



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

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

PLANNING COMMISSION AGENDA

6:00 PM – June 21, 2016

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

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve Regular Meeting Minutes of May 17, 2016.

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

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6a. Consideration of a request for approval of an extension of time assigned to the conditionally approved Paradise Community Village Vesting Tentative Subdivision Map (PL09-00034); APNs 054-380-001 and 002

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

May 17, 2016

6:00 PM

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. MOTION by Nichols, seconded by Groom, approved the minutes of the April 19, 2016 Regular Planning Commission meeting. Commissioner vote was unanimous; Neumann and Towslee absent and not voting.

2. COMMUNICATION

- 2a. CDD Director Baker informed the Commissioners that the Town Council accepted the Housing Element Progress Report and the General Plan Implementation status reports as recommended by the Commission at their previous meeting.

3. PUBLIC COMMUNICATION –None.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. Consideration of a request for approval of an extension of time assigned to the conditionally approved Mountain Terrace Vesting Tentative Subdivision Map (SD-07-1); APN 054-060-102, 103 and 104.

CDD Director Baker reported to the Commissioners that the staff recommends approval of a time extension request for the Mountain Terrace Vesting Tentative Subdivision Map based on evidence that a “good faith effort”, as required by Paradise Municipal Code Section 16.07.060, has been established. A review of the file and documentation submitted by the applicant provide evidence that applicants have incurred expenses in an approximate amount of \$157,359, including development of road and drainage

improvement plans, wastewater requirements, easement abandonment, vegetation management and surveying costs.

1. Gary Stievater stated that he is one of the owners of the project, that the development of this project was stalled during the 2008 economic downturn, one year short of completion, when the sales of homes when from one to two sales of homes per week to one to three sales of homes per year. Mr. Stievater stated there is a significant upturn of homes sales in Chico and that he expects the same trend to occur in Paradise. He further confirmed that there was a lot of expense incurred for improvements toward a final map that are sitting inactive but were done in order to meet the requirements of the final map. Mr. Stievater stated that the patio home development is a good fit for the town of Paradise and asked Commissioners to approve the request for a six-year extension of the map approval.

Commissioners asked questions of staff and the applicant relating to mitigation of noise for residences located on the street side of the project, the wastewater system that will be established on three of the lots, the Mello-Roos funding required for the project infrastructure, the potential of a traffic signal at the Buschmann Road/Clark intersection, and costs to the future residents relating to a Mello-Roos district. Mr. Stievater stated that those costs have not yet been projected and CDD Director briefly discussed the Town's requirements for a Mello-Roos district relating to road maintenance and wastewater systems.

MOTION by Nichols, seconded by Groom, approved the granting of a six-year time extension for assignment to the conditionally approved Mountain Terrace Vesting Tentative Subdivision Map (SD-07-1), thereby creating a new subdivision map expiration date of May 24, 2022. Ayes of Groom, Nichols and Chairman Clarkson; Neumann and Towslee absent and not voting.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS

- a. Identification of future agenda items

Director Baker informed the Commissioners that Hunter-Hanosh dental facility plans to be open in July 2016; that a groundbreaking ceremony is scheduled for the Eye-Life Institute construction site tomorrow; and that the development on the north end of town (Lynn's Paradise Plaza) is progressing, the septic construction permit has been issued, building plans are being revised, and parking issues are being sorted out.

9. ADJOURNMENT

Chairman Clarkson adjourned the meeting at 6:30 p.m.

Date of approval:

Attest:

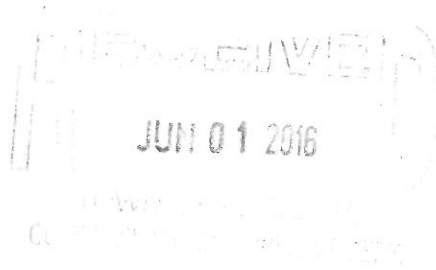
By: _____

Jim Clarkson, Chairman

Joanna Gutierrez, CMC, Town Clerk

May 6, 2016

Town of Paradise
Planning Commission
5555 Skyway
Paradise, CA 95969



RE: Paradise Community Village Subdivision Map (PL09-00034)

Dear Commissioners,

As the President of the Board of Directors of the Paradise Youth and Family Center, Inc., doing business and referred herein as "Paradise Community Village", I hereby formally request for the Town of Paradise's Planning Commission to extend the Paradise Community Village Subdivision Map #PL09-00034 for the maximum term of six additional years.

Through close cooperation with the Director of Development services we have been perusing the conditions given to the Board on July 15, 2009. Of these conditions, all applicable conditions have been satisfied for the use and operation of Phase 1. Paradise Community Village Apartments was completed and on 7/15/13, an occupancy permit was issued to the Community Housing Improvement Program (CHIP). Since the map conditions were issued, the Paradise Youth and Family Center and its partners have, through loans, grants, and owner equity, spent \$1,207,258 towards the completion of satisfying the 77 conditions of infrastructure, engineering, and wastewater plant construction. See attached Addendum A.

During the last few years, the partners of the Paradise Community Village have changed due to the evolving housing market, organizational priorities, and economic conditions within the Town of Paradise and in the nation more broadly. The Board of Directors are working with many parties involved in finalizing the planning for Phase 2. We are confident that progress will be made towards the finalization and completion of the future phases, but to do so, we need to have the map extended for the maximum term of six years.

For the reasons noted above and in our application attached hereto, Paradise Community Village kindly requests that the Town of Paradise Planning Commission place on the next available agenda the attached application for extension for the tentative parcel map Paradise Community Village #PL09-00034.

Sincerely,

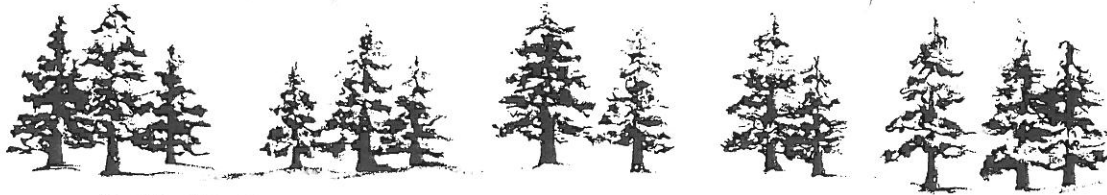
Maximilian G. Barteau
President, Paradise Youth and Family Center, Inc.
dba Paradise Community Village

Addendum 1

Paradise Community Village Subdivision Map (PL09-00034)

Current Development Cost Overview

Wastewater Plant Phase 1	
Enineering	\$47,770.00
Construction	\$291,290.74
General Site Work	\$548,064.00
Clearing	
Excavation	
Base & Pave	
Curb, Gutter, Sidewalk	
Striping & Signage	
Storm Drain	
Sewer	
Water	
Fencing	
Tree Falling & Removal	\$75,000.00
Dry Utility	\$60,768.00
Bonds and Insurance	\$38,835.00
Survey	\$50,000.00
General Conditions	<u>\$95,531.00</u>
Total	<u><u>\$1,207,258.74</u></u>



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July 22, 2009

Paradise Youth and Family Center Corporation

Att: Mr. Steve Gibson

P.O. Box 1272

Paradise CA 95967

Subject: Paradise Community Village Vesting Tentative Subdivision Map (PL09-00034), Site Plan Review Permit (PL09-00199) and Tree Felling Permit (PL09-00215, PL09-00036) Applications
APNs 054-090-048, 054-100-023, 054-110-031, 032, 033

Dear Mr. Gibson:

The Planning Commission conducted a public hearing on July 21, 2009, concerning the above noted applications. After receiving public testimony and closing the hearing, the Planning Commission adopted the required findings as provided by staff and approved the proposed Tentative Subdivision Map (PL09-00034), Site Plan Review Permit (PL09-00199) and Tree Felling Permit (PL09-00215, PL09-00036) for the property located at the west end of Village Parkway.

Be advised that your applications were conditionally approved subject to the conditions listed below.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL SUBDIVISION MAP

ROADS/ACCESS

1. Prepare and submit three copies of a detailed and engineered site development, grading plan and road and drainage improvements plan for the subdivision development to the Public Works Department (engineering division) for review and approval by the Town Engineer and secure the issuance of a town-approved grading permit. Approval of the designed improvements plans by the Town Engineer must be secured PRIOR TO COMMENCEMENT of project improvements construction.
2. Establish fifty-foot minimum width interior street access rights-of way as proposed;

13. Provide an offer of dedication in a manner and design deemed satisfactory to the Town Engineer for project-related storm water drainage facilities. Direct continuity to the adjacent right-of-way shall be preserved to allow for access to these parcels, or access easement provided.
14. Clearly delineate the limits of the 100-yr flood prone areas on the Final Map.

UTILITIES

15. 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

16. Meet the requirements of the Paradise Irrigation District (PID) regarding the proper abandonment of existing water mains that conflict with the project design, the installation of any required pressure regulating device, installation of water main extensions, payment of development fees, and fulfillment of other requirements in accordance with written comments received from PID staff on February 6, 2009 for the Paradise Community Village project. Submit evidence thereof to the town Public Works Department (engineering division).

FIRE PROTECTION

17. Establish minimum required fire flow via fire hydrant(s) installation, water main installation, etc. Infrastructure improvements (water supply and fire hydrants) shall be completed and fire flow available prior to recordation of the final map.
18. If deemed necessary by the Town Fire Chief, the project developer shall execute an agreement with the Town of Paradise binding future lot owners to a fuel reduction plan for the lots meeting the requirements of the Paradise Fire Department. Contact the Town Fire Marshal for details of this process.
19. As determined by the Town Fire Marshal, meet all other applicable requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated June 5, 2009 (and any subsequent amendments made thereto as approved by the Town Fire Chief) for the Paradise Community Village and on file in the Town Community Development Department.

SANITATION

20. Satisfy all requirements of the Onsite Sanitation Official and the California Regional Water Quality Control Board regarding the design of the final subdivision map compliance with

PLANNED DEVELOPMENT DESIGN

29. Development standards for individual lots within the Paradise Community Village shall be modified as follows and shall be shown upon the final subdivision map:

Minimum net lot area:	0.13 acre
Minimum front yard setback (from center of street):	35 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	5 feet
Maximum building coverage:	70 percent

30. The allowances of the modified development standards for the Paradise Community Village project notwithstanding, all other development standards of the town-established Community Services (C-S) zoning regulations in legal effect on June 4, 2009 shall apply to the creation and development of the lots in the Paradise Community Village project.

TREE FELLING

31. Apply for and secure town approval of a tree-felling permit for any qualifying trees to be removed associated with town sanctioned subdivision improvements.
32. No heavy equipment shall be operated or stored within the drip line of any tree that is not planned for felling and removal.

OTHERS

33. The project developer shall successfully implement all mitigation measures applicable to the proposed subdivision and contained within the Paradise Community Village Mitigation Monitoring and Reporting program dated May, 2007, as amended by the Paradise Planning Commission on June 4, 2007 and kept on file in the town Community Development Department, including requirements for timing, agency/department consultation and verification.
34. Place the following notes on the final map information data sheet:
- a. "At the time of building permit issuance, owner will be required to pay any Town of Paradise adopted development impact fees."
 - b. "The project developer shall successfully implement all mitigation measures contained within the Paradise Community Village Mitigation Monitoring and Reporting program dated May, 2007, as amended by the Paradise Planning Commission on June 4, 2007 and kept on file in the town Community Development Department, including requirements for timing, agency/department consultation and verification."
 - c. "No final building inspection or occupancy shall be permitted for any residence

CONDITIONS TO BE MET PRIOR TO BUILDING PERMITS ISSUANCE

ROADS/ACCESS

41. Design and submit three (3) copies of civil engineer-stamped and signed street frontage construction plans and drainage plans for all public street frontage of the multiple-family housing project to the Engineering Division for review and approval, and construct full street sections to the standards specified in conditions assigned to the Paradise Community Village Subdivision and offer for dedication to the Town of Paradise in a manner deemed satisfactory to the Town Engineer. Pay appropriate plan check and inspection/encroachment fees. Street grades, right-of-way widths and all design features shall comply with town ordinances, design resolution and accepted engineering standards.
42. Access from the project site to Paloma Avenue shall be for fire and emergency vehicles only and shall be physically restricted to such purposes in a manner deemed satisfactory to the town Fire Marshal and the Town Engineer.

DRAINAGE

43. Provide a final design solution for development and roadway drainage per requirements of the Town Engineer and the town's **INTERIM DRAINAGE DESIGN GUIDELINES** prepared April 2, 1998. This final design shall be constructed in a manner that includes the establishment of all necessary drainage improvements both on and off-site to accommodate existing and additional project induced drainage flows without generating any off-site adverse effects.

SANITATION

44. Complete the requirements of the Town Onsite Sanitary Official concerning issuance of permit approvals for installation of an engineered sewage treatment and disposal system to service the proposed project. Provide evidence thereof to the Town Community Development Department (building division).
45. Meet all wastewater discharge requirements assigned to the proposed project from the California Regional Water Quality Control Board (RWQCB) and provide material evidence to the town staff.

SITE DEVELOPMENT

46. Provide evidence of submittal of a Notice of Intent (NOI) to the State of California Regional Water Quality Control Board and provide the town with a copy of the project Storm Water Pollution Prevention Plan (SWPPP).
47. If more than 50 cubic yards of soil is to be displaced, apply for and secure town issuance of a grading permit satisfying all engineering division requirements and the current

and shall be subject to formal design review by the Town of Paradise. Exterior project lighting shall be designed to be shielded and/or to reflect away from any nearby land uses and recreation facilities and shall not exceed sixteen feet above grade.

57. Design and maintain a minimum thirty-five foot building setback from the centerline of all existing and proposed future public streets.
58. Submit the project's landscaping plan application to the town Planning Director for review and approval in accordance with the Paradise Municipal Code requirements. Landscape plan(s) for this project shall include provisions for the use of drought resistant plant species, low-flow drip irrigation systems, etc. No final building inspection or occupancy shall be permitted until the landscape plan(s) have been town approved and landscape materials have been installed (or bonded to guarantee same).
59. The applicant shall arrange a final detailed design of the project to include the establishment of walkways/pathways in a manner that safely enables pedestrian access/egress to required public street improvements along adjacent public streets and connecting to Clark Road and Paloma Avenue.

FIRE PROTECTION

60. Meet the requirements of the Paradise Fire department regarding the establishment of minimum required fire flow in accordance with written comments dated May 4, 2009 (and any subsequent amendments made thereto as approved by the Town Fire Chief) provided by Paradise Fire Department staff for the Paradise Community Village project and on file with the town Community Development Department. Any required infrastructure improvements (water supply and fire hydrants) shall be completed and fire flow available prior to the placement of flammable materials on the site.

OTHERS

61. Pay development impact fees to the Town of Paradise in accordance with the requirements of the Paradise Municipal Code, etc.
62. The project developer shall successfully implement all mitigation measures applicable to the proposed multiple-family housing and contained within the Paradise Community Village Mitigation Monitoring and Reporting program dated May, 2007, as amended by the Paradise Planning Commission on June 4, 2007 and kept on file in the town Community Development Department, including requirements for timing, agency/department consultation and verification.

CONDITIONS TO MEET PRIOR TO FINAL BUILDING INSPECTION/OCCUPANCY

ROADS/ACCESS

63. Submit reproducible "AS BUILT" improvement plans for abutting public street

73. Secure Town Onsite Sanitary Official approval of the detailed engineered plan(s) and issuance of construction/installation permit(s) for the project's community sewage treatment/disposal system.
74. The applicant shall submit and secure town Planning Director review and approval of a professionally designed and accurately mapped "Tree Protection Plan" for the proposed project that provides for tree replacement planting as well as existing tree protection measures (fencing, etc.); prior to the commencement of ground disturbance site work.

GENERAL TREE FELLING CONDITIONS

75. All qualifying trees proposed to be retained and shown as such upon the project's tree protection plan, reviewed and approved by the Town Planning Director, and all native saplings proposed to be protected on the site as replacement trees shall be protected during construction activities in a manner consistent with the Town of Paradise "Suggested Practices for Protection of Trees on Commercial, Quasi-Public and Multi-Family Residential Construction Sites".
76. A certified arborist shall be engaged by the applicant to oversee the employment of tree protection measures during all project related improvements construction.
77. The approval action of the project's tree felling permit application shall only be valid and in effect until the expiration date of the Paradise Community Village Vesting Tentative Subdivision Map.

The decision of the Planning Commission can be appealed within ten (10) days for the Tentative Vesting Subdivision and Tree Felling Permit approval and seven days for the Site Plan Review Permit approval by filing a written appeal together with a \$154.00 appeal deposit fee with the Town Clerk. **If no appeal is filed within the time periods, your project applications will be deemed approved. The Vesting Tentative Subdivision Map will have an expiration date of July 21, 2012.**

If you should have any questions, please contact me at this office.

Sincerely,



Craig Baker
Asst. Community Development Director

cc: NorthStar Engineering, 111 Mission Ranch Blvd., Ste. 100, Chico CA 95925
Joanna Gutierrez, Town Clerk
Paradise Fire Department
Paradise Irrigation District
Kari Eurotas, CDD/PW Project Coordinator

Paradise Community Village

Residential and Community Center Development

Developer:
Paradise Youth and Family Center Corporation

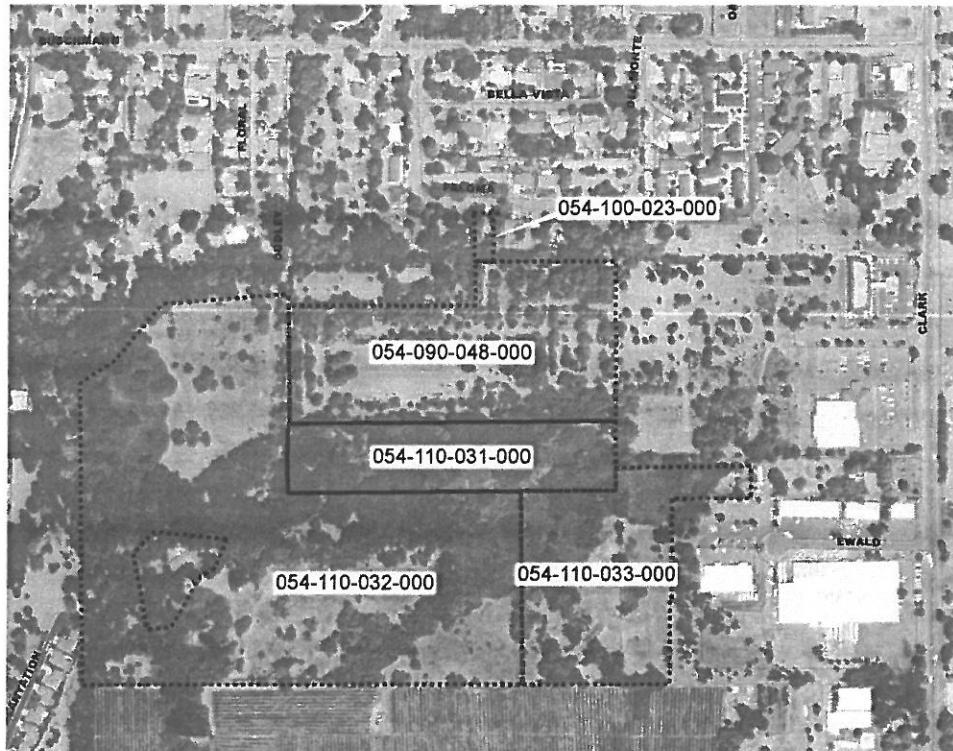
Engineer:
NorthStar Engineering

Project Description

Paradise Community Village is a residential and community center development that's goal is to serve as a gathering place for young people and their families in order to engage in healthy, productive, life-enhancing activities. Recreational uses are proposed along with educational, community, and residential development.

Location

The 48+ acre project site is located in southern central Paradise, south of Buschmann Road and west of Clark Road (State Route 191). The Assessor's Parcel Numbers are 054-100-023, 054-110-031/032/033 and 054-090-048.



Project Objectives

The Paradise Community Village project objectives are as follows:

- To cooperatively develop a complex of co-located facilities, programs and services that enhance, encourage, support, and sustain the healthy development of youth and families on the Paradise Ridge.
- The development of an area for which will be a gathering place for young people and their families to engage in healthy, productive life-enhancing activities. Key elements include:
 - The development of skate and bike park
 - Athletic and recreational fields
 - An affordable housing complex
 - A charter middle school

- An after school facility
- Unimproved natural areas for exploring and restful contemplation

Development Partners

The Paradise Youth Sports and Family Center (PYSFC) Corporation, a non-profit consortium of private and public agencies, was formed in April 2003 in order to develop a multi-purpose complex of co-located facilities, programs, and services for youth and their families on the Paradise Ridge that meets both the individual and complementary needs and services of the partners. Six partnering agencies, private and public, comprise the consortium and include: the Town of Paradise, Youth for Change, the Boys and Girls Clubs of the North Valley, the Paradise Middle Charter School, Paradise Recreation and Parks District, and the Paradise Unified School District.

Land Use

The property is currently vacant. There is an existing residence that is located at APN 054-110-001. This parcel is not a part of the project and the current access easement (723 O.R. 488) will be abandoned and the existing owners will take access from the public street. If abandonment of the current easement is not possible the map will be modified in order to maintain the existing easement. Surrounding land uses consist of residential development to the north and west, commercial development to the east and a vineyard to the south.

The General Plan designation is consistent per the zoning at CS and the current zoning is shown in the table below:

<i>Parcel Number</i>	<i>Current Zoning</i>	<i>Current GP</i>
054-100-023	CS-PD (Community Services Planned Development)	CS (Community Services)
054-110-031	CS-PD (Community Services Planned Development)	CS (Community Services)
054-110-032	CS-PD (Community Services Planned Development)	CS (Community Services)
054-110-033	CS-PD (Community Services Planned Development)	CS (Community Services)
054-090-048	CS_PD (Community Services Planned Development)	CS (Community Services)

Unit Mix

The development will consist of two phases as listed below:

Phase I:		Phase II:		Phase III:	
Lot 1	Affordable Housing Phase I	Lots 8-39	Single Family Residential	Lot 4	Gym/Community Center
Lot 2	Skate Park			Lot 5	Community Center
Lot 3	Middle School			Lot 6	Affordable Housing Phase II
Lot 7	Wastewater Facilities				/Wastewater

Environmental Setting

Vegetation, Topography and Soils

The proposed projects topography is sloping with project elevation ranging from 1,500 to 1,660 feet above sea level with 5 to 15 percent slopes. The site contains two tributaries to Berry Creek. These two intermittent tributaries convey water roughly north south through the western eastern portions of the site, and to a small vernal pool complex in the southeast quadrant of the site.

Vegetation and Biological Resources

The site has quite a bit of vegetative and tree cover. A biological resource assessment and botanical survey of the proposed project site was conducted by Gallaway Consulting, Inc. (Gallaway) biologists in December of 2005 and updated in December of 2006. Natural communities occurring onsite include annual grassland, montane hardwood, montane hardwood/conifer and valley foothill riparian. Gallaway also completed a wetlands delineation for the project. The delineation identified several wetlands and other waters on the project site including jurisdictional riparian, vernal pools, seasonal wetlands, intermittent streams and canals.

At this time Gallaway has worked with the US Fish and Wildlife Service (USFWS) California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (USACE) in obtaining the proper permits for the project site.

Forester Randy Vasquez completed a survey of the trees within the project site in February 2008. An application for a tree removal permit, based on his survey, is being processed in conjunction with the tentative map application.

Site Development Improvements

The project development will occur in three phases and will include public roads, storm drain and sewer facilities as well as connection to a public water source and underground electric, cable, and phone services.

Access

The primary access to the project would be provided via Clark Road on Village Parkway. This public road connection crosses AP 054-090-071, which is not owned by PYSFC; however the underlying owner is obligated by previous agreement running with the land to dedicate the easement to the Town of Paradise via Grant Deed 1998-014831. The dedication of this portion of the public roads will be by separate instrument by the parcel owner.

An additional access for emergency purposes will be via Paloma Avenue, a public residential street that connects to Buschmann Road. This emergency access will have bollards for restricted access to allow the movement of pedestrian and bike traffic.

The internal street system would be a loop connecting all the proposed land uses. The internal streets would be public and designed to the Town of Paradise roadway

standards. The project is formally requesting the use of a 50' right of way width for the public roads and a 30' width for the access roads.

Improvements

The Phase I roadway system will include the public roads shown as access to lot 1-3 and 7. These roads are indicated on the tentative map as Village Parkway, Street "B" and Street "A" the emergency access through to Paloma Avenue. The public roads will consist of full urban improvements including curb, gutter and sidewalk (one side). Please see the typical sections shown on the tentative subdivision map.

The wastewater treatment facility as well as a portion of the dispersal field will be installed in this phase of development. The 12' paved access road to the treatment facility will also be constructed at this time.

The Phase II roadway system will include the public roads adjacent to lots 8-39. This road is an extension of the Phase I Village Parkway and the additional public road Street "C". Any remaining portion of the paved access road/pedestrian road will be completed at this time.

The Phase III roadway system will include the public roads adjacent to lots 4-6. This road is an extension of the Phase I Street "B".

The proposed development includes the construction of a pedestrian trail system. This trail system would wind throughout the project site connecting the various uses and allow the use of foot travel instead of automobile when attending functions at the project site. The trail system would be located in the area designated as open space and would only minimally travel into the designated environmentally sensitive areas. Portions of the trail system will be constructed during all phases of the development.

Drainage

The storm water detention facilities will be designed according to criteria identified in the Town of Paradise Interim Drainage Design Guidelines. Quality and quantity control features will be implemented, as required by the RWQCB and the Department of Public Works. These facilities may include appropriately sized storm water interceptor tanks, vegetated swales and storm water detention facilities that will be owned and maintained by the Town of Paradise while onsite storm water quality control improvements will be owned and maintained by individual property owners. There are two storm water facility lots (C and D) shown on the TSM to be owned by the Town of Paradise. These lots have access via easement of otherwise that is 20' wide in order to assure proper maintenance access. The facilities will include collection pipes that run under the access drives. A preliminary drainage analysis was approved by the Director of Public Works on February 20th, 2008. Additional analysis has also been done to see how the site is effected by the Special Permit Zone noted in the 1980 Master Storm Drainage Study and Facilities Plan by McCain Associates.

Wastewater Disposal

The proposed community onsite wastewater system will consist of Septic Tank Effluent Pump (S.T.E.P.) and Septic Tank Effluent Gravity (S.T.E.G.) collection, individual and community septic tankage, textile filters, and pressure dosing of effluent to community dispersal fields. The location of the wastewater treatment facility is currently proposed on the westerly portion of Lot 7 and southerly portion of Lot 6 as shown on the Tentative Subdivision Map (TSM); with the exact location still to be determined. The proposed treatment site location is offers a relatively flat area with convenient access for monitoring and maintenance.

The wastewater collection system for the proposed development is anticipated to utilize S.T.E.P. collection for the majority of units being served with S.T.E.G. utilized where appropriate. Lots 1-6 will encompass the high density developments of the project and will therefore have additional septic tankage on those parcels. A portion of Lots 6, 7, A, and B are reserved for the wastewater dispersal, wastewater treatment, open space, and wetlands preservation and therefore require no collection infrastructure. Lots 8 through 39 are designated as single family residential and are therefore anticipated to utilize individual 1,500-gallon septic tanks equipped with high head effluent pumps. Septic tank effluent will be pumped via small diameter pressure/gravity sewer to the treatment facility. Any flows from future facilities, if incorporated, will be handled with S.T.E.P. collection as described above.

It is anticipated the treatment system will consist of community septic/recirculation tanks and utilize textile filters to achieve secondary effluent standards. Installation of the wastewater treatment system will be phased to coincide with the scheduled build-out of the development.

Treated effluent for the project will be disposed of via subsurface pressure dosed dispersal trenches and potentially subsurface drip. Based on existing site data including groundwater monitoring, soil profiles, and percolation testing; two primary effluent dispersal areas have been identified for the project. These areas are contained in Lot 6 and 7. Dispersal fields will remain largely as open space. It is assumed that the Town of Paradise will own, operate and maintain the wastewater facilities.

Water Service

Paradise Irrigation District (PID) has provided information stating that service is available to the project site. PID currently has a water line that runs through the northern portion of the site but additional water mains will need to be constructed in order to service all of the proposed lots. The existing water line will need to be relocated to the right of way and the current PID easement will then be abandoned to insure the parcels created do not have an encumbrance.

Public Services

Access:	Village Parkway off Clark Road
Sewage Disposal:	Community Treatment and Dispersement
Storm Water Disposal:	Onsite detention facility
Communications:	AT&T Telephone/Comcast Cable Services

Electricity:	Pacific Gas and Electric Company
Gas:	Natural gas is not available to the site
Water Supply:	Paradise Irrigation District
Waste Disposal:	Paradise Waste Management, Inc. or NorCal Waste Systems of Butte County
Police:	Paradise Police Department
Fire:	Paradise Fire Department
Schools:	Paradise Unified School District

Planned Development

General Plan Consistency

The Paradise Youth Sports and Family Center Corporation would like to develop the Paradise Community Village in compliance with the Town of Paradise General Plan. In order to do this they are asking for design criteria modification under the CS-PD zone.

Design Criteria Modifications

The planned development combining zone permits flexibility in the design of development projects and is requested for the proposed project to allow for the following site development regulation:

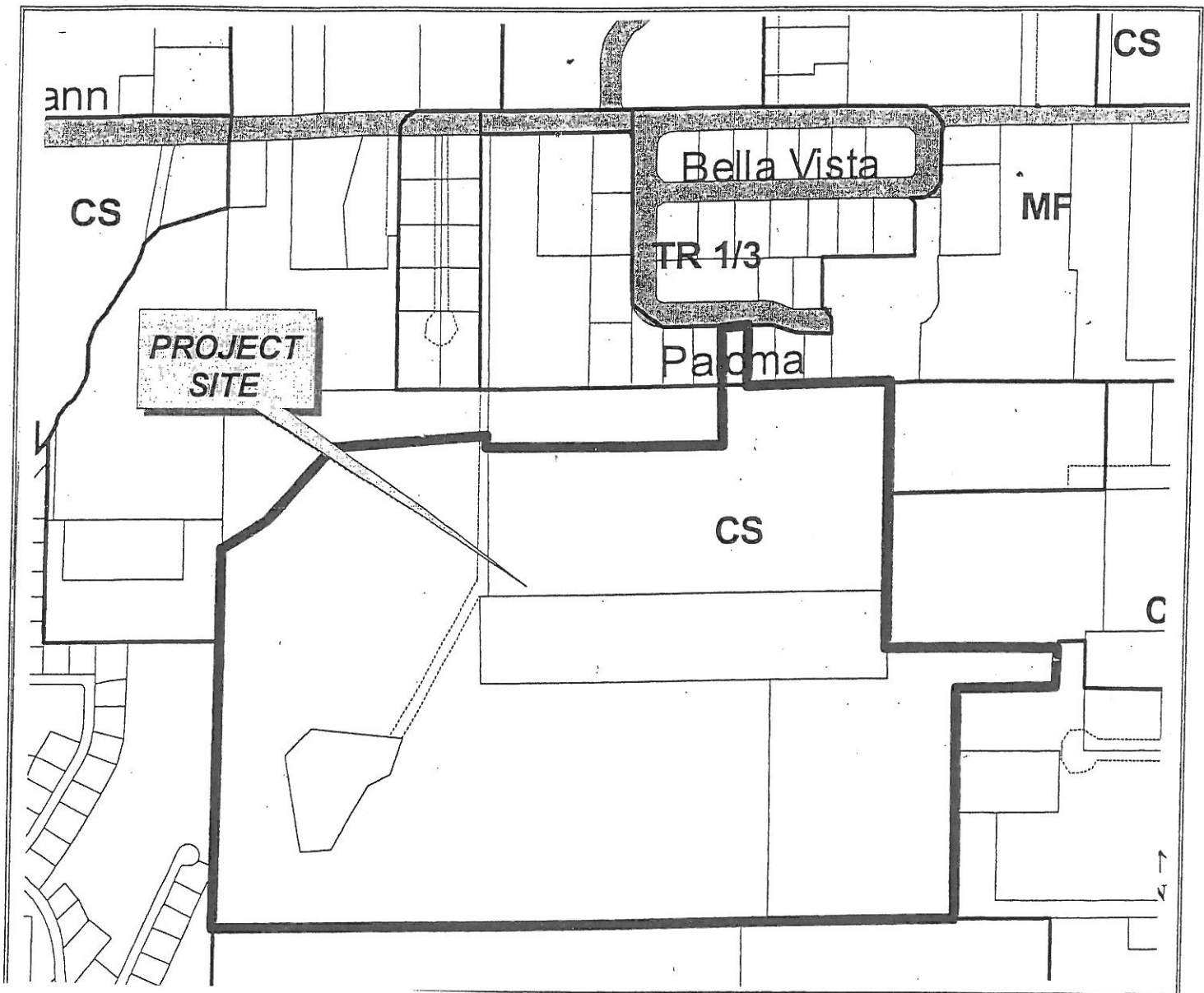
<i>Regulations:</i>	<i>Requirements:</i>	<i>Modifications:</i>
	CS	CS-PD
Minimum net lot area:	1/2 acre	0.13 acre (requested)
Minimum lot width:	No requirement	No action requested
Minimum Front Yard Setback:		
Public Street:	50' from centerline	35' from centerline
Private Street:	30' from centerline	No action requested
Min. side or rear yard setback:	10' from property line	5' from property line
Max. building coverage:	50 %	70 %
Max. impervious coverage:	80%	No action requested

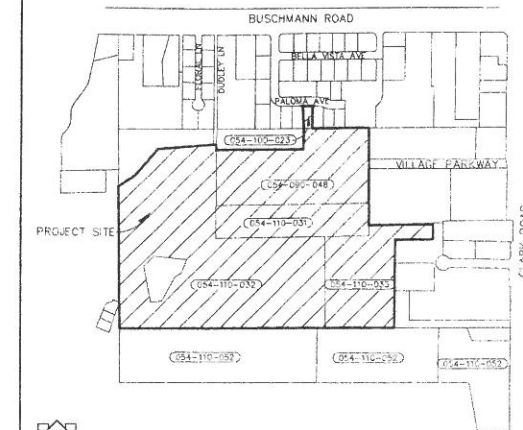
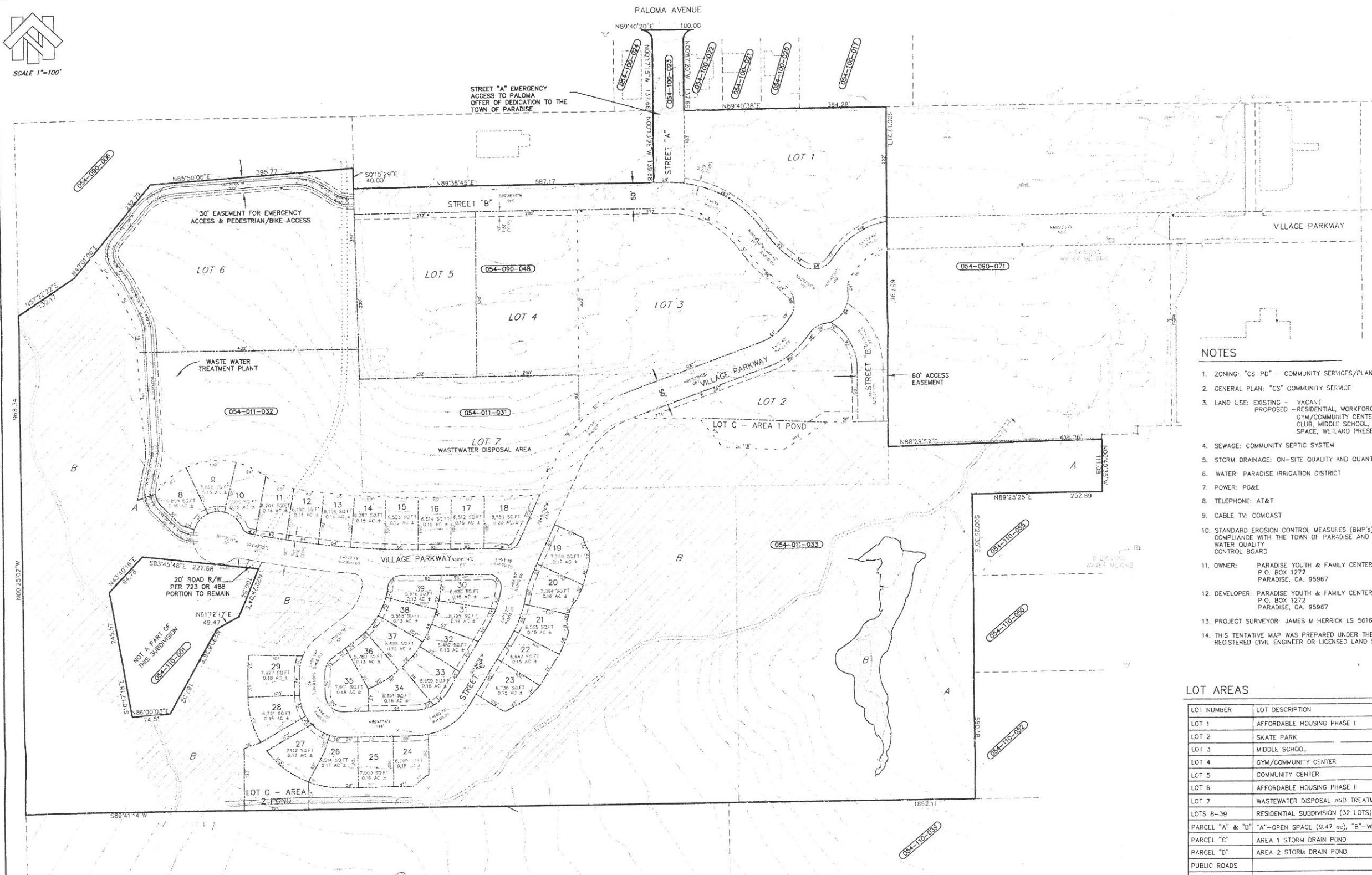
Building Design

The Paradise Community Village site shall be designed with a community feel and design aesthetic. A craftsman theme will be considered for all of the facilities within the development. Architecturally the structures will blend with the community character following the local themes and also based on the Town of Paradise Downtown Design Guidelines.

Special Studies Included in Application

Traffic Impact Analysis - KD Anderson & Associates
Archaeological Evaluation - Cultural Research Associates
Biological Resources Assessment - Gallaway Consulting, Inc.
Draft Delineation of Waters of the United States - Gallaway Consulting, Inc.





LOCATION MAP

NTS

NOTES

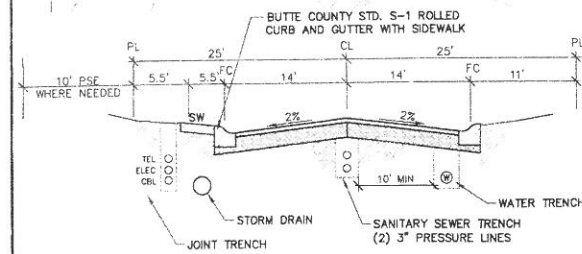
1. ZONING: "CS-PD" - COMMUNITY SERVICES/PLANNED DEVELOPMENT
2. GENERAL PLAN: "CS" COMMUNITY SERVICE
3. LAND USE: EXISTING - VACANT
PROPOSED - RESIDENTIAL, WORK/FORCE RESIDENTIAL, GYM/COMMUNITY CENTER, BOY'S & GIRLS CLUB, MIDDLE SCHOOL, SKATE PARK, OPEN SPACE, WETLAND PRESERVE.
4. SEWAGE: COMMUNITY SEPTIC SYSTEM
5. STORM DRAINAGE: ON-SITE QUALITY AND QUANTITY MITIGATION
6. WATER: PARADISE IRRIGATION DISTRICT
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE TOWN OF PARADISE AND THE REGIONAL WATER QUALITY CONTROL BOARD
11. OWNER: PARADISE YOUTH & FAMILY CENTER CORPORATION
P.O. BOX 1272
PARADISE, CA. 95967
12. DEVELOPER: PARADISE YOUTH & FAMILY CENTER CORPORATION
P.O. BOX 1272
PARADISE, CA. 95967
13. PROJECT SURVEYOR: JAMES M. HERRICK LS 5616
14. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

LEGEND

- EXISTING WATER METER
- EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- INTERMITTENT STREAM
- PROPOSED RIPARIAN AREA SETBACK
- ASSESSORS PARCEL NUMBER
- PHASE LINE
- PUBLIC ROAD
- RIPIAN AREA
- WET MEADOW AREA
- FRESH EMERGENT WETLAND

LOT AREAS

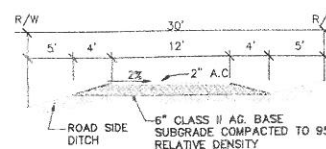
LOT NUMBER	LOT DESCRIPTION	ACREAGE	SQ. FT.	DEV. PHASE
LOT 1	AFFORDABLE HOUSING PHASE I	2.52±	109,608±	PHASE I
LOT 2	SKATE PARK	0.93±	40,299±	PHASE II
LOT 3	MIDDLE SCHOOL	2.66±	115,903±	PHASE II
LOT 4	GYM/COMMUNITY CENTER	1.47±	64,010±	PHASE IV
LOT 5	COMMUNITY CENTER	1.72±	75,053±	PHASE IV
LOT 6	AFFORDABLE HOUSING PHASE II	3.53±	153,784±	PHASE IV
LOT 7	WASTEWATER DISPOSAL AND TREATMENT	4.58±	199,630±	PHASE II
LOTS 8-39	RESIDENTIAL SUBDIVISION (32 LOTS)	4.91±	213,645±	PHASE III
PARCEL "A" & "B"	"A"-OPEN SPACE (9.47 ac), "B"-WETLAND AREA (12.66 ac)	22.13±	964,133±	PHASE II
PARCEL "C"	AREA 1 STORM DRAIN POND	0.24±	10,281±	PHASE II
PARCEL "D"	AREA 2 STORM DRAIN POND	0.32±	14,063±	PHASE III
PUBLIC ROADS		3.35±	146,302±	
TOTAL		48.38±	2,106,911±	



PUBLIC STREET - TYPICAL SECTION

NO PARKING

NOT TO SCALE



ACCESS ROAD - TYPICAL SECTION

NOT TO SCALE

NORTHSTAR ENGINEERING,
MARK ADAMS
EXP. 9/30/09



NORTHSTAR ENGINEERING,
JAMES M. HERRICK
EXP. 9/30/2010



VESTING TENTATIVE SUBDIVISION MAP
PARADISE COMMUNITY VILLAGE
A PUBLIC STREET SUBDIVISION
FOR
PARADISE YOUTH & FAMILY CENTER CORPORATION

BEING A PORTION OF SECTION 23, TOWNSHIP
22 NORTH, RANGE 3 EAST
MOUNT DIABLO MERIDIAN

TOWN OF PARADISE
COUNTY OF BUTTE STATE OF CALIFORNIA

NorthStar
Civil Engineers & Surveyors
Chico, California

111 MISSION RANCH BLVD.
CHICO, CALIFORNIA 95926
PHONE: (530) 893-1600 FAX: (530) 893-2113
WEB SITE: www.northstareng.com

M E M O R A N D U M

TO: Paradise Planning Commission Agenda No. 6 (a)

FROM: Craig Baker, Community Development Director

SUBJECT: Request for Approval of an Extension of Time Assigned to the Conditionally Approved Paradise Community Village Vesting Tentative Subdivision Map (PL09-00181); APNs 054-380-001 and 002

DATE: June 15, 2016

BACKGROUND:

On **July 21, 2009**, the Planning Commission conducted a public hearing and conditionally approved the above-noted vesting tentative subdivision map application authorizing the division of an 48.38 acre land area located at the west end of Village Parkway into 43 lots (39 independent lots for future development and 4 lots to be held in common) subject to 77 conditions of approval. Previously, on **July 24, 2007**, the Town Council adopted Town Ordinance No. 465, assigning Community Services/Planned Development (CS/PD) zoning to the site in order to accommodate the proposed design of the subdivision.

Town records indicate that the Town's conditional approval of this tentative subdivision map and its authorization to be completed as a recorded subdivision map approval would have expired on **July 21, 2012**. However, in consideration of the poor economy, the California State Legislature automatically extended the life of all unexpired land division approvals in the state several times. As a result of these legislative actions, the expiration date for the Map was ultimately extended to **July 21, 2016**. In anticipation of this circumstance, the project applicant's agent, Paradise Youth and Family Center, Inc., submitted a formal request on June 1, 2016 for the Planning Commission to grant an additional six year period, expiring on **July 21, 2022** in order to accommodate fulfillment of the map conditions and recordation of the map as proposed. Pursuant to PMC Section 16.08.085 that action automatically extended the subdivision map for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

The statutory provisions of PMC Chapter 16.07 (Subdivision of Five or More Lots) empowers the Planning Commission to legally exercise discretion on behalf of the Town of Paradise to either approve or deny applications for a time extension for any subdivision map. PMC section 16.07.060 stipulates that the Planning Commission may extend an approved subdivision map up to an additional six years.

DISCUSSION:

The design of the original subdivision map application proposed to create 39 lots for future

development and 4 lots held in common to accommodate placement of clustered wastewater treatment components, wetlands and storm water detention. Lot sizes proposed to be accommodated by the CS/PD zoning would range in size from 0.13 to 4.58 acres and are compliant with the density requirements of the CS/PD zoning. The project was accompanied by required environmental review pursuant to the California Environmental Quality Act (CEQA) that resulted in the adoption of an environmental impact report and a finding that all project-induced impacts would be reduced to a less than significant level with mitigation measures assigned to the project.

Project applicant Paradise Youth and Family Center has indicated that, due to the downturn in the economy and its effects upon the real estate market, it has not been feasible to fulfill all of the project conditions and record the map prior to the July 21, 2016 expiration date. A review of the project file and documentation submitted with the time extension request reveals that the applicant has incurred expenses totaling approximately \$1,207,258.74 pursuing the project, including development of road and drainage improvement plans, construction of infrastructure improvements, wastewater requirements, vegetation removal and surveying costs. A number of conditions remain unfulfilled (construction of additional infrastructure improvements, additional tree felling, establishing additional monumentation, etc.).

The statutory authority for the Planning Commission to approve an extension application is contained within Paradise Municipal Code (PMC) Section 16.07.060, which states that the commission must find evidence that a “good faith effort” has been made in satisfying the conditions of the approved subdivision map.

The circumstances outlined above compel staff to be supportive of the request for a six year extension and therefore staff recommends that the Planning Commission grant the a six year extension of time for assignment to this subdivision map in order to provide the applicant ample opportunity to successfully complete the remaining conditions of project approval and record a final map.

COMMISSION ACTION REQUESTED:

Adopt a **MOTION TO:**

1. Approve, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Paradise Community Village Vesting Tentative Subdivision Map (PL09-00034), thereby creating a new subdivision map expiration date of **July 21, 2022.**

APPEAL PROCESS: In accordance with the provisions of PMC Section 16.07.060(B), in the event that the Planning Commission denies the time extension application the project applicant can appeal such decision to the Town Council.

If a written appeal to the Town Council is not filed with the Town Clerk within ten calendar days of any denial decision, then the Planning Commission decision becomes legally effective.

LIST OF ATTACHMENTS
FOR
PARADISE COMMUNITY VILLAGE VESTING TENTATIVE SUBDIVISION MAP TIME EXTENSION
REQUEST

1. Time extension request letter from Paradise Youth and Family Center, dated May 6, 2016, with attached list of expenses incurred pursuing development of the project.
2. Paradise Community Village Vesting Tentative Subdivision Map conditions of approval
3. Paradise Community Village Vesting Tentative Subdivision Map project description
4. Project vicinity map
5. Paradise Community Village Vesting Tentative Subdivision Map