and its proposed design. Future residential construction will be conducted and completed in accordance with all applicable Building and Fire Code requirements applicable to Very High Fire Hazard Severity Zones. Future structures shall meet all the requirements of the California Residential Code for Materials and Construction Methods for Exterior Wildfire Exposure. If the Indian Rock Springs project is approved, the town will assign conditions accordingly to assure compliance with all applicable California Building and Fire Code requirements in effect at the time of building permit applications. Thus, no significant impacts related to fire protection have been identified and no mitigation measures are necessary.

Schools. Based upon a 0.39 student yield factor per new home, it is estimated that a potential increase of approximately 1.95 new students will ultimately be generated by the proposed land division. Current revenues received from developers of new dwelling and commercial building construction accounts for only a portion of the actual PUSD costs for permanent and interim school facilities, transportation, and also, administrative support facilities. However, the Paradise Unified School District has experienced declining student enrollment in recent years and, since the District was involved in the process of assigning RR-1 zoning to the project site, any increase in residential density allowed by RR-1 zoning could not have been unforeseen. In consideration of the fact that the project is limited in scope and would only create the potential for several additional students attending local schools, no significant impacts, cumulative or otherwise, are anticipated by town staff.

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

Sewage Disposal: As previously discussed within this document (see Item - 4 (h) and 12 (d) - Water Quality/Sewage Disposal), the mode of sewage disposal for any new dwellings ultimately established upon the site would be an individual on-site septic tank and leachfield system designed and operated in accordance with State of California-approved town wastewater disposal regulations. Prior to the submittal of tentative map application materials to the town, the project applicant secured a determination from town Onsite Wastewater Services Division staff that the size of the proposed lots and their soil characteristics display compliance with the requirements of the Town of Paradise sewage disposal ordinance for the creation of all six proposed lots as shown upon the proposed Indian Rock Springs Tentative Map. Therefore, no significant adverse effect regarding sewage disposal is foreseen and no mitigation measures are deemed warranted.

Water Supply: The Paradise Irrigation District (PID) currently supplies water to the project site. It is not anticipated that a substantial amount of additional water usage would occur as a result of project approval and the subsequent creation of five additional residential building sites. Comments received from PID staff relative to this project indicate that the district's delivery facilities and firm yield capacity are adequate to supply water for domestic purposes. Therefore, no significant impacts related to water supply are anticipated as a result of project approval and no specific mitigation measures are necessary.

- i. **Item 13 - Aesthetics.** The project site is not situated in an area subject to any formal aesthetic or architectural review process, nor is the project site located within an officially designated scenic viewshed. Although the actual impact should be relatively minimal, the proposed project may produce new sources of light and potential glare associated with the eventual construction of residential improvements. It is not anticipated that these potential new light sources would be out of character with the existing residential setting or would adversely affect existing residences in the area. Further, the town's zoning regulations require outside lighting to be adequately shielded to prevent the direct illumination of neighboring properties. Thus, such impact is deemed less than significant and no mitigation is warranted.

- m. **Item 14 - Cultural Resources.** The project site is located within an area that is identified as being sensitive for prehistoric, ethnographic, and historic cultural resources. A written report of an archaeological inventory survey and evaluation for the site was prepared by archaeologist John Furry of Cultural Resource Specialties and has been submitted to the Town by the project applicant, based upon a field survey of the project site by Mr. Furry on July 7, 2017. The field survey detailed within this report resulted in the location of a previously-identified site consisting of a large prehistoric bedrock milling station. Mr. Furry recommended protection of the site and recommended archaeological clearance for the project. He also recommended a mitigation measure to address the discovery of any other resources on the site, but felt such a discovery was unlikely. If left unmitigated, residential development of the property could potentially disturb this archaeological site, resulting in a significant adverse impact to area cultural resources.

Mitigation Measures:

1. The final parcel map shall indicate an area identified as a "building exclusion and no soil disturbance zone" measured at least twenty-five feet from the archaeological site (boulder mortar) identified within the archaeological inventory survey and evaluation for the site prepared by archaeologist John Furry on July 7, 2017.

2. Place the following note upon the Final Map information sheet: "If any

archaeological or historical resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.

- n. **Item 15 - Parks and Recreation.** Approval of the Indian Rock Springs Tentative Map application will facilitate the creation of five new residential building sites. The ultimate construction of new single family residences will result in additional Paradise citizens that will utilize existing park and recreation facilities. This additional usage will contribute to an ongoing cumulative impact upon the existing park and recreation facilities. However, the town Subdivision Ordinance Regulations require land divisions to either set aside property or provide “in-lieu” funds to the recreation district to offset the eventual added impact upon areawide recreation facilities. If the Town ultimately approves a tentative map application for the Maran property, the project will be conditioned accordingly.

In addition, the Town of Paradise currently collects development impact fees (\$0.82 to \$1.49 per residential square foot) prior to the issuance of residential construction permits on behalf of the Paradise Recreation and Park District to further offset the impacts of residential development upon local parks and recreational facilities. Accordingly, no project-related significant impacts related to parks and recreation have been identified and no mitigation measures are necessary.

- o. **Greenhouse Gas Emissions.** Addressing greenhouse gas (GHG) generation impacts requires an agency to make a determination as to what constitutes a significant impact. The CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine if a project’s GHG emissions would have a significant impact on the environment.

The project’s GHG emissions would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with new vehicular trips and indirect source emissions, such as electricity usage for lighting.

To be conservative, total construction-generated GHG emissions were amortized over the estimated life of the residential development and included with operational emissions for comparison to the significance thresholds. A life of 30 years was assumed for the proposed project.

There are no GHG thresholds in Butte County and the Town of Paradise has no Climate Action Plan. We compared Butte County projects to Sac Metro and Tehama County thresholds (1,100 MT/year and 900 MT/year respectively for

operations). Operational GHG emissions for the project are 153 MT/year, primarily from motor vehicles traveling to and from the site. This amount of project-induced GHG emissions is significantly below both Sac Metro and Tehama County thresholds for significance. Sac Metro and Tehama County thresholds were used as they are in the same air basin as Butte County. Therefore, it is expected that the project will have a less than significant impact with regard to GHG emissions and no mitigation measures are necessary.

IV. DETERMINATION.

On the basis of this initial evaluation:

- 1. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. _____

- 2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document shall be added to the project. **A NEGATIVE DECLARATION WILL BE PREPARED.** X

- 3. I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. _____



Date: August 17, 2017 Signature: _____

For Town of Paradise

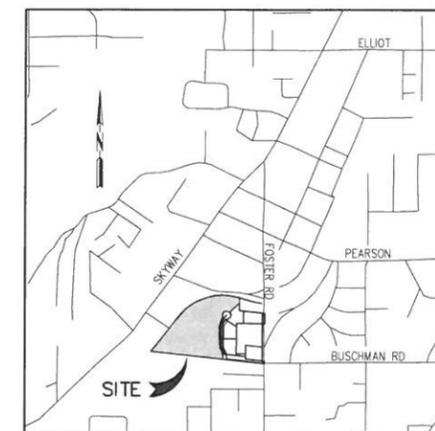
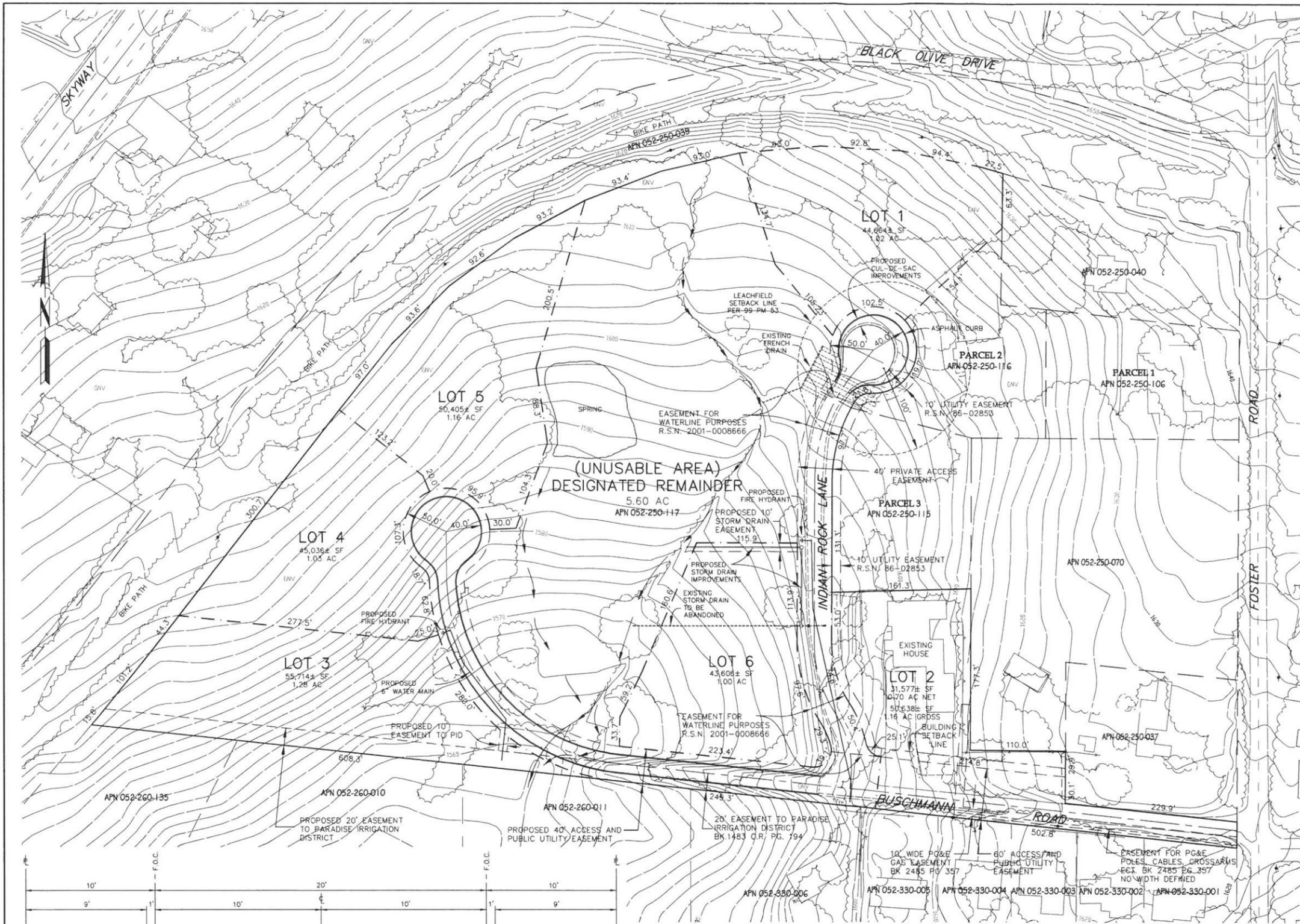
V. REFERENCES

1. Town of Paradise 1994 General Plan, Town of Paradise Community Development Department and QUAD Consultants
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: Paradise West Quadrangle, 2015
6. The California natural diversity data base, state Department of Fish and Wildlife
7. "Soils of Paradise and Their Ability to Treat Domestic Wastewater," Wert and Associates, 1992
8. Town of Paradise General Plan Land Use Designation Map, 1994
9. Town of Paradise Zoning Ordinance; Town of Paradise Community Development Department
10. Site inspection by Town planning staff; August 8, 2017.
11. Indian Rock Springs Tentative Map project application materials submitted to the Town of Paradise on February 14, 2017 and April 24, 2017
12. Archaeological Inventory Survey Report prepared for the Indian Rock Springs Tentative Map project by archaeologist John Furry and submitted to the Town of Paradise on July 18, 2017
13. National Emission Standards for Hazardous Air Pollutants: Revision of Source Category List Under Section 112 of the Clean Air Act, February, 2002



Initial Study
Prepared by: _____

Craig Baker
Community Development Director



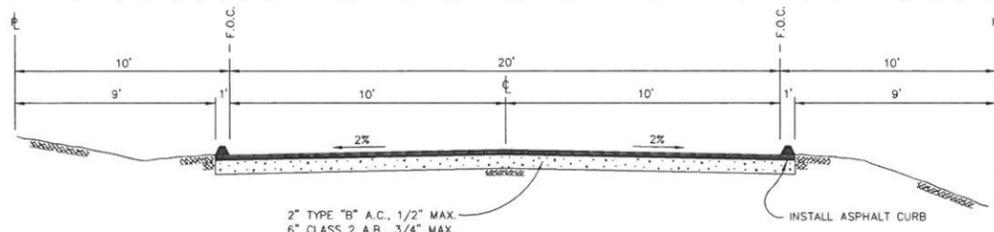
LOCATION MAP
NO SCALE

OWNER	MARAN TRUST 5640 INDIAN ROCK LN PARADISE, CA 95969
APPLICANT	GARY P. MARAN HAUOLI ST #207 WAILUKU, HI 96793
SURVEYOR	ROLLS, ANDERSON & ROLLS HERBERT VOTAW PLS 8043 115 YELLOWSTONE DRIVE CHICO, CA 95973 (530) 895-1422
PROPERTY DATA	ASSESSOR'S PARCEL NUMBER 052-250-117 PARCEL AREA (PER AP PLAT) 11.77 ACRES ± EXISTING ZONING RR-1 EXISTING GENERAL PLAN RR EXISTING LAND USE RESIDENTIAL / OPEN SPACE

LEGEND	
—	PARCEL BOUNDARY
- - -	PROPOSED PARCEL LINE
- · - · -	EASEMENT LINE
- - -	EXISTING PARCELS
- · - · -	CENTERLINE
▭	PARCEL 1 EXISTING PARCELS PER 99 PM 52&53
▭	LOT 1 PROPOSED LOT NUMBERS
APN	ASSESSOR'S PARCEL NUMBER
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING UTILITY POLE

TENTATIVE SUBDIVISION MAP
INDIAN ROCK SPRINGS
FOR
GARY P. MARAN

A DIVISION OF REMAINING LANDS AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 99 OF MAPS, PAGES 52 AND 53 LYING IN SECTION 22, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.M. TOWN OF PARADISE, STATE OF CALIFORNIA



PROPOSED PRIVATE STREET TYPICAL SECTION
NO SCALE

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NOTES

1. TOPOGRAPHIC DATA PER TOWN OF PARADISE AERIAL TOPOGRAPHY DATED 1991
2. LOT 2 IS FULLY DEVELOPED
3. THERE ARE NO SIGNIFICATE TREES PROPOSED TO BE REMOVED AS PART OF THIS DEVELOPMENT
4. THE PROPOSED METHOD OF SEWAGE DISPOSAL FOR THIS DEVELOPMENT IS SHALLOW PRESSURE DOSED CAPPING FILL WASTEWATER SYSTEMS INSTALLED IN APPROVED AREAS
5. POTABLE WATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY PARADISE IRRIGATION DISTRICT AS STATED IN THE WILL SERVE LETTER DATED SEPTEMBER 26, 2016
6. LOT SLOPES VARY FROM 8% TO 18%
7. BUSCHMAN ROAD IS THE ONLY VEHICULAR ACCESS TO THE PROPOSED SITE AND WAS CONSTRUCTED IN 1985 FOR THE ACCESS TO PARCELS 1,2,3 AND DESIGNATED REMAINDER PER THE PARCEL MAP RECORDED IN BOOK 99 OF MAPS, PAGES 52 AND 53 AND REMAINS IN GOOD CONDITION.

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