



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Susan Hartman, Acting Community Development Director

Planning Commission Members:

Shannon Costa, Chair

James Clarkson, Vice Chair

Kim Morris, Commissioner

Stephanie Neumann, Commissioner

Anita Towslee, Commissioner

PLANNING COMMISSION SPECIAL MEETING AGENDA 6:00 PM – October 22, 2019

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Acting Community Development Director Hartman, at 872-6291 ext. 114 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approval of September 17, 2019 regular meeting minutes.

2. PUBLIC HEARING

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

* * * PUBLIC HEARING PROCEDURE * * *

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

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

2a. Item determined to be exempt from environmental review

VERIZON CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL19-00201): Consideration of a conditional use permit modification application requesting town approval to establish and operate a relocated/retrofitted replacement mono-pine cell tower and related ground equipment that was 100% destroyed by the Camp Fire. The project site is a 1.51-acre property zoned Community Service (CS), located at 5541 Vista Way and further identified as Assessor Parcel Number 051-220-001.

2b. Item determined to be exempt from environmental review

HAVEL CONDITIONAL USE PERMIT APPLICATION (PL19-00210): Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single- family dwelling relative to a private road setback that was destroyed by the Camp Fire with a newly constructed dwelling. The project site is a 0.19-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5984 Sawmill Road and further identified as Assessor Parcel Number 053-170-140.

3. 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 17, 2019

6:00 PM

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

PLANNING COMMISSIONERS PRESENT: James Clarkson, Stephanie Neumann, Kim Morris and Chair Costa.

PLANNING COMMISSIONERS ABSENT: Anita Towslee.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa**, approved of August 20, 2019 regular meeting minutes. Roll call vote was unanimous with Neumann and Towslee absent and not voting.

2. COMMUNICATION

2a. Recent Council Actions – Acting Community Development Director Susan Hartman gave an overview of the September 10, 2019 council meeting. Zoning ordinance changes were introduced, which included age of manufactured homes and prohibiting railroad ties. Also, council chose the 750 sq ft. option for the minimum square footage of a primary dwelling.

2b. Patrick Walner from the California County Planning Commissioners Association invited the Planning Commission to their 89th Annual conference on October 25th and 26th in Chico.

Commissioner Neumann arrived at 6:08 p.m.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

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

Acting Community Development Director Hartman gave an overview on the Brennan Conditional use permit. The permit is to restore a legal nonconforming single-family dwelling. When the house was built there were 5 foot setbacks. The owners were able save their foundation during the debris cleanup, but it is not conforming to the current 10-foot setback requirement.

Neumann stated that she had done business 3 years prior with the son of the owners of the property and she confirmed with the Town Attorney that it is not a conflict of interest since it has been longer than 12 months.

Chair Costa opened the public hearing at 6:11 p.m.

Jim Crew the contractor for the project expressed his appreciation for considering this project.

The public hearing was closed at 6:12 p.m.

MOTION by Clarkson, seconded by Neumann, approved the Brennan Conditional use permit to replace a previously existing nonconforming single-family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. The replacement dwelling is proposed to be established on the existing foundation which met the previous zoning setbacks at the time it was installed in 1992. Roll call vote was unanimous with Towslee absent and not voting.

Acting Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

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

SITE DEVELOPMENT

1. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
2. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a permit for the connection of the rebuilt residence to the existing septic system. Provide evidence thereof to the Town Development Services Department (building division).

UTILITIES

3. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
4. Submit evidence to the Town Development Services Department verifying that the project

applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated August 26, 2019.

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

SITE DEVELOPMENT

6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
7. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the connection to the septic system.
8. Complete the requirements of the Fire Prevention Inspector regarding plans submittal and installation for an Automatic Fire Sprinkler System for the residence.
9. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

5b. Item determined to be exempt from environmental review

Acting Community Development Director Hartman gave an overview on the Neade Conditional use permit. Applicant plans to expand their 6-unit mobile home park to a 9-unit mobile home park to replace a triplex and 6 mobile homes that were destroyed in the Camp Fire. The site density of 9 total dwelling units would remain the same. The ±1.41- acre property is located at 5770 Clark Road, a publicly maintained street.

Costa clarified that the Commission is approving a land use permit and what goes on in the park will be under the jurisdiction of HDC.

The public hearing was opened at 6:16 p.m.

Mike Neade the owner of the park clarified it has always been a nice clean park.

Neumann asked whether he will be renting spaces or renting trailers on spaces.

Mr. Neade said right now it will be spaces for RVs.

Public Hearing was closed at 6:20 p.m.

MOTION by Morris, seconded by Costa approved Neade conditional use permit a request to replace a previously existing nonconforming land use [a residential triplex and 6-unit mobile home park] that was 100% destroyed by the Camp Fire with a 9-unit mobile home park. Roll call vote was unanimous with Towslee absent and not voting.

Acting Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

GENERAL CONDITIONS

1. If the authorized new land use for which the use permit has been granted and issued is not established **within three (3) years** of the use permit's effective date the use permit may become subject to revocation by the Town of Paradise.

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

SITE DEVELOPMENT

2. Submit construction documents and meet the requirements of the State Department of Housing and Community Development regarding park "permits to construct" and all applicable state-adopted construction code regulations and/or requirements.

UTILITIES

3. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.

CONDITIONS TO BE MET PRIOR TO FINAL HCD INSPECTION AND PERMIT TO OPERATE

SITE DEVELOPMENT

4. Submit evidence to HCD and the Town Development Services Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with the project review response dated June 17, 2019.

5c. Item to be determined to be exempt from environmental review

Acting Community Development Director Hartman gave an overview of the Casper conditional use permit application. A use permit to replace a prior existing, legal nonconforming multi-family residential land use that was destroyed by the Camp Fire. The ±0.67-acre property is located at 546 Oakwood Lane, a town maintained public street.

Butte County Assessor records indicate that the two duplex building were constructed prior to the Town's incorporation whereas the current zoning only allows for the potential of two dwelling units total.

The proposed projects includes the construction of 2 replacement duplex buildings, each approximate 1,600 sq. ft. exclusive of carport structures.

Public hearing was opened 6:23 p.m.

Applicant stated that they want to ensure what was there can be replaced. The parcel is in escrow and the buyers want to be assured they can replace what was there.

Costa asked if it is in the same footprint which was confirmed.

Public hearing was closed at 6:24 p.m.

Planning Commissioners proceeded to discuss the application with consensus in favor.

MOTION by Neumann, seconded by Clarkson, approval of the Casper Conditional Use Permit Application to replace a previously existing nonconforming land use [two duplex buildings] that was 100% destroyed by the Camp Fire. Roll call vote was unanimous with Towslee absent and not voting.

Acting Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

GENERAL CONDITION

1. If the authorized new land use for which the use permit has been granted and issued is not established within three (3) years of the use permit's effective date the use permit may become subject to revocation by the Town of Paradise.
2. The duplex units shall not exceed the previous square footages as depicted within the affected property Butte County Assessor record(s).

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

SITE DEVELOPMENT

3. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
4. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic systems to

serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

5. Apply for and secure town issuance of an encroachment permit and construct the driveway access/egress encroachment onto Oakwood Lane to the satisfaction of the Engineering Construction Inspector.

UTILITIES

6. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
7. Submit evidence to the Town Development Services Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated August 12, 2019.

OTHERS

8. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

SITE DEVELOPMENT

9. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
10. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic systems.
11. Complete the requirements of the Fire Prevention Inspector regarding plans submittal and installation for an Automatic Fire Sprinkler System for the duplexes.
12. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

5d. Item to be determined exempt from environmental review

Acting Community Development Director Hartman gave an overview of the White site plan review permit. An application for the establishment of a cocktail

lounge land use occupancy within an existing $\pm 3,600$ square foot building space located at 7126 Skyway, suites A-C. The building was originally constructed as a restaurant in 1977 and functioned as such until the early 1990s.

The business is proposed to operate 7 days a week and be open 18 hours/day from 8:00 a.m. to 2:00 a.m. (the business will need to adhere to the curfew of 11:00 p.m.). The interior remodel includes a stage and dance floor for music, are for pool tables, an office, ADA bathrooms, and a bar. The wastewater calculations indicate the business will serve 67 customers and 3 employees.

Public Hearing was opened at 6:37 p.m.

Donovan Gist who owns the property behind the proposed bar on Lucky John Rd, has concerns regarding the clientele. He is worried the patrons will wander to his property, which has 2 rental units, and do illicit things.

Commissioner Clarkson asked if there would be a band with live music and whether there was security lighting.

The applicant was not present to comment.

There was discussion of the various security measures that could be taken.

Public Hearing was closed at 6:55 p.m.

Clarkson made a motion to table the item. Until additional security lighting, restriction of access to the back neighboring property, signage for no parking near the back and emergency exit only on all doors exiting the property near the back is addressed. Neumann seconded. Roll call vote Ayes: Clarkson and Neumann, Noes: Morris and Costa. Motion Failed.

MOTION by Costa, seconded by Morris, approved White Site Plan Review Permit Application for the establishment of a cocktail lounge land use in a $\pm 3,500$ sq ft office space within an existing strip mall on a 0.93-acre property zoned Community Commercial (CC) located at 7126 Skyway Suites A-C, AP No. 053-030-034, with additional conditions of with added conditions of additional security lighting, restriction of access to the back neighboring property with a gate, signage for no parking near the back and emergency exit only on all doors exiting the property near the back . Roll call vote ayes of Clarkson, Morris and Costa, Noes of Neumann, Towslee absent and not voting.

Acting Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY

FIRE PROTECTION

7. Establish and maintain compliance with all requirements of the Town Fire Prevention Inspector in accordance with the written project comments dated August 21, 2019.

CONSTRUCTION CODES

8. Meet the requirements of the Town Building Official regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements in accordance with the written project comments dated received August 21, 2019.
9. The occupancy of the cocktail lounge shall be set at 70 occupants in accordance with the septic system capacity approval and application materials submitted July 23, 2019.

UTILITIES

10. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the White site plan review permit application, dated August 24, 2019 and on file with the Town Development Services Department. If potable water cannot be restored by PID prior to occupancy, evidence of an approved temporary water system through Butte County Environmental Health will be required.
11. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

WASTEWATER DISPOSAL

12. Provide evidence of a new septic evaluation for the system serving the proposed business, completed by a town-licensed septic evaluator, to the Onsite Sanitary Official. Any necessary repairs will be required prior to occupancy.
13. Existing grease trap must be abandoned, with the appropriate permit, to the satisfaction of the Onsite Sanitary Official.
14. The maximum daily wastewater flows are not to exceed 648 gallons per day in accordance with the Land Use Review approval dated July 23, 2019 and on file with the Development Services Department.

OTHERS

15. The hours of operation must comply with any adopted curfew (currently between 11:00 p.m. and 5:00 a.m.).
16. The business activities must comply with any Department of Alcoholic Beverage Control license conditions.

Chair Costa called a recess at 7:07 p.m.

The meeting was reconvened at 7:09 p.m.

5e. Discussion Regarding Temporary Commercial Buildings

Acting Community Development Director Hartman explained that on August 13, 2019 the Town Council conducted a public discussion to provide staff direction on desired changes to the Paradise Municipal Code [PMC] relative to the prospect of establishing certain temporary business land use activities within “temporary commercial buildings and/or structures” as part of the Camp Fire recovery/rebuild efforts.

Most of the points presented during public discussion of the subject were supported by the Town Council. They authorized the staff and the Planning Commission to address potential changes to the PMC, particularly Title 17 [Zoning] relative to this subject matter.

Commissioners discussed various aspects to the text amendments, such as sunset dates, possibility it could be done by a case by cases bases and how it would benefit the town.

Public hearing was opened at 7:23 p.m.

Gabriel Pollux from the Dessert Sun asked if the Temporary Commercial Building will be required to be Wildland Urban Interface Compliant.

Public hearing was closed at 7:27 p.m.

MOTION by Morris, seconded by Costa, PARADISE MUNICIPAL CODE: Planning Commission consideration of a resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the Town’s zoning regulations contained in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendment would add an additional circumstance under which temporary commercial building(s) land uses could be established. Roll call vote Ayes: Costa and Morris, Noes: Clarkson and Neumann. Motion Failed.

6. OTHER BUSINESS -None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Acting Community Development Director Hartman briefed commissioners on upcoming use permits which included an above ground fuel tank and a permit for a currently illegal cat kennel. Asked if October 22 would work for next Planning Commission meeting.

9. ADJOURNMENT

Chair Costa adjourned the meeting 8:18 p.m.

Date Approved:

By: _____
Shannon Costa, Chair

Attest:

Ursula Smith, Deputy Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: October 22, 2019**

FROM: Susan Hartman, Assistant Planner
SUBJECT: Verizon Wireless Conditional Use Permit Modification Application (PL19-00201)
DATE: October 14, 2019

**AGENDA NO. 2 (a)
APN 051-220-001**

GENERAL INFORMATION:

Applicant: Verizon Wireless (c/o Complete Wireless Consulting, Inc.)
2009 V Street
Sacramento, CA 95818

Architect: MST Architects, Inc.
1520 River Park Dr
Sacramento, CA 95815

Location: 5541 Vista Way, Paradise

Requested Action: Conditional use permit modification application approval to establish and operate a relocated/retrofitted replacement mono-pine cell tower and related ground equipment that were destroyed by the Camp Fire.

Purpose: To re-establish improved cellular communications service to Paradise Ridge residents.

Present Zoning: Community Service (CS)

General Plan Designation: Community Service (CS)

Existing Land Use: Construction Sales and Service

Surrounding Land Use: North: Single Family Residential
East: Vacant Land
South: Moose Lodge RV Park
West: Vacant Land

Parcel Size: ±1.51 Acres

Environmental Determination: Categorical Exemption – CEQA Guidelines Section 15302 (Class 2)

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

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

SPECIAL INFORMATION:

The project applicant, Complete Wireless Consulting Inc. on behalf Verizon Wireless, is requesting conditional use permit modification approval from the town to allow the re-establishment and operation of an unstaffed wireless communications facility and related ground equipment on a leased portion of a ± 1.51 -acre property. The facility would consist of a ± 115 feet tall free-standing monopole tower designed to look like a pine tree and ground equipment improvements.

The project applicant has indicated that the purpose of the project is to re-establish improved cellular coverage for wireless communications customers in the southwest area of the Paradise community.

ANALYSIS:

The original unstaffed wireless communications facility [a mono-pine cell tower and related ground equipment improvements] that was destroyed by the Camp Fire was sanctioned by a Town approved and issued modified conditional use permit in June 2008.

The cellular communications facility is proposed to be located greater than 130 linear feet to existing single family residences on adjacent parcels. As such, the proposed monopole height is within the maximum height standards listed in PMC Chapter 17.42.050 *Height*.

As a project involving the replacement/relocation construction of new equipment and facilities involving negligible or no expansion of prior facility service capacity, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15302 of the State CEQA Guidelines.

ANALYSIS CONCLUSION

In consideration of the preceding discussion, staff has identified no project-related effects which would result in a **significant adverse effect** upon adjoining or surrounding properties. Potential aesthetic impacts associated with the project may be perceived differently by each affected individual but are not considered to constitute a significant environmental impact. In addition, it appears likely that establishment of the communications facility is in the public interest and will have a beneficial effect upon the community since the project will expand the range of service for cellular telephone customers in Paradise and the surrounding area and the design of the facility will be compatible with the existing environmental setting.

If **conditionally approved** by the Planning Commission as recommended, the proposed project would be consistent with the goals, objectives and land use policies of the 1994 Paradise General Plan; and should also be compatible with existing zoning as well as surrounding land uses. Therefore, **town staff recommends conditional project approval**.

Staff has developed conditions of project approval that, if this project is approved, the Planning Commission should adopt as part of its action in order to address potential impacts and promote orderly and safe development of the project area.

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15302 of the State CEQA Guidelines.
- b. Find that the project, **as conditioned** by the Town of Paradise is consistent with the goals, objectives, and land use policies of the 1994 Paradise General Plan; and is consistent with the zoning provisions of Title 17 of the Paradise Municipal Code.
- c. Find that the project, **as conditioned** by the Town of Paradise shall be compatible with its surrounding land uses; and it will not be detrimental to nor impair the health, safety and welfare of the residents of the town.

RECOMMENDATION:

Move to adopt the required findings as provided by staff and approve the Verizon Wireless conditional use permit modification application (PL19-00201) thereby authorizing the re-establishment/operation of a ± 115 foot tall, unstaffed cellular communications facility and associated ground equipment on property located at 5541 Vista Way, subject to the following conditions (modified text from the existing use permit is shown as **shaded**):

GENERAL CONDITIONS OF MODIFIED USE PERMIT APPROVAL

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

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

UTILITIES

2. Meet all utility company requirements concerning the relocation, extension and installation of new or expanded utility services facilities, the establishment of utility easements, etc. Submit evidence of compliance with such requirements to the Town Building Official.
3. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

SITE DEVELOPMENT

4. In the event of a future collocation of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department upon the monopine, Verizon will not charge a fee. The collocation will be subject to a lease agreement with PG&E, submission of a non-interference study for review and approval by PG&E's telecommunication engineer, compliance with all CPUC regulations that may apply including 851 filings and all FCC regulations associated with such installations on PG&E fee property.
5. Submit evidence of a passing septic system evaluation to the Onsite Sanitary Official for review and approval.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.

OTHERS

7. Pay development impact fees in accordance with the requirements of Chapter 3.40 (*Development Impact Fees*) of the Paradise Municipal Code.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION

SITE DEVELOPMENT

8. Any above-ground lighting fixtures proposed to be established in association with the project shall be shielded to prevent the projection of light onto adjoining properties and shall not exceed a height of twelve feet above finished grade.
9. Privacy slats shall be installed and maintained within all chain link fencing surrounding the proposed ground level communications equipment/facilities. Privacy slats shall be brown in color or as approved by the Town Planning Director.

10. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on September 18, 2019.
11. The proposed project facilities shall include the installation of facilities and structures that consist of non-glare material. Additionally, the project proponent shall design and establish the facilities in compliance with the standards contained within Paradise Municipal Code Section 17.42.080 (*Development and design standards*).

FIRE PROTECTION

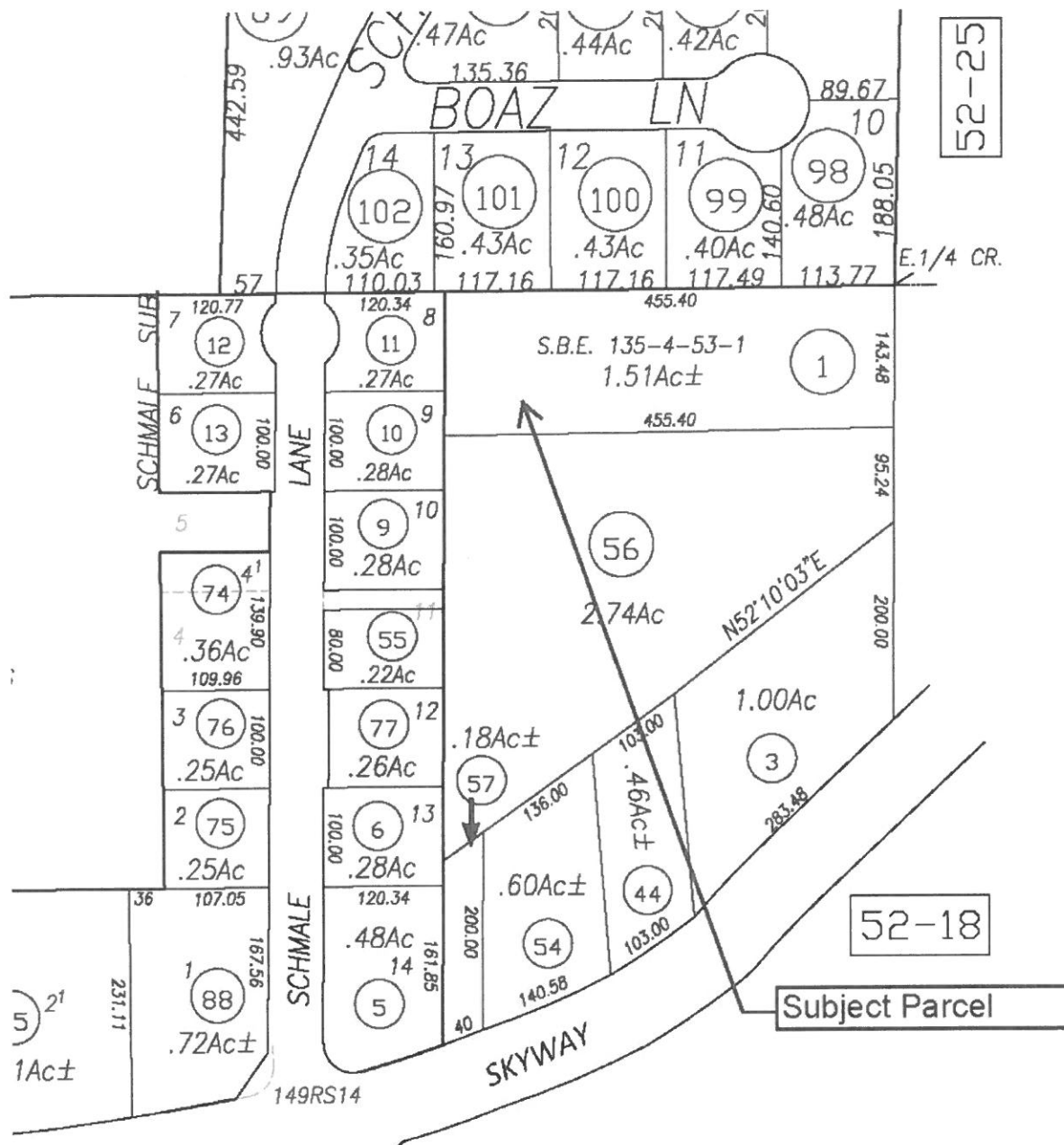
12. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Department's plan check review dated December 12, 2007, on file with the Town Community Development Department.

CONDITIONS OF LAND USE

13. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.
14. Any fans, blowers, generators or air conditioning equipment associated with the facility shall be located and equipped with noise attenuating devices such that nearby residences/land uses not be subjected to noise disturbances exceeding community noise standards.
15. Comply with all applicable safety standards of the American National Standards Institute (ANSI), National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronic Engineers (IEEE).
16. All unused or obsolete towers, dishes, antennas or equipment shall be removed from the site within six months after their operation has ceased.

**LIST OF ATTACHMENTS FOR VERIZON WIRELESS SITE PLAN REVIEW PERMIT
APPLICATION (PL19-00201)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the October 22, 2019 public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Onsite Sanitary Official Bob Larson project comments received/dated September 30, 2019.
5. Comments received from PID representative Jim Ladrini dated September 27, 2019.
6. Paradise Police Chief Eric Reinbold project comments dated September 24, 2019.
7. Building Official Greg Adams project comments dated September 24, 2019.
8. Fire Inspector Chris Rainey project comments dated September 23, 2019.
9. Engineering Construction Inspector II Kevin Peppas project comments dated September 23, 2019.
10. CEQA Notice of Exemption document for the Verizon Wireless project.
11. Project description submitted on September 18, 2019.
12. Detailed site plan submitted for the Verizon Wireless project.



APPLICANT: Complete Wireless Consulting Inc.

OWNER: PG&E (Verizon – lessee)

5541 Vista Way

PROJECT DESCRIPTION:

Consideration of a conditional use permit modification application requesting town approval to establish and operate a relocated/retrofitted replacement mono-pine cell tower and related ground equipment that was 100% destroyed by the Camp Fire on a 1.51-acre property zoned Community Services (CS).

ZONING: CS

GENERAL PLAN: CS

FILE NO. PL19-00201

ASSESSOR PARCEL NO. 051-220-001

MEETING DATE: 10/22/2019

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, October 22, 2019 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matters:

Items to be determined to be exempt from environmental review:

- a. VERIZON CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL19-00201):**
Consideration of a conditional use permit modification application requesting town approval to establish and operate a relocated/retrofitted and new mono-pine cell tower and related ground equipment that was 100% destroyed by the Camp Fire. The project site is a 1.51-acre property zoned Community Service (CS), located at 5541 Vista Way and further identified as Assessor Parcel Number 051-220-001.

- b. MERKLEY CONDITIONAL USE PERMIT APPLICATION (PL19-00210):** Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single-family dwelling relative to a private road setback that was destroyed by the Camp Fire with a new constructed dwelling. The project site is a 0.19-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5984 Sawmill Road and further identified as Assessor Parcel Number 053-170-140.

The project files are available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 114.

SUSAN HARTMAN, Acting Planning Director



5160®

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Use Avery Template 5160 !

051-220-001-000
PACIFIC GAS & ELECTRIC CO
CAPITAL ACCOUNTING DEPARTMENT
P O BOX 770000
SAN FRANCISCO CA 94177

051-440-098-000

051-210-003-000
WILSON DONNETTE-GENE TRUST
WILSON DONNETTE-GENE TRUSTEE
1167 HOLOPUNI RD
KULA HI 96790

052-250-058-000
PERRY LANCE D
5570 VISTA WAY
PARADISE CA 95969

051-220-012-000
WILSON DONNETTE-GENE TRUST
WILSON DONNETTE-GENE TRUSTEE
1167 HOLOPUNI RD
KULA HI 96790

052-250-100-000
EVANS ALLAN K & FRANCES K
2064 GENEVA WAY
MANTECA CA 95337

051-220-101-000
VESELY JEREMY & WHITNEY
460 BOAZ LN
PARADISE CA 95969

051-220-100-000
BREMER KURTIS MICHAEL & JESSICA
SUZANNE
470 BOAZ LANE
PARADISE CA 95969

051-220-099-000
DISTEFANO CHRISTOPHER & JESSICA
480 BOAZ LN
PARADISE CA 95969

051-220-098-000
CAMPBELL SHELTON DENNIS & BONNIE
LOU REV TRUST C/O CAMPBELL SHELTON D
& BONNIE L CO-TRUSTEES
490 BOAZ LN
PARADISE CA 95969
051-200-097-000

051-220-096-000
ROBBINS MATT & MICHELLE
PO BOX 730
PARADISE CA 95967

051-220-089-000
FREDERICK GAIL
5565 SCHMALE LN
PARADISE CA 95969

051-220-009-000
KUCALA TERRE L
1017 NEW MEXICO ST
BOULDER CITY NV 89005

051-220-102-000
BELLEFEUILLE LUCAS ETAL
HUTCHISON CRYSTAL
1744 FRANK MARION LN
DURHAM CA 95938

051-220-003-000
STICKEL KENNETH & CYNTHIA L
15470 COUTOLENC RD
MAGALIA CA 95954

051-220-010-000
MAES JOHN W & DOROTHY D
476 E LASSEN AVE #90
CHICO CA 95973

051-220-011-000
WILLIAMS JOHN R & SELINA M
P O BOX 53
MAGALIA CA 95954

051-220-013-000
VIOLANTE MICHAEL P & ELFRIEDE
P O BOX 5615
OROVILLE CA 95965

051-220-055-000
DEVLIN THOMAS D SS
42 ABBOTT CIR
CHICO CA 95973

051-220-056-000
PARADISE LODGE NO 2227 LOYAL
ORDER OF MOOSE INC
PO BOX 1176
PARADISE CA 95967

051-220-074-000
HORNER JARED H
2385 IVY ST
CHICO CA 95928

052-250-056-000
HARDIMAN ELIZABETH S
1511 LA LINDA LN
CHICO CA 95926

052-250-085-000
PINOCCHIO FAMILY TRUST
C/O PINOCCHIO ROBERT A TRUSTEE
13746 CARIBBEAN WAY
CHICO CA 95973

052-250-088-000
PATEL JAY K & SANGITA J
815 SOUTH CHEROKEE LN
LODI CA 95240

052-250-094-000
BURMAN LAURA J ETAL
BOWERS ROBERT F
PO BOX 1012
TWIN BRIDGES CA 95735

052-250-099-000
EVANS ALLAN K & FRANCES K
2064 GENEVA WAY
MANTECA CA 95337

052-250-103-000
GALLUCCI DAVID A & SHERI
24375 DODDS RD
BEND OR 97701

051-220-095-000
ANDERSON BUILDERS CORPORATION
13636 ANDERSON BROTHERS DR
CHICO CA 95973

051-220-094-000
ANDERSON BUILDERS CORPORATION
13636 ANDERSON BROTHERS DR
CHICO CA 95973



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Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

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Use Avery Template 5160 |

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director *SH*

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit modification to allow the proposed minor relocation and retrofit of a monopine cell tower and its related ground equipment

LOCATION: 5541 Vista Way, Paradise

AP NOS.: 051-220-001

APPLICANT: Complete Wireless Consulting, Inc. [Applicant]; PG&E [Owner];

ENGINEER: N/A

CONTACT PHONE: (916) 247-3047

Town of Paradise
Community Development Dept

RETURN DATE REQUESTED: **October 3, 2019**

SEP 30 2019

DATE DISTRIBUTED: September 19, 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

EVALUATION OF SEPTIC SYSTEM REQUIRED
BOX 9/27/19

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director *SH*

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ENGINEER: N/A
CONTACT PHONE: (916) 247-3047

RETURN DATE REQUESTED: **October 3, 2019**

DATE DISTRIBUTED: September 19, 2019

SEP 27 2019
RECEIVED
Town of Paradise
Community Development Dept

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

PID does not have utilities present in the proposed project location. PID has no objection to this project. Jim Ladrini 9/27/19

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director *SH*

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ENGINEER: N/A

CONTACT PHONE: (916) 247-3047

RETURN DATE REQUESTED: **October 3, 2019**

Town of Paradise
Community Development Dept

DATE DISTRIBUTED: September 19, 2019

SEP 24 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

[Signature]

Eric Reinbold
Chief of Police

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director SA

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit modification to allow the proposed minor relocation and retrofit of a monopine cell tower and its related ground equipment

LOCATION: 5541 Vista Way, Paradise

AP NOS.: 051-220-001

APPLICANT: Complete Wireless Consulting, Inc. [Applicant]; PG&E [Owner];

ENGINEER: N/A

CONTACT PHONE: (916) 247-3047
Town of Paradise
Community Development Dept

RETURN DATE REQUESTED: **October 3, 2019** SEP 24 2019

DATE DISTRIBUTED: September 19, 2019 RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Bldg permit required, work to comply w/ 2016 codes.
Greg [Signature]

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

Town of Paradise
Community Development Dept

SEP 23 2019

RECEIVED

PROJECT NO. PL19-00201
PROJECT NAME: **Verizon CUP Modification**

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director *SA*

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit modification to allow the proposed minor relocation and retrofit of a monopine cell tower and its related ground equipment

LOCATION: 5541 Vista Way, Paradise

AP NOS.: 051-220-001

APPLICANT: Complete Wireless Consulting, Inc. [Applicant]; PG&E [Owner];

ENGINEER: N/A

CONTACT PHONE: (916) 247-3047

RETURN DATE REQUESTED: **October 3, 2019**

DATE DISTRIBUTED: **September 19, 2019**

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng., Police, PID, CSS, Business/Housing

FROM: Susan Hartman, Acting Planning Director *SH*

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit modification to allow the proposed minor relocation and retrofit of a monopine cell tower and its related ground equipment

LOCATION: 5541 Vista Way, Paradise

AP NOS.: 051-220-001

APPLICANT: Complete Wireless Consulting, Inc. [Applicant]; PG&E [Owner];

ENGINEER: N/A

CONTACT PHONE: (916) 247-3047

RETURN DATE REQUESTED: **October 3, 2019**

Town of Paradise
Community Development Dept

DATE DISTRIBUTED: September 19, 2019

SEP 23 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Nothing needed

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

NOTICE OF EXEMPTION

To: File: AP No: 051-220-001; [PL19-00201]

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

Project Title: Verizon Wireless Project: "Paradise Relo"

Project Applicant: Complete Wireless Consulting, Inc.

Project Location: 5541 Vista Way, Paradise

Project Description: Conditional Use Permit Modification application to establish and operate a relocated/retrofitted and new mono-pine cell tower and related ground equipment that was destroyed by the Camp Fire.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Verizon Wireless

Exempt Status:

<input type="checkbox"/>	Ministerial (Section 15268)
<input type="checkbox"/>	Emergency Project (Section 15269)
<input type="checkbox"/>	General Rule Exemption (Section 15061)
<input checked="" type="checkbox"/>	Categorical Exemption
	Section <u>15302</u> Class <u>2</u>

Reason for Exemption: Replacement and reconstruction of commercial utility structure and facilities involving negligible or no expansion of capacity.

Contact Person: Susan Hartman, Acting CDD Director
(530) 872-6291 ext. 114

Signature:



Town Planning Director

Date: 09/30/2019



September 17, 2019

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

Town of Paradise
Community Development Dept

SEP 18 2019

RECEIVED

RE: Use Permit Modification Application; APN:051-220-001, 5541 Vista Way, Paradise, CA 95969, Verizon Wireless Project: "Paradise Relo"

Dear Ms. Hartman,

The enclosed documents are being provided in order to request a Use Permit Amendment for a previously existing wireless facility located at the above-referenced parcel, which was irreparably damaged during the 2018 "Camp" fire. The prior facility consisted of a 115' monopine and the necessary ground equipment for the three carriers that occupied the facility. In order to replace the previous facility, Verizon proposes that the above-referenced tower and associated ground equipment continues to be located within the previously existing 56.5'x39' lease area. The necessary equipment cabinets will be placed within an existing equipment shelter, and the generator will be placed on an existing generator pad. It should be noted that the monopine itself will have to be moved slightly due to damage to the foundation, but it will remain within the wireless compound as well.

1. Conditional Use Permit application
2. Site Plans (12 copies of 11"x17")
3. Check #21469 for \$469.51.

I am the project manager and main point of contact for this project. If you should need anything else from me in order to process this application please feel free to contact me at (916) 247-3047 regarding any further information that may be required as part of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J. Moore', is written over a large, faint, light blue circular graphic that spans the lower right portion of the page.

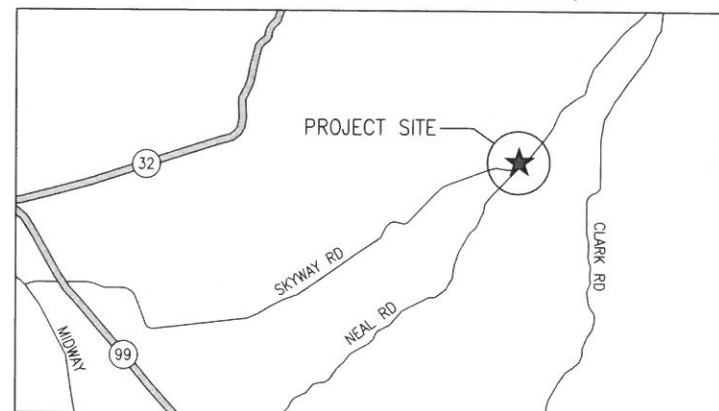
Matthew J. Moore
Project Manager
Mmoore@completewireless.net

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



295 Parkshore Drive, Folsom, CA 95630

PARADISE RE-LO
REBUILD PROJECT
5541 VISTA WAY @ SKYWAY
PARADISE, CA 95969
APN: 051-220-001
LOCATION #: 115363
PROJECT #: P-575222 / 20181916480
PG&E SITE#/NAME: VZN-115363/PARADISE

LOCATION PLAN 

FROM VERIZON OFFICE @ 295 PARKSHORE DR., FOLSOM, CA 95630:

1. HEAD NORTHST ON PARKSHORE DR TOWARD COOLIDGE DR
 2. MAKE A U-TURN AT COOLIDGE DR
 3. TURN RIGHT ONTO FOLSOM BLVD
 4. CONTINUE ONTO FOLSOM-AUBURN RD
 5. CONTINUE ONTO AUBURN FOLSOM RD
 6. TURN LEFT ONTO DOUGLAS BLVD
 7. TURN RIGHT ONTO E ROSEVILLE PKWY
 8. TURN RIGHT ONTO GALLERIA BLVD
 9. TURN LEFT TO MERGE ONTO CA-65 N TOWARD MARYSVILLE
 10. CONTINUE ONTO CA-70 N
 11. TURN RIGHT ONTO STATE HWY 70 E/9TH ST (SIGNS FOR OROVILLE)
 12. TURN LEFT ONTO CA-70 N/STATE HWY 70/B ST
 13. CONTINUE TO FOLLOW CA-70 N/STATE HWY 70
 14. EXIT ONTO CA-70 N
 15. TURN LEFT ONTO CA-191 N/CLARK RD
 16. TURN LEFT ONTO PEARSON RD
 17. TURN LEFT ONTO SKYWAY RD
 18. TURN RIGHT ONTO VISTA WAY
- DESTINATION WILL BE ON THE RIGHT

07/12/2019	90% ZONING DOCUMENTS
07/23/2019	90% ZONING DOCUMENTS REV 1
08/12/2019	95% ZONING DOCUMENTS
08/15/2019	100% ZONING DOCUMENTS
08/27/2019	95% ZONING DOCUMENTS REV 1
09/09/2019	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

LANDLORD:
PACIFIC GAS & ELECTRIC
245 MARKET STREET
SAN FRANCISCO, CA 94105
MIKE FRAME, PROJECT MANGER
PH: 916-296-4422
michael.frame@pge.com

ARCHITECT:
MANUEL S. TSHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

CONSTRUCTION MANAGER:
TO BE DETERMINED

ASSESSOR'S PARCEL NUMBER:	051-220-001
JURISDICTION:	TOWN OF PARADISE
OCCUPANCY:	U (UNMANNED TELECOMMUNICATIONS FACILITY)
TYPE OF CONSTRUCTION:	V-B
ZONING:	N/A

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

PART 1	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2	CALIFORNIA BUILDING CODE
PART 2.5	CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3	CALIFORNIA ELECTRICAL CODE
PART 4	CALIFORNIA MECHANICAL CODE
PART 5	CALIFORNIA PLUMBING CODE
PART 6	CALIFORNIA ENERGY CODE
PART 8	CALIFORNIA HISTORICAL BUILDING CODE
PART 9	CALIFORNIA FIRE CODE
PART 10	CALIFORNIA EXISTING BUILDING CODE
PART 11	CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROPOSED MODIFICATION OF AN EXISTING VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, INCLUDING:

- INSTALL NEW MONOPINE.
- REMOVE EXISTING ICE BRIDGE & REPLACE W/ NEW ICE BRIDGE.
- REMOVE EXISTING WAVEGUIDE & REPLACE W/ NEW WAVEGUIDE.

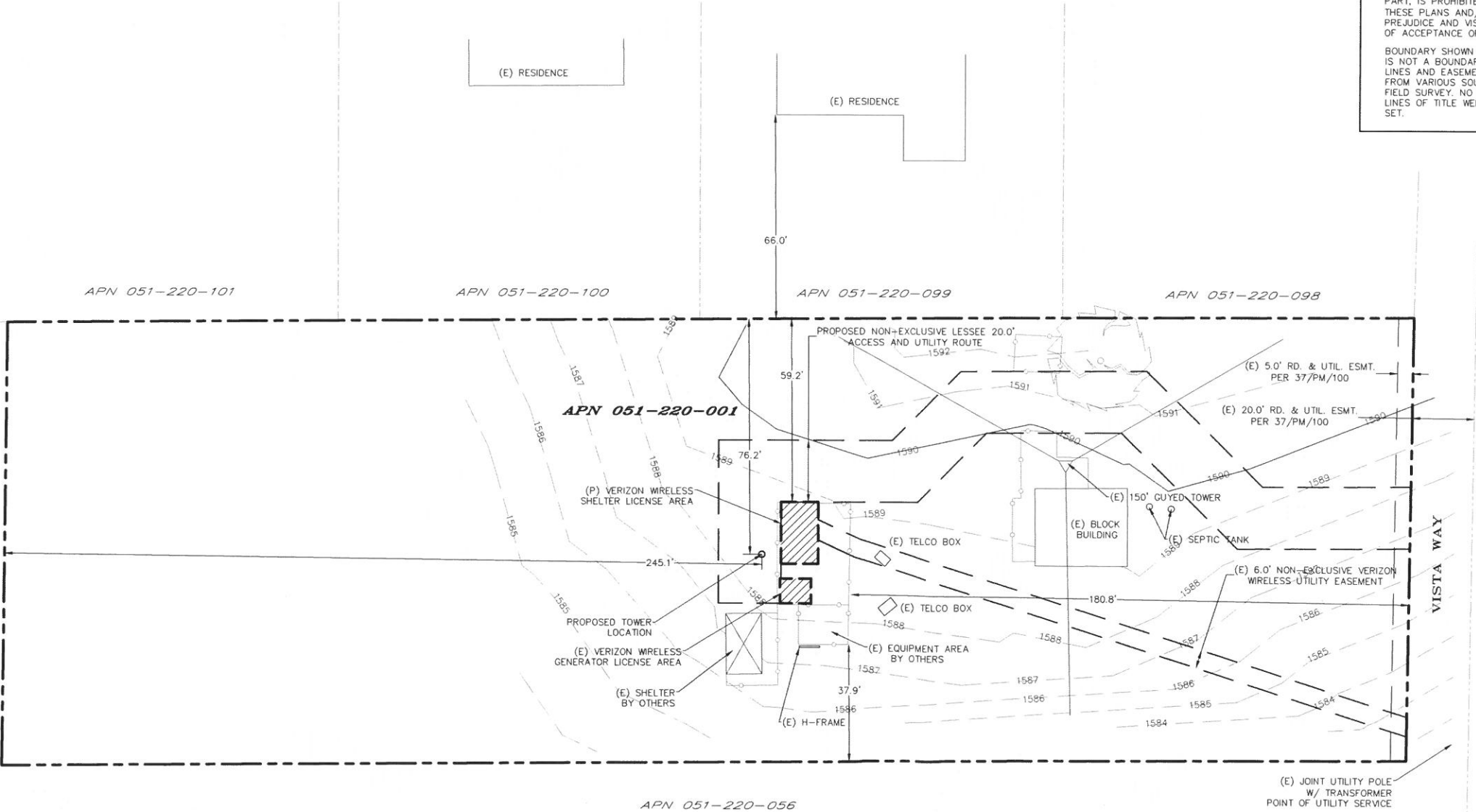
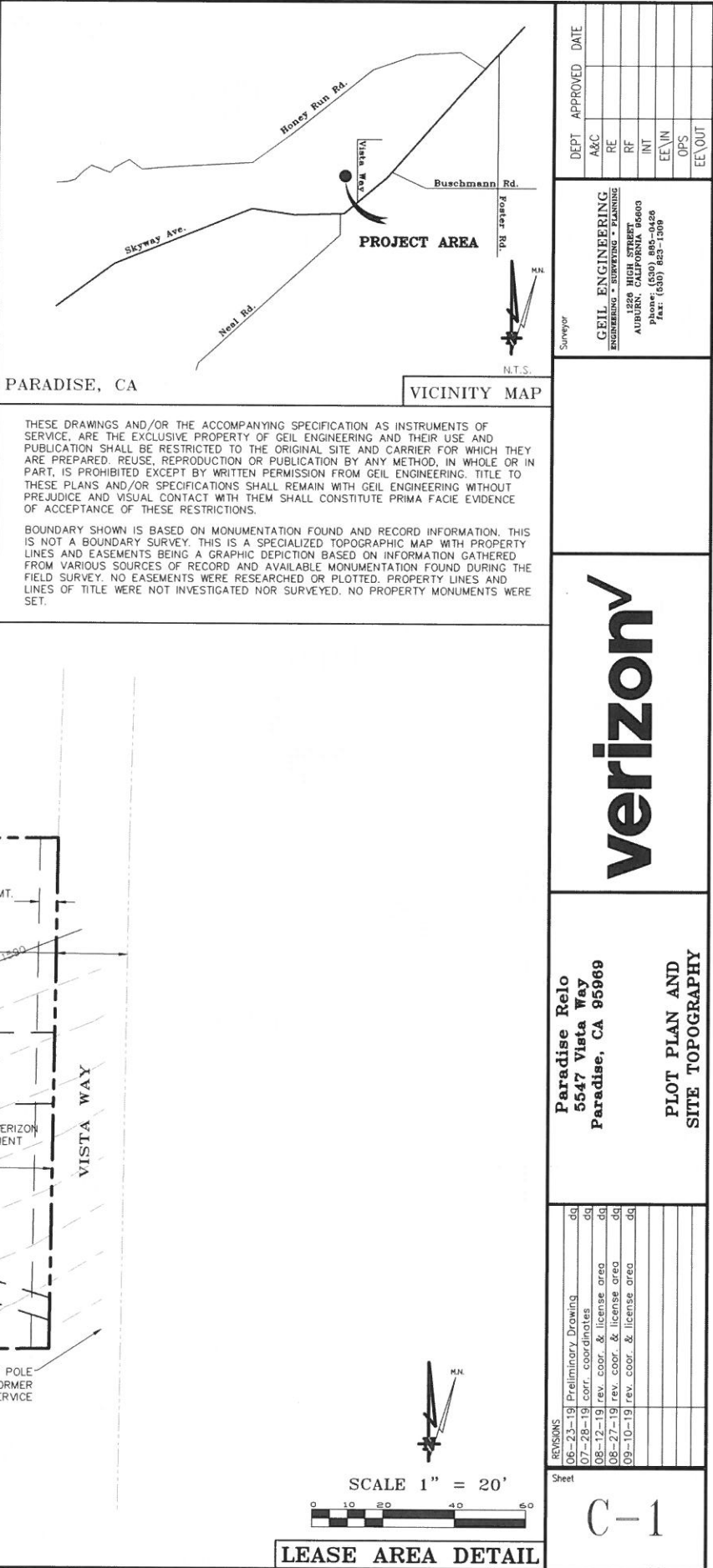
1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C-1	PLOT PLAN AND TOPOGRAPHY
3.	A1.1	OVERALL SITE PLAN, ENLARGED EQUIPMENT LAYOUT PLAN
4.	A2.1	PROJECT ELEVATIONS

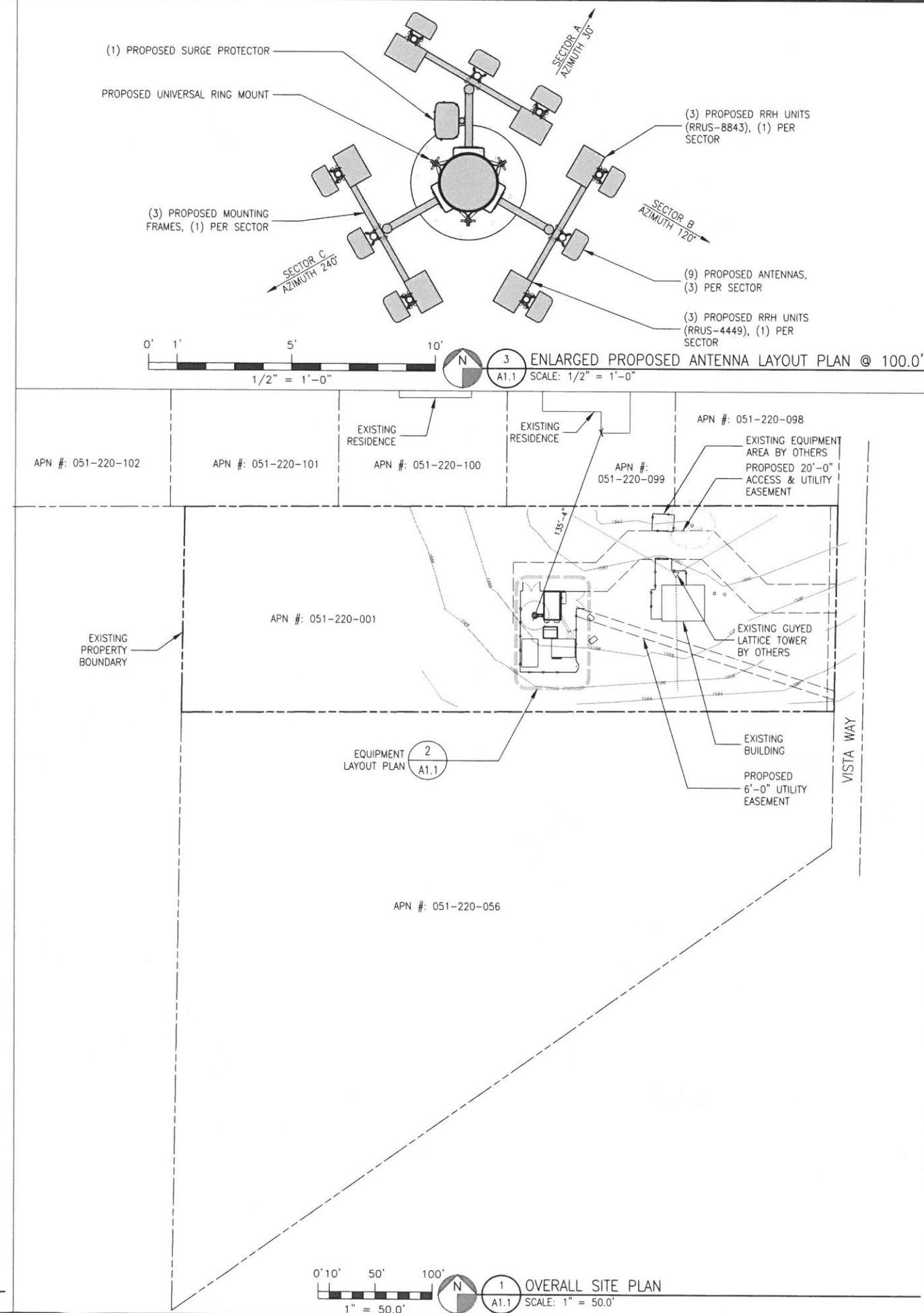
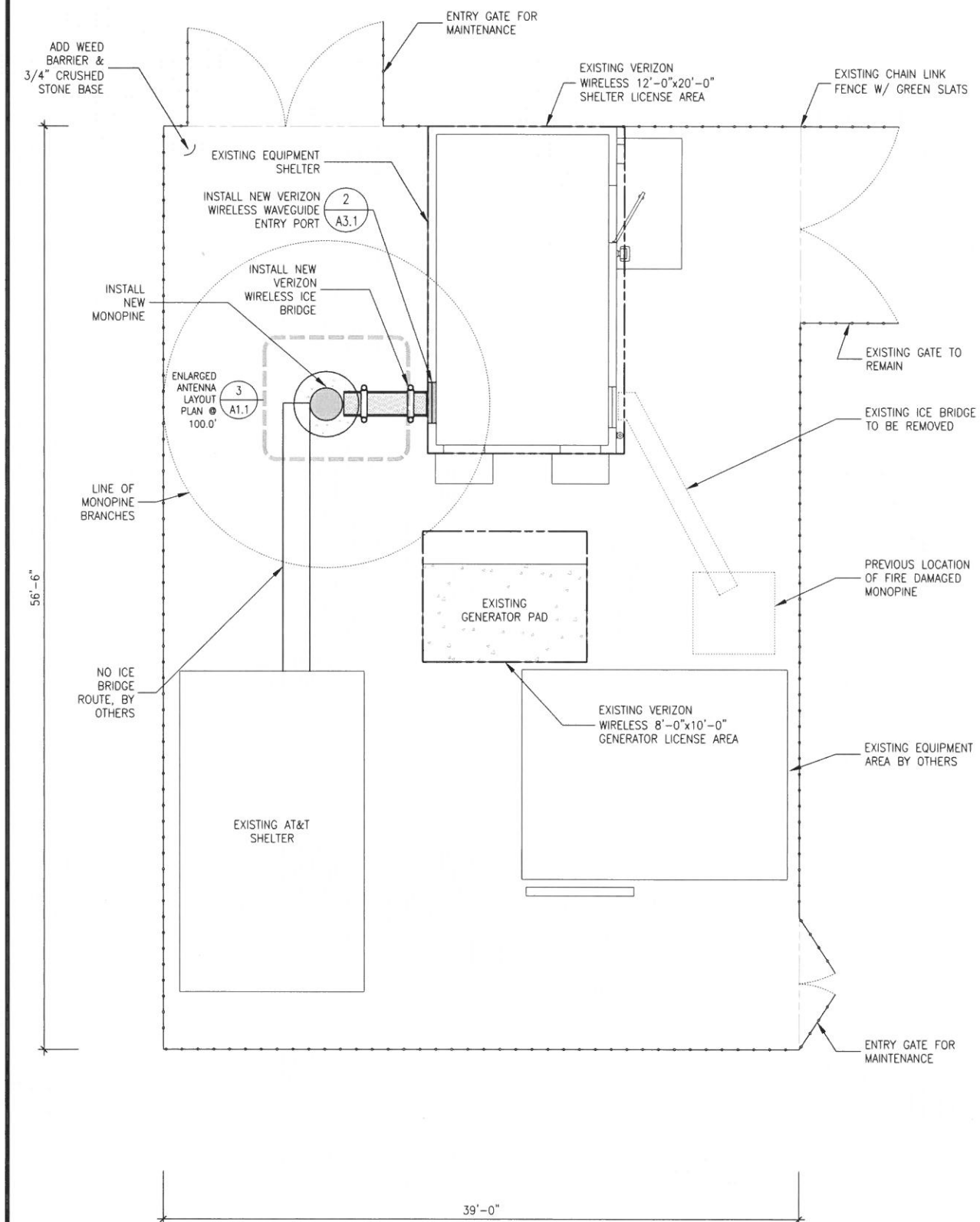
DATE OF SURVEY: 06-21-19
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803
LOCATED IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.43' FROM ELEVATIONS SHOWN.
CONTOUR INTERVAL: 1 FT.
ASSESSOR'S PARCEL NUMBER: 051-220-001

LANDLORD(S): P.G. & E.
MAIL CODE B26L P.O. BOX 770000
SAN FRANCISCO, CA 94177

Project Name: Paradise Relo
Project Site Location: 5547 Vista Way
Paradise, CA 95969
Assessor's Parcel No.: 051-220-001
Butte County
Date of Observation: 06-21-19
Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.
Type of Antenna Mount: Proposed Monopine
Coordinates
Latitude: N 39°44'53.75" (NAD83) N 39°44'54.17" (NAD27)
Longitude: W 121°38'12.66" (NAD83) W 121°38'08.76" (NAD27)
Latitude: N 39.748264° (NAD83) N 39.748381° (NAD27)
Longitude: W 121.635767° (NAD83) W 121.635767° (NAD27)
ELEVATION of Ground at Structure (NAVD88) 1588.5' AMSL

Paradise Relo
License Area Description
All that certain license area being a portion of the Southeast quarter of Section 21, Township 22 North, Range 3 East M.D.B. & M., Butte County being more particularly described as follows:
Shelter License Area
Commencing at the Northeast corner of the Southeast quarter of said Section 21 and running thence South 72°34'37" West 202.88 feet to the Point of Beginning; thence from said Point of Beginning South 20.00 feet; thence West 12.00 feet; thence North 20.00 feet; thence East 12.00 feet to the Point of Beginning.
Generator License Area
Commencing at the Northeast corner of the Southeast quarter of said Section 21 and running thence South 66°23'22" West 213.15 feet to the Point of Beginning; thence from said Point of Beginning South 8.00 feet; thence West 10.00 feet; thence North 8.00 feet; thence East 10.00 feet to the Point of Beginning.
Together with an license for utility purposes twenty feet in width the centerline of which is described as follows: beginning at a point which bears West 9.69 feet from the Southwest corner of the above described Generator License Area; thence from said point of beginning North 42.83 feet; thence East 50.26 feet; thence North 45°00'00" East 31.65 feet; thence North 89°38'14" East 51.86 feet; thence South 45°21'46" East 53.00 feet; thence North 89°38'14" East 51.95 feet more or less to the Eastern parcel boundary.
Together with an license for utility purposes six feet in width the centerline of which is described as follows: beginning at a point on the East boundary of the above described equipment license area which bears South 8.96 feet from the Northeast corner thereof; thence from said point of beginning South 65°27'43" East 14.52 feet; thence South 72°18'14" East 203 feet more or less to the existing utility service connection location.





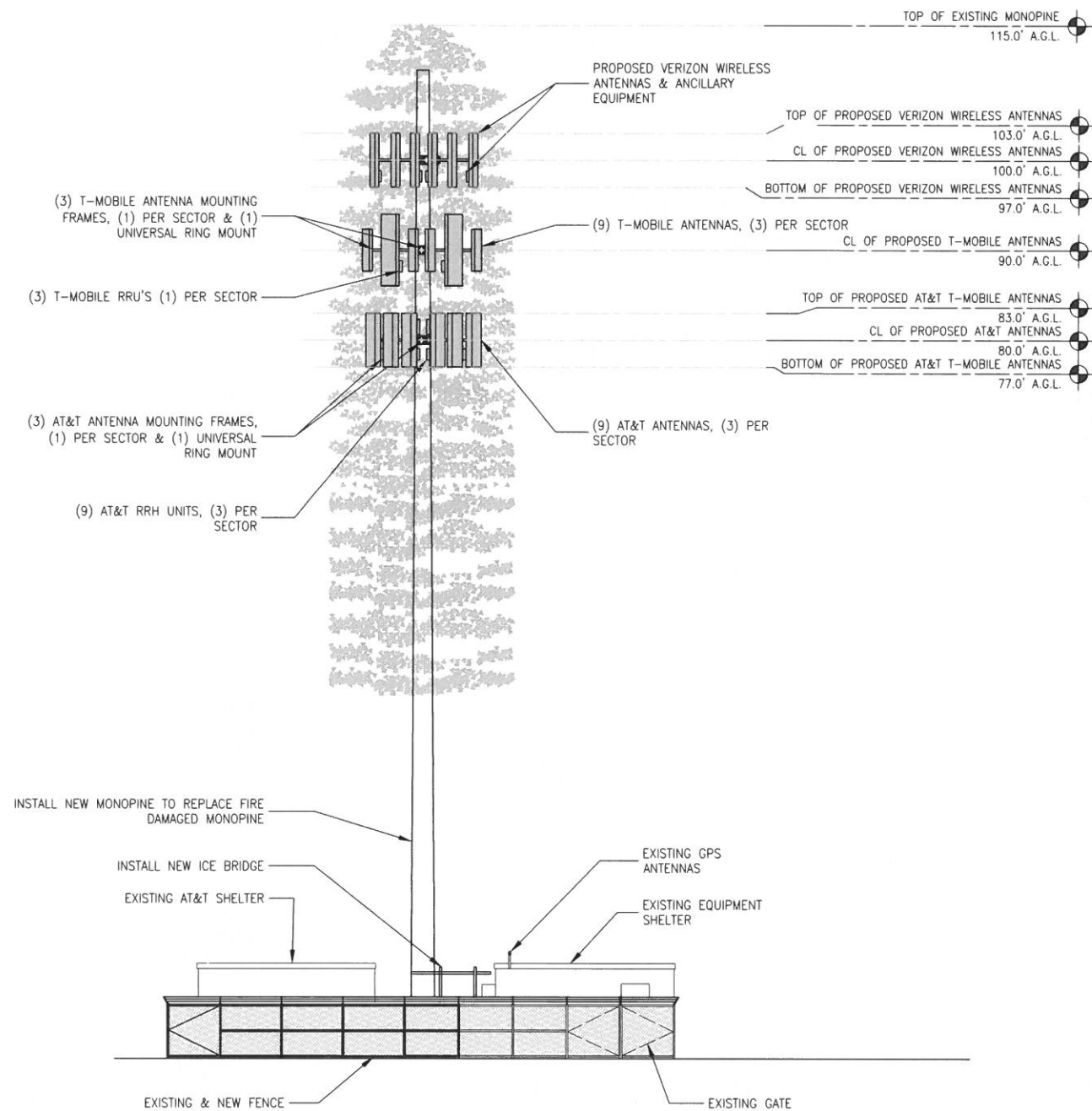
Revisions:

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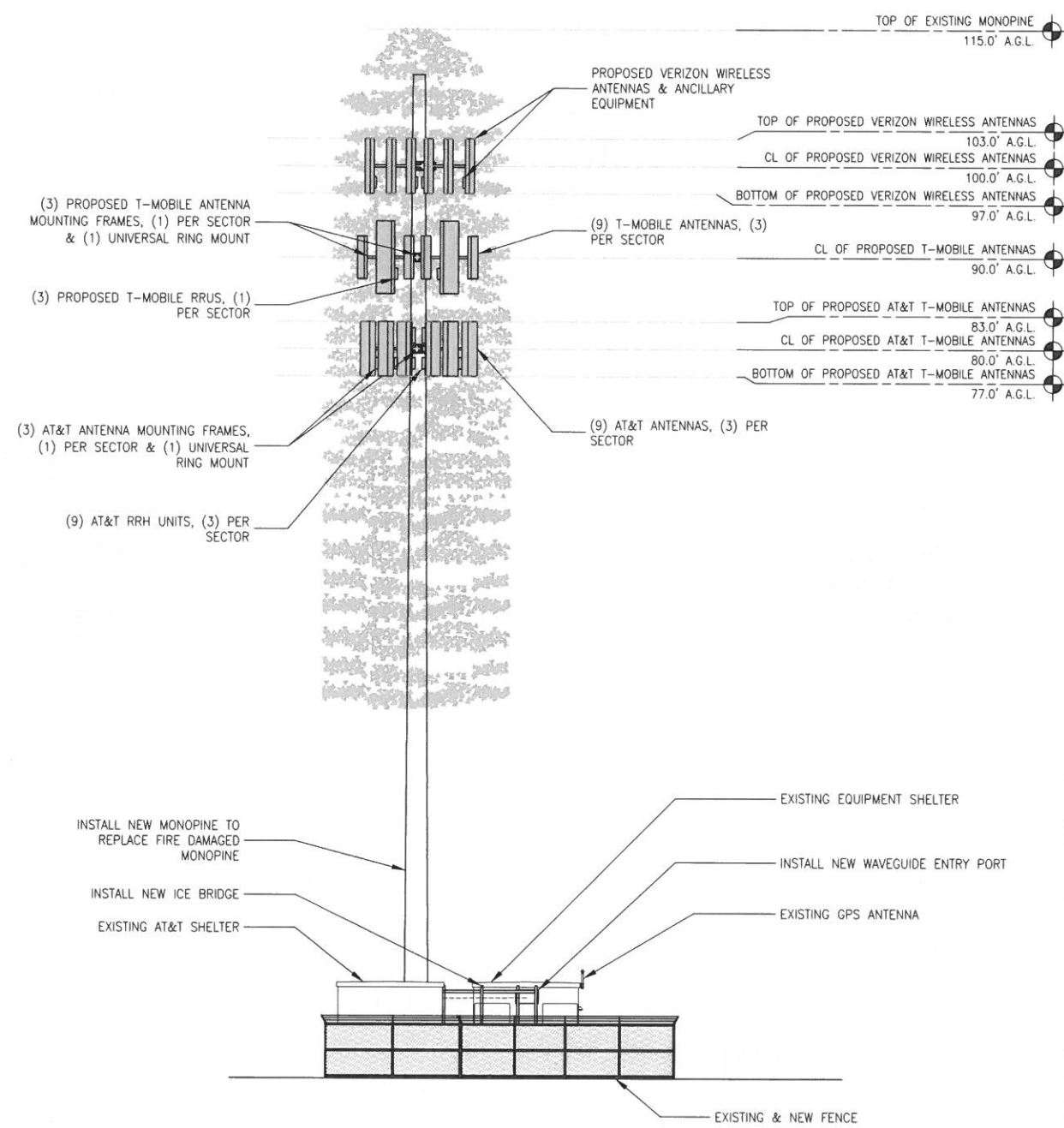
File: 162.2523_A11.dwg
Drawn By: CTC
Checked By: ALB
Scale: AS NOTED
Date: 09/09/2019

Job No. 162.2523

A1.1



2 PROPOSED EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

Revisions:
△ --
△ --
△ --
△ --

File: 162.2523_A21.dwg
Drawn By: ctc
Checked By: ALB
Scale: AS NOTED
Date: 09/09/2019

Job No. 162.2523

A2.1

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, October 22, 2019 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matters:

Items to be determined to be exempt from environmental review:

- a. **VERIZON CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL19-00201):**
Consideration of a conditional use permit modification application requesting town approval to establish and operate a relocated/retrofitted replacement mono-pine cell tower and related ground equipment that was 100% destroyed by the Camp Fire. The project site is a 1.51-acre property zoned Community Service (CS), located at 5541 Vista Way and further identified as Assessor Parcel Number 051-220-001.
- b. **HAVEL CONDITIONAL USE PERMIT APPLICATION (PL19-00210):** Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single-family dwelling relative to a private road setback that was destroyed by the Camp Fire with a newly constructed dwelling. The project site is a 0.19-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5984 Sawmill Road and further identified as Assessor Parcel Number 053-170-140.

The project files are available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. If you challenge these projects in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Paradise Planning Commission at, or prior to, the public hearings. For further information please contact the Development Services Department at (530) 872-6291, extension 114.

SUSAN HARTMAN, Acting Planning Director



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MCCARTHY PAOLA M
768 LA FORCE CT
CHICO CA 95973

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BENINI JOSEPH WILLIAM & LYND
ENELLE
PO BOX 5563
OROVILLE CA 95966

053-180-025-000
VOYER JOSEPH
702 MANGROVE AVE #406
CHICO CA 95926

053-180-066-000
JOHNSON BARBARA ANN
4117 HEIRLOOM LN
TRACY CA 95377

053-200-037-000
CHANDLER FAMILY TRUST
C/O CHANDLER CHERYL L TRUSTEE
P O BOX 64
DURHAM CA 95938

053-200-057-000
MEMMER WESLEY C LIVING TRUST
C/O MEMMER WESLEY C TRUSTEE
4006 SAN PEDRO CT
CHICO CA 95973

053-170-090-000
GARRISON CLIFFORD LEROY & LINDA L
PO BOX 725
LOS MOLINOS CA 96055

053-170-095-000
HUGHES DYLAN & JAMIE
2017 JOY DR
GRIDLEY CA 95948

053-170-099-000
CARNAHAN MEAGHAN M
342 OAK VALLEY DR
VACAVILLE CA 95687

053-170-139-000
VEGA KENNETH W & TAMMY I
P O BOX 1155
CORNING CA 96021

053-180-026-000
VOLLMAN REVOCABLE INTER VIVOS TRUST
C/O VOLLMAN TERRY & KAREN TRUSTEES
PO BOX 647
CHICO CA 95927

053-180-128-000
DAVI ORIYA
3770 MARY AVE
CORNING CA 96021

053-200-051-000
LUMBLEY FAMILY TRUST
C/O LUMBLEY DOUGLAS GARY & BRETT E
TRUSTEES
1028 RAVEN LN
CHICO CA 95926

053-200-058-000
MEMMER WESLEY C LIVING TRUST
C/O MEMMER WESLEY C TRUSTEE
4006 SAN PEDRO CT
CHICO CA 95973

053-170-097-000
DELGADO NICHOLAS R & MARILEE
PO BOX 651
CHICO CA 95927

053-170-100-000
ORRICK FAMILY TRUST C/O ORRICK
ROBERT JR & HANNELORE G TRUSTEES
19628 RIDGE RD
RED BLUFF CA 96080

053-170-141-000
VEGA KENNETH W & TAMMY I
P O BOX 1155
CORNING CA 96021

053-180-027-000
WRIGHT RACHIEL & BRANDON
PO BOX 7762
CHICO CA 95927

053-200-010-000
MONTOKA LIZZETTE CASTRO
3700 MISSION ST
SAN FRANCISCO CA 94110

053-200-052-000
BITZAN GAYLE ETAL
2110 6TH ST
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Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Ridge Chamber of
Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Fire, Engineering, CSS, PID,
FROM: Susan Hartman, Acting Planning Director *SHA*
REQUEST: Review and Comment
DESCRIPTION OF PROJECT: Proposed replacement of a prior existing nonconforming single-family dwelling relative to a private road setback that was destroyed by the Camp Fire with a new constructed dwelling on a 0.19-acre property zoned "TR-1/3".
LOCATION: 5984 Sawmill Road, Paradise
AP NOS.: 053-170-140
APPLICANT: Merkley Construction Co. [Applicant]; Nicole Havel [Owner]
CONTACT PHONE: (530) 518-4606
RETURN DATE REQUESTED: **October 8, 2019**
DATE DISTRIBUTED: September 30, 2019

Town of Paradise
Community Development Dept

OCT 09 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Replace septic tank

3X 10/8/19

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
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Town of Paradise
Community Development Dept

OCT 03 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

CR YES ____ YES, WITH CONDITIONS ____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

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DATE DISTRIBUTED: September 30, 2019

Town of Paradise
Community Development Dept

OCT 03 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

X YES ____ YES, WITH CONDITIONS ____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

NO ISSUES

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

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FROM: Susan Hartman, Acting Planning Director *SH*
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LOCATION: 5984 Sawmill Road, Paradise
AP NOS.: 053-170-140
APPLICANT: Merkley Construction Co. [Applicant]; Nicole Havel [Owner]
CONTACT PHONE: (530) 518-4606
Town of Paradise
Community Development Dept
RETURN DATE REQUESTED: **October 8, 2019** OCT 01 2019
DATE DISTRIBUTED: September 30, 2019 RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Permit required, all work to comply w/current codes.

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

PLEASE MAKE A COPY FOR YOUR RECORDS.

NOTICE OF EXEMPTION

TO: File – [PL19-00210]; AP No. 053-170-140

FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Merkley Conditional Use Permit

PROJECT APPLICANT: Mike Merkley [Contractor]

PROJECT LOCATION: 5984 Sawmill Road, Paradise, CA.

PROJECT DESCRIPTION: Proposed replacement of a prior existing nonconforming single-family dwelling relative to a private road building setback that was destroyed by the Camp Fire with a replacement dwelling upon the original dwelling's footprint.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Merkley Construction Co. [Applicant]; Nicole Havel [Owner]

EXEMPT STATUS:

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption
Section 15302; Class 2

REASON FOR EXEMPTION: Replacement of prior structure with a structure substantially of the same purpose and capacity.

CONTACT PERSON: Susan Hartman, Acting CDD Director
(530) 872-6291

SIGNATURE:



Acting Planning Director

Date: October 8, 2019

Merkley Construction Co.

Chico Ca, 95926

License #620673

897-0655

897-0650 fax

9/22/19

Re: Conditional Use Permit
5984 Sawmill Rd
Paradise Ca 95969
AP# 053-170-140

Scope of work:

Rebuild from an existing 3br 2ba single family residence to a new 3 br 2 ba single family residence. Total new residence to be 1225 square ft. of living space on a raised foundation, two-story, with a 368 square foot garage, 135 square feet of covered porch and 216 square feet of covered patio. The house will be wood framed with a pre-stained fiber cement siding and a minimum of 30 year Architectural composition shingle roof covering.

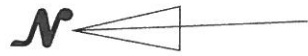
Purpose for request:

The property Owner is committed to rebuilding her home after the Camp Fire that occurred on 11/8/18. It is her desire to rebuild on or about the same location as her existing home with a new home that closely matches her original footprint. The house was built in the early 1970's and unbeknownst to her was placed in an area now dedicated as a road setback. The Road in question is Albert Lane. Albert lane is located just 280' to the North of Sylvan Way and runs in the easterly direction from Sawmill Rd. To the north of Albert, just 134' is Sawpeck Way also running in an easterly direction from Sawmill Rd. Albert Ln. is a 20' wide, unpaved graveled road serving just one lot. The entire length of Albert is just 280'. Albert Lane runs parallel to the south side property line of 5984 Sawmill Rd.

During the preliminary planning for this project the status of "Road" for Albert Ln was undocumented either by Survey or by recorded maps. It was brought up during an off-handed discussion while at the Town Planning Dept that it may in fact be a road. I consulted Susan Hartman about it. Susan told me she was referring it to the Town Surveyor for clarification. It was subsequently reported to me that Albert Lane was in fact deeded to the town in 1910 as a private road.

The request from the property owner is to allow her house to be rebuilt on its original footprint, allowing for the standard 5' setbacks for side and rear boundaries to be observed as they were when built in or about the year 1971.

Respectfully submitted by,
Michael Merkley, Owner
Merkley Construction Co
Ca Lic #620673
Tel: (530) 897-0655 Office
(530) 518-4606 Cell

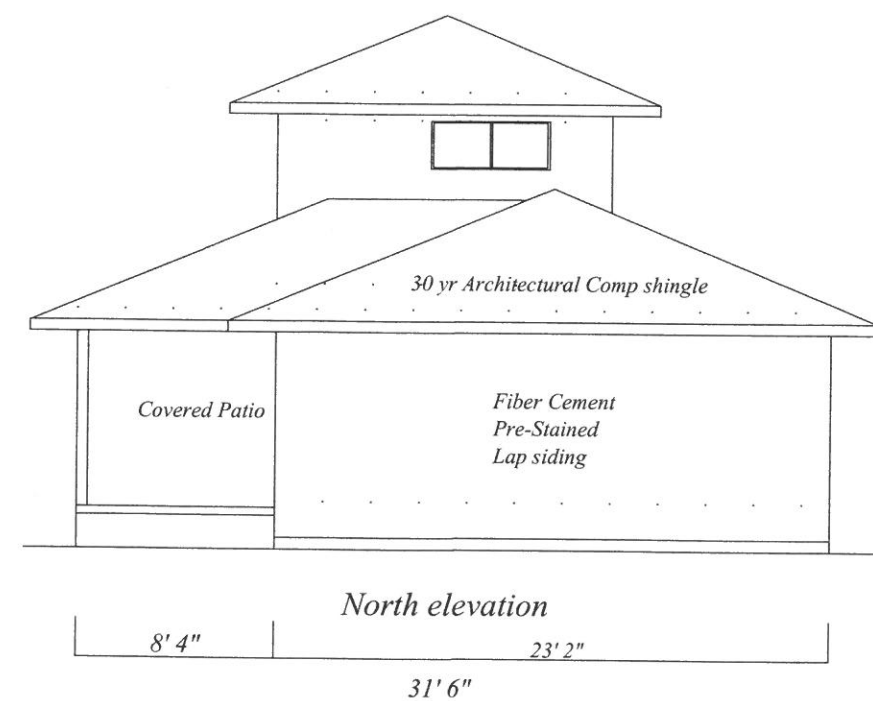
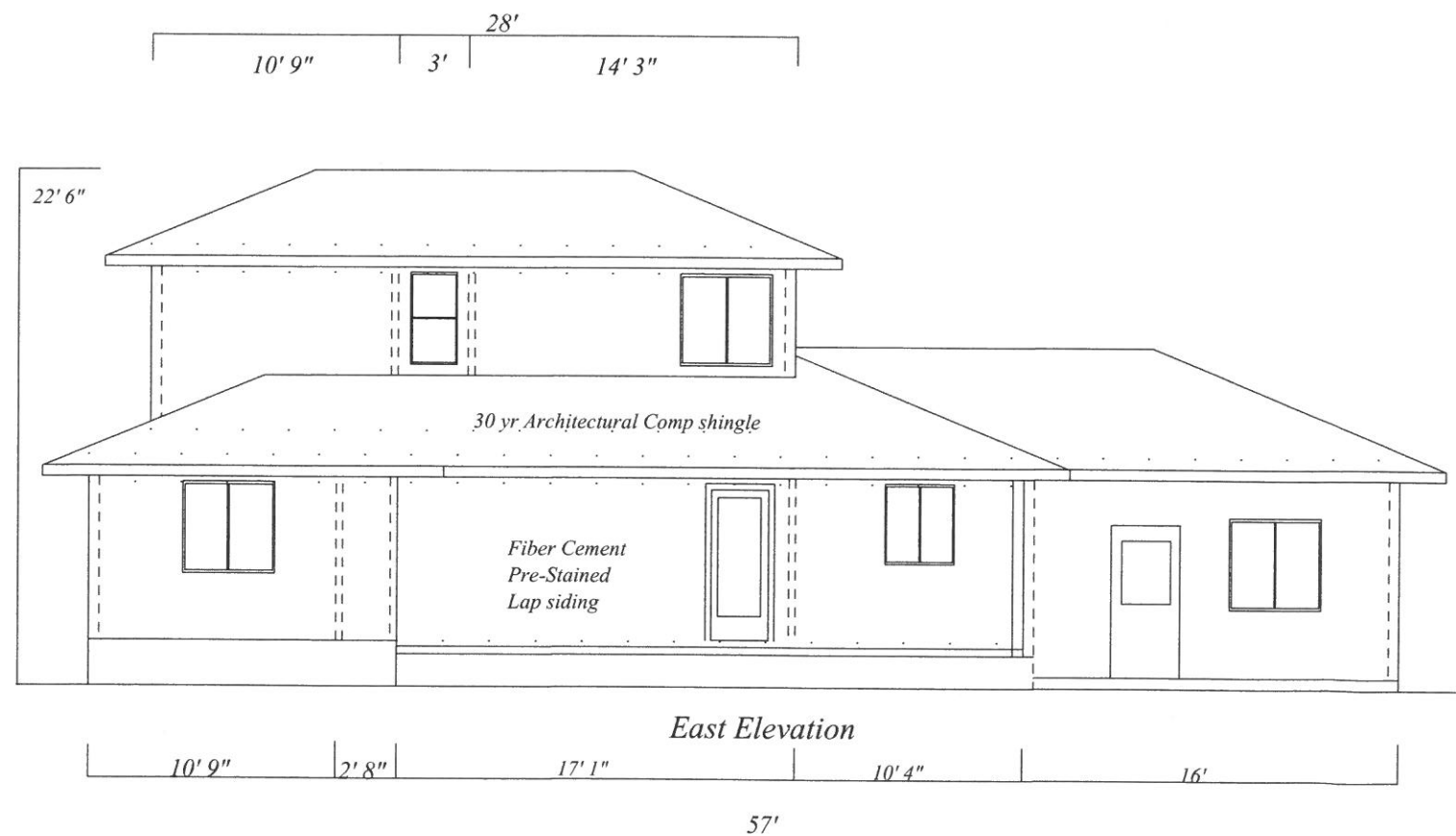
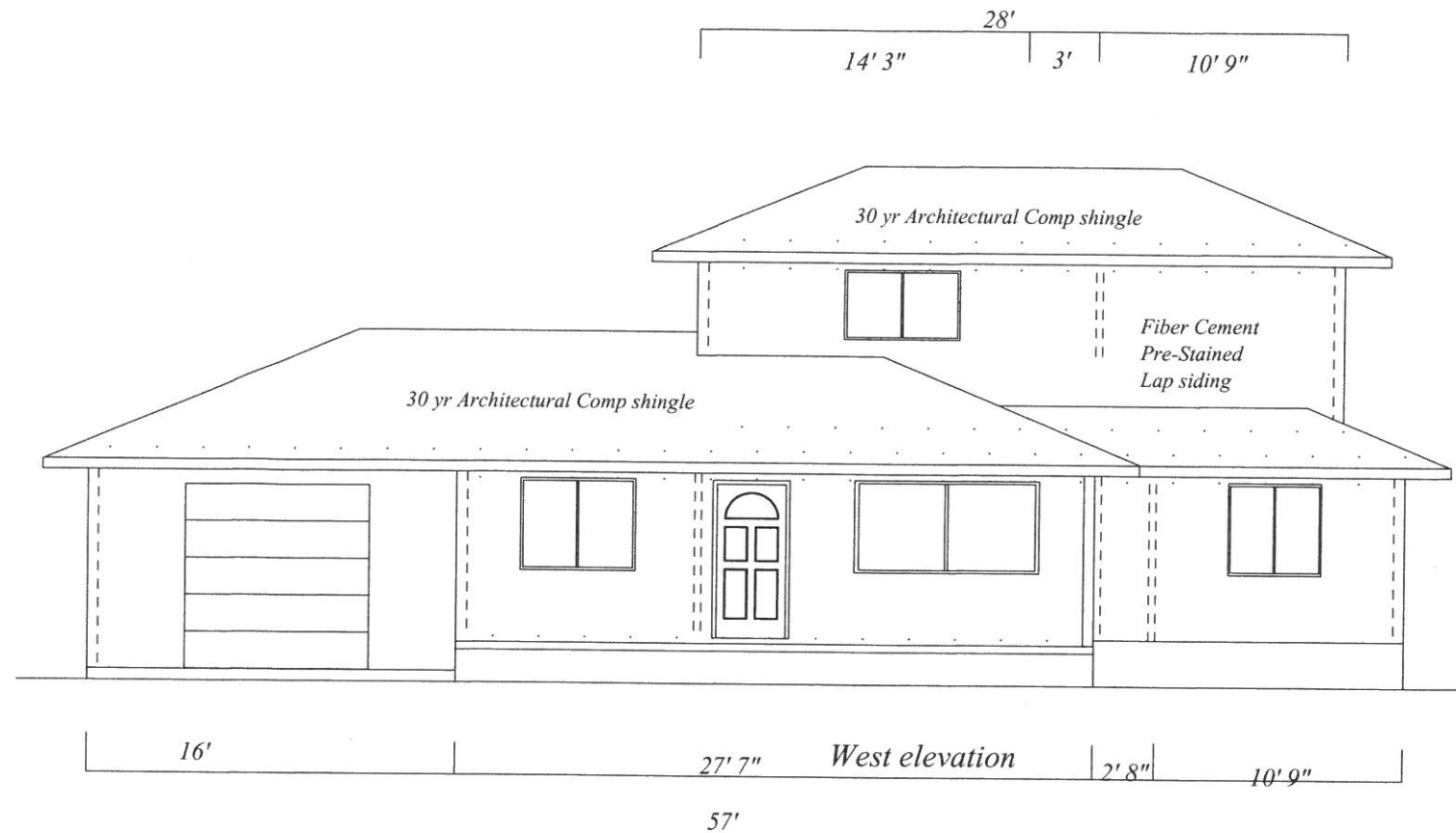
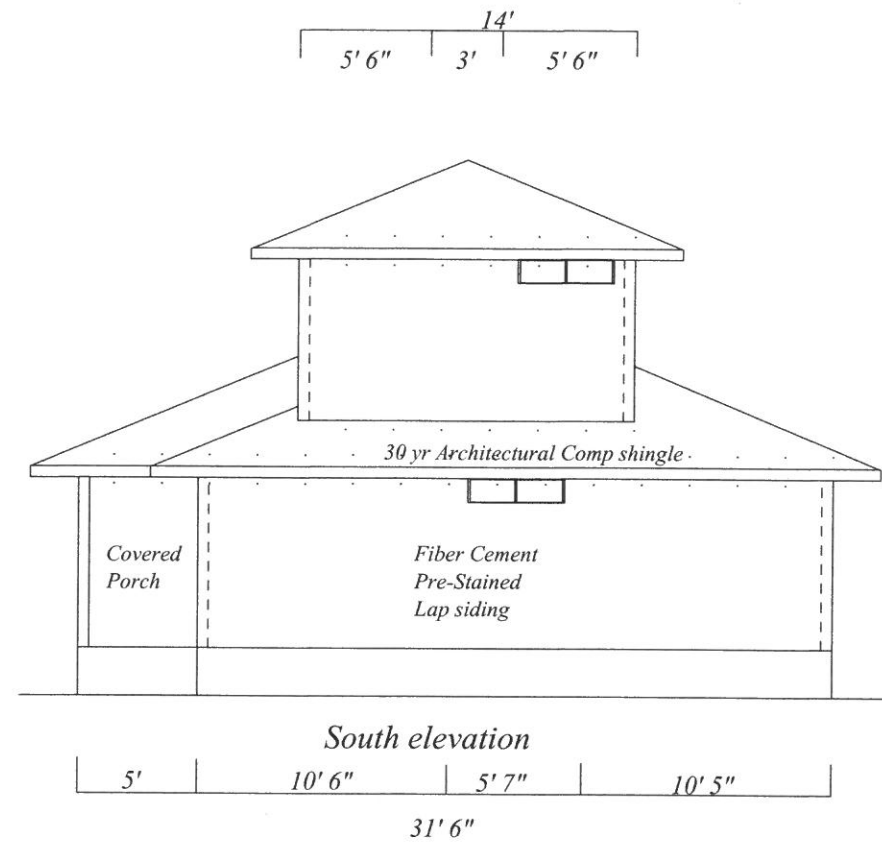


date	Revisions	by

Merkley Construction Co
527 Madrone Ave, Chico, Ca 95926
(530) 897-0655 Lic #620673

Proposed SFR rebuild for:
Nicole Havel
5984 Sawmill Rd, Paradise Ca 95969
A# 053-170-140

date	9/15/19
scale	1" = 80'
drawn by	MDM
job	
sheet	1
of	46

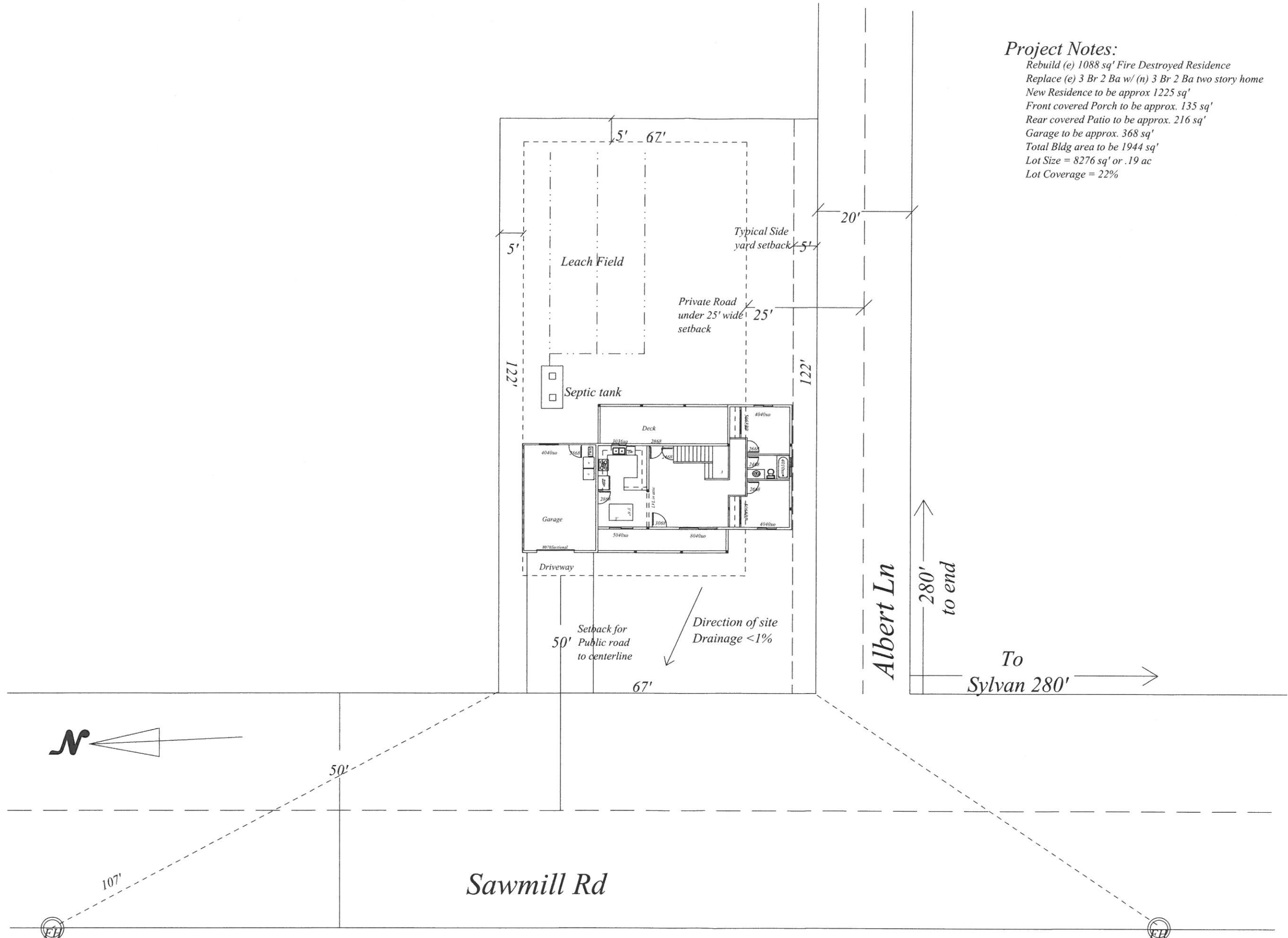


date	Revisions	by

Merkley Construction Co
 527 Madrone Ave, Chico, Ca 95926
 (530) 897-0655 Lic #620673

Proposed SFR rebuild for:
Nicole Havel
 5984 Sawmill Rd, Paradise Ca 95969
 A# 053-170-140

date	9/15/19
scale	1/8" = 1'
drawn by	MDM
job	
sheet	2 of 47



Project Notes:
Rebuild (e) 1088 sq' Fire Destroyed Residence
Replace (e) 3 Br 2 Ba w/ (n) 3 Br 2 Ba two story home
New Residence to be approx 1225 sq'
Front covered Porch to be approx. 135 sq'
Rear covered Patio to be approx. 216 sq'
Garage to be approx. 368 sq'
Total Bldg area to be 1944 sq'
Lot Size = 8276 sq' or .19 ac
Lot Coverage = 22%

Merkley Construction Co
527 Madrone Ave, Chico, Ca 95926
(530) 897-0655 Lic #620673

Proposed SFR rebuild for:
Nicole Havel
5984 Sawmill Rd, Paradise Ca 95969
A# 053-170-140

date	Revisions	by

date	9/15/19
scale	1" = 20'
drawn by	MDM
job	
sheet	3
of	48

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: October 22, 2019**

FROM: Susan Hartman, Acting Community Development Dir. **AGENDA NO. 2 (b)**
SUBJECT: Havel Conditional Use Permit Application (PL19-00210)
DATE: October 14, 2019 **AP 053-170-140**

GENERAL INFORMATION:

Applicant: Michael Merkley [Contractor]
527 Madrone Avenue
Chico, CA. 95926

Location: 5984 Sawmill Road, Paradise

Requested Action: Use permit approval to replace a prior existing nonconforming single-family dwelling relative to a private road building setback that was destroyed by the Camp Fire.

Purpose: To replace the destroyed nonconforming single-family dwelling structure with a new dwelling.

Present Zoning: Town Residential – 1/3 acre minimum (TR-1/3)

General Plan Designation: Town Residential (TR)

Existing Land Use: Fire damaged vacant property

Surrounding Land Use:

North:	Vacant residential parcels
East:	Vacant residential parcels
South:	Albert Lane (private)
West:	Sawmill Road (public)

Parcel Size: ±0.19 acre

CEQA Determination: Categorically Exempt - CEQA Section 15302 (Class 2 exemption)

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

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

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via use permit approval, to restore a prior existing, legal nonconforming single-family dwelling land use. The ± 0.19 - acre property is located at 5984 Sawmill Road, a town maintained public street. Butte County Assessor records indicate that the prior existing nonconforming dwelling was constructed prior to the Town's incorporation.

The proposed project includes construction of a replacement dwelling [approximate 1,225 sq. ft.] sited upon the original dwelling's footprint which only met the standard 5' minimum side yard setbacks. The residence is slightly larger in square footage than previously, but that additional square footage is contained within a new, 137 square foot second story addition.

Directly south of the subject property is a 20' wide by 300' long strip of land that is reserved as an easement for road and utility purposes benefiting 5970 and 5980 Sawmill Rd further to the south. That strip of land has a name of "Albert Lane" on the Assessor's tax maps though no actual properties are addressed to that private road. It only serves as ingress and egress for the two properties to the south which are both addressed to Sawmill Road and of which, only 5980 Sawmill Rd utilizes this 20' wide strip of land in a manner similar to that of a 'flag lot'.

Due to the recorded description of a 'road easement', this 20' wide strip actually becomes subject to a 25' from centerline private road setback which was not enforced in 1977 by Butte County when the residence was originally constructed. The applicant(s) are asking that the Planning Commission allow for the reconstruction of the residence meeting only the minimum 5' side yard setbacks.

ANALYSIS:

Section 17.39.300 (*Restoration of damaged nonconforming use*) of the Paradise Municipal Code provides that a lawful nonconforming building destroyed by any means to the extent of more than 50% of its assessed value preceding its destruction may be restored upon town approval and issuance of a conditional use permit. Hence, submittal of the Havel conditional use permit application is consistent with zoning regulations assigned to the project site.

As a replacement structure, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (Section 15302 Class 2).

Comments received from reviewing agencies regarding the Havel conditional use permit project had no and/or minimal concerns or project conditions. Accordingly, town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

ANALYSIS CONCLUSION:

Based upon the circumstances outlined above and the environmental setting of the residential neighborhood, staff submits that town authorization to establish use of this property with a replacement nonconforming dwelling sited upon the original dwelling's footprint is reasonable. Therefore, staff recommends Planning Commission approval of the Havel use permit, based upon the following findings:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15302, (Class 2) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Havel use permit can be found to be consistent with the provisions of Title 17 (zoning) of the Paradise Municipal Code as well as the goals and land use policies of the current 1994 Paradise General Plan.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Havel use permit application (PL19-00210) for property located at 5984 Sawmill Road (AP 053-170-140), requesting authorization to replace a prior existing nonconforming single-family dwelling subject to the following conditions of approval:

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

SITE DEVELOPMENT

1. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
2. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

UTILITIES

3. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
4. Meet any requirements of the Paradise Irrigation District regarding the replacement of the water service line and backflow prevention device.

OTHERS

5. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

SITE DEVELOPMENT

6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
7. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic systems.
8. Complete the requirements of the Fire Prevention Inspector regarding plans submittal and installation for an Automatic Fire Sprinkler System for the residence.
9. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

LIST OF ATTACHMENTS FOR HAVEL USE PERMIT APPLICATION (PL19-00210)

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the October 22, 2019 public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Onsite Official Bob Larson dated October 9, 2019.
5. Comments received from Fire Inspector Chris Rainey dated October 3, 2019.
6. Comments received from Engineering Construction Inspector II Kevin Peppas dated October 3, 2019.
7. Comments received from Building Official Greg Adams dated October 1, 2019.
8. CEQA Notice of Exemption document for the Havel project.
9. Project description submitted by Michael Merkley on September 30, 2019.
10. Site plan for the Havel use permit project.