

# 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, 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 – December 19, 2019

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the 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. PUBLIC HEARING**

1 Items determined to be categorically exempt from environmental review

- a. **STADTMILLER SITE PLAN REVIEW PERMIT (PL19-00274) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a multi-family residential land use [two 1,200 sq. ft. duplex buildings] to replace two duplexes that were destroyed by the Camp Fire. Project property is a 0.43-acre parcel zoned Community Commercial ("CC") located at 572 thru 582 Barbara Way, Paradise, AP No. 052-211-045.

**2. ADJOURNMENT**

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

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: December 19, 2019**

**FROM:** Susan Hartman, Community Development Director      **AGENDA NO. 1(a)**  
**SUBJECT:** Stadtmiller Site Plan Review Permit Application (PL19-00274)  
**DATE:** December 6, 2019      **AP 052-211-045**

**GENERAL INFORMATION:**

Applicant: Rhonda Stadtmiller  
9742 McAnarlin Avenue  
Durham, CA. 95938

Location: 572-582 Barbara Way, Paradise

Requested Action: Site Plan Review Permit approval to establish a multiple-family residence land use [two 1,200 sq. ft. duplex buildings] to replace two duplexes that were destroyed by the Camp Fire.

Purpose: To provide replacement residential rental housing

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Vacant (due to Camp Fire)

Surrounding Land Use:

North:	Vacant commercial parcel
East:	Existing commercial land use
South:	Existing commercial land use
West:	Vacant residential parcels

Parcel Size: ±0.43 acres

CEQA Determination: Categorically Exempt - CEQA 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: THE 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 approval from the Town of Paradise for the construction of two 1,200 sq. ft. duplex buildings, for a total square footage of 2,400 sq. ft., on a  $\pm$ 0.43-acre parcel that would replace two previous duplex buildings that totaled 1,827 sq. ft.

The project site is located south of and abutting Barbara Way, situated within the southwest central area of the Paradise community. The site is accessed via a private and paved road easement [Barbara Way] connected to the Skyway which is a paved public street. Surrounding land uses primarily consist of established commercial properties 1/2 to 1 acre in size.

The property previously included two duplex buildings, dating back to 1930 and 1948, which were destroyed in the Camp Fire as well as two onsite wastewater disposal systems.

## **ANALYSIS:**

As a rebuild of existing structures of substantially the same size, purpose, and capacity, 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 (CEQA Section 15302).

Pursuant to the provisions of Chapter 17.20 (Community Commercial Zone) of the Paradise Municipal Code, an approved site plan review permit is required to authorize a multiple-family residence land use on the project site. Since the rebuild of the duplex units is proposed to be slightly larger than before (+/- 600 sq. ft./unit as opposed to 400-500 sq. ft./unit) it is not eligible to be rebuilt under the recently amended non-conforming use ordinance and therefore, submittal of the Stadtmiller Site Plan Review permit application is consistent with zoning regulations assigned to the project site.

Comments received from reviewing agencies regarding the Stadtmiller Site Plan Review permit project were favorable. 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:**

After a thorough and comprehensive project site evaluation, staff has concluded that the proposed establishment of the multiple-family residence land use should not be detrimental to the Paradise community for the following reasons:

1. The project site is sufficiently sized and will not appear to be cluttered or over-built;
2. Land use on the project site will continue to be multi-family residential in nature; and
3. Recommended conditions of project approval will assure adequate access and fire protection for the site.

**If conditionally approved by the Planning Commission as recommended,** this proposed project can be found to be consistent with the goals and land use policies of the Paradise General Plan. The proposed project, as conditioned, would also be compatible with surrounding commercial and residential land uses.

**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 (Class 2) of the CEQA guidelines.
- b. Find that the proposed project, as conditioned, is consistent with the goals and land use policies of the current Paradise General Plan because the residential density is compatible with the proposed land use.
- c. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use on the property will continue to be multiple-family residential in character and no substantial changes in the character of the existing land use on the site are proposed or envisioned.

**RECOMMENDATION:**

Adopt the required findings for approval as provided by staff, and approve the site plan review permit application (PL19-00274) to authorize the construction of two, 1,200 sq. ft. duplex buildings on a ±0.43-acre property zoned CC, subject to the following conditions of approval:

**GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT**

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

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

**SITE DEVELOPMENT**

- 2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction

code regulations associated with the two proposed duplex buildings.

3. Proposed duplex building's construction design and plans shall include required automatic fire sprinkler system(s).

### **OTHERS**

4. Pay applicable development impact fees in accordance with Paradise Municipal Code requirements.
5. Maintain PG&E easement as shown on recorded parcel map or provide written evidence that PG&E has waived their rights to the easement.

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

### **SITE DEVELOPMENT**

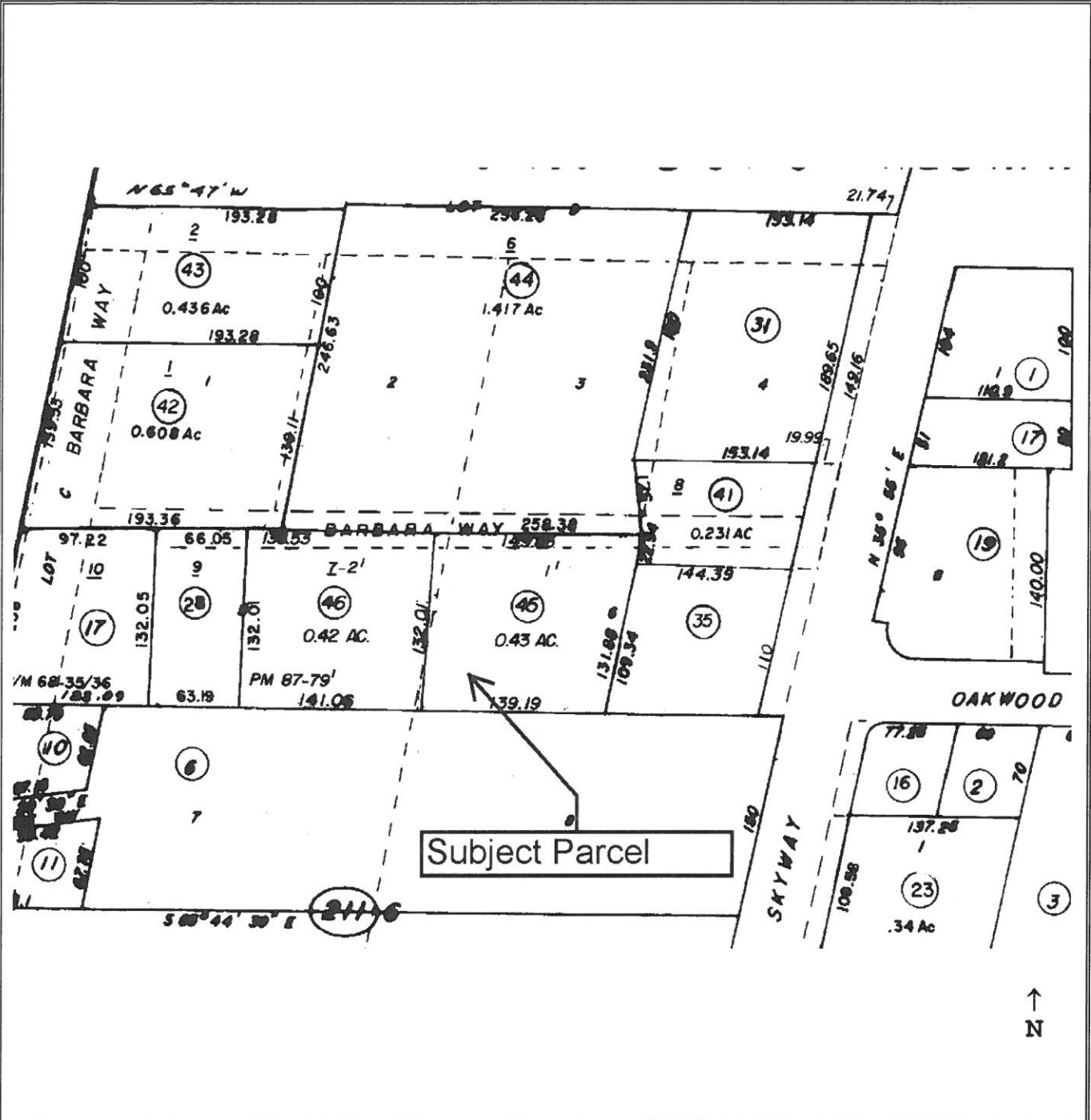
6. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
7. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the road accessing the property.
8. Meet the requirements of the Town Onsite Sanitary official regarding hydraulic load testing of the existing onsite wastewater disposal systems prior to final inspection.
9. Complete the requirements of the Fire Prevention Inspector regarding design plans submittal and installation for an automatic fire sprinkler system for the duplexes.

### **UTILITIES**

10. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated December 5, 2019.
11. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

**LIST OF ATTACHMENTS FOR STADTMILLER SITE PLAN REVIEW PERMIT  
APPLICATION (PL19-00274)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the December 19, 2019 public hearing
3. Mailing list of property owners and agencies notified of the public hearing.
4. Comments received from Fire Prevention Inspector Chris Rainey dated November 12, 2019.
5. Building Official Greg Adams comments received November 13, 2019.
6. Comments received from engineering Construction Inspector II Kevin Peppas dated November 18, 2019.
7. Onsite Sanitary Official Bob Larson comments received November 19, 2019.
8. Comments received from Paradise Irrigation District representative Jim Ladrini dated December 5, 2019.
9. Site plan review permit application and site plan submitted by Russell Gallaway Associates, Inc. (designer) for Ms. Stadtmiller on November 7, 2019.
10. CEQA Notice of Exemption document for the Stadtmiller project



APPLICANT: Rhonda Stadtmiller		572/574 & 578/582 Barbara Way
OWNER: Rhonda Stadtmiller Revocable Trust		
PROJECT DESCRIPTION:		
Site Plan Review permit application seeking approval to establish multi-family residential land use [two 1,200 sq. ft. duplex buildings] to replace two duplexes that were destroyed by the Camp Fire. Project site is a 0.43-acre parcel zoned "CC".		
ZONING: CC	GENERAL PLAN: TC	FILE NO. PL19-00274
ASSESSOR PARCEL NO. 052-211-045		MEETING DATE: 12/19/2019

**SPECIAL MEETING NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Thursday, December 19, 2019 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

**STADTMILLER SITE PLAN REVIEW PERMIT (PL19-00274) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a multi-family residential land use [two 1,200 sq. ft. duplex buildings] to replace two duplexes that were destroyed by the Camp Fire. Project property is a 0.43-acre parcel zoned Community Commercial ("CC") located at 572 thru 582 Barbara Way, Paradise, AP No. 052-211-045.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x114.

SUSAN HARTMAN  
Planning Director





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052-211-045-000  
STADTMILLER RHONDA L REVOCABLE  
TRUST C/O STADTMILLER RHONDA L  
TRUSTEE

1788 MATSON ST  
CHICO CA 95928

052-212-017-000  
MUCHAMEL JEFF & HAYAT FAMILY TRUST  
C/O MUCHAMEL JEFF & HAYAT TRUSTEES  
3506 VIEWCREST DR  
BURBANK CA 91504

052-193-025-000  
MARIPOSA FAMILY PARTNERSHIP  
5888 COLORADO RD  
MARIPOSA CA 95338

052-211-010-000  
BORDENAVE NEAL  
PO BOX 4954  
CHICO CA 95927

052-211-035-000  
5933 SKYWAY LLC  
4801 FEATHER RIVER #29  
OROVILLE CA 95965

052-211-044-000  
BROMAN ROBERT & ALLEN CHERYL A  
PO BOX 486  
TAHOE VISTA CA 96148

052-213-016-000  
PARSONS FAMILY TRUST  
PO BOX 24  
CHICO CA 95927

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

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

Butte County Planning  
Courier

052-211-031-000  
WILSON TRUST ETAL  
C/O WILSON JEFFREY & ANA TRUSTEES  
5447 PALACE CT  
SANTA BARBARA CA 93111

052-213-023-000  
FLAHERTY BRIAN  
1700 L ST  
SACRAMENTO CA 95841

052-211-006-000  
SCHOTT DAVID C REVOCABLE INTER VIVOS  
TRUST  
C/O SCHOTT DAVID C TRUSTEE  
PO BOX 463  
MT SHASTA CA 96067

052-211-017-000  
PERRY MICHAEL D & SHARON L  
431 JAMES AVE  
RED BLUFF CA 96080

052-211-042-000  
CHOLLY SUSAN B  
C/O CHOLLY RENEE  
1495 DEVORE RD  
SAN BERNARDINO CA 92407

052-211-046-000  
STADTMILLER RHONDA L REVOCABLE  
TRUST  
C/O STADTMILLER RHONDA L TRUSTEE  
9742 MCANARLIN AVE  
DURHAM CA 95938

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

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

052-211-041-000  
LARRY KNIFONG INC  
7020 SKYWAY  
PARADISE CA 95969

052-193-019-000  
HOWARD FAMILY TRUST  
C/O HOWARD RICHARD B & JOHNSON  
SHARON F CO-TRS  
1891 BOARDWALK DR  
MARYSVILLE CA 95901

052-211-007-000  
SAFEWAY INC  
C/O CPTS  
1371 OAKLAND BLVD #200  
WALNUT CREEK CA 94596

052-211-028-000  
HALL MARTIN A  
P O BOX 5193  
CHICO CA 95927

052-211-043-000  
ZEFELDT FAMILY TRUST  
C/O ZEFELDT CHRISTINE V TRUSTEE  
126 MT EVEREST CT  
CLAYTON CA 94517

052-212-019-000  
MUCHAMEL JEFF & HAYAT  
C/O RAY'S LIQUOR  
5944 SKYWAY  
PARADISE CA 95969

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

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

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

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** Onsite, Fire, Engineering, CSS, Police, PID,  
**FROM:** Susan Hartman, Planning Director *SH*  
**REQUEST:** Review and Comment  
**DESCRIPTION OF PROJECT:** Site Plan Review permit application seeking approval to establish multi-family residential land use [two 1,200 sq. ft. duplex buildings] to replace two duplexes that were destroyed by the Camp Fire. Project site is a 0.43-acre parcel zoned "CC".  
**LOCATION:** 572, 574, 578, 582 Barbara Way, Paradise  
**AP NOS.:** 052-211-045  
**APPLICANT:** Rhonda Stadtmiller [Owner]  
**CONTACT PHONE:** (530) 354-5615  
**RETURN DATE REQUESTED:** **November 19, 2019**  
**DATE DISTRIBUTED:** **November 12, 2019**

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

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**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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Town of Paradise  
Community Development Dept

NOV 12 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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Town of Paradise  
Community Development Dept

NOV 13 2019  
RECEIVED

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*Must be designed & built under 2019 codes if submitted after 12/31/19*  
*[Signature]*

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

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**TOWN OF PARADISE  
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Town of Paradise  
Community Development Dept

NOV 18 2019

RECEIVED

\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:** *K.P.*

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

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**TOWN OF PARADISE  
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**CONTACT PHONE:** (530) 354-5615 NOV 19 2019  
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\*\*\*\*\*  
**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**  
 YES  YES, WITH CONDITIONS  NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

HYDRAULIC LOAD TEST REQUIRED FOR BOTH SYSTEMS  
PRIOR TO FINAL BR 11/19/19

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

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Community Development Dept  
**CONTACT PHONE:** (530) 354-5615 DEC 05 2019  
**RETURN DATE REQUESTED:** **November 19, 2019** RECEIVED  
**DATE DISTRIBUTED:** November 12, 2019

\*\*\*\*\*

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

\_\_\_ YES       YES, WITH CONDITIONS      \_\_\_ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

APN 052-211-045 is currently served water through a 1" meter service connection. Costs to increase water main size, service connection size or both are the responsibility of the property owner. Backflow prevention requirements apply to this parcel and is available through PID only. At the time of this response the Water Quality Advisory has not been lifted at this parcel. These comments apply to the domestic water supply only. Jim Ladrini 12/5/2019

**PLEASE MAKE A COPY FOR YOUR RECORDS.**

DEPARTMENTAL USE ONLY:

Receipt No. 40954 Fee 821.66  
Project No. PL19-00274

TOWN OF PARADISE  
APPLICATION FOR SITE PLAN REVIEW PERMIT

Applicant Rhonda Mulholland (Stadtmiiller) Phone 530 354 5615

Applicant's Mailing Address 9742 McAnarlin ave Durham Ca 95938

Applicant's email address rstadtmi2@gmail.com Fax \_\_\_\_\_

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

\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name Rhonda (- See Above) Phone \_\_\_\_\_

Owner's Mailing Address \_\_\_\_\_

Property Address 572, 574, 578, 582 Barbara Way Parcel Size .43 acres

Engineer (Name, Address) RGA 115 Meyers St Chico Ca 95928

Engineer Phone 530-342 0302 Fax \_\_\_\_\_ Email clint@rgachico.com

AP Number(s) 052-211-045-000 Zone CC Existing Use Multi-Family

Detailed project description: (attach additional sheets if necessary) 2 Duplexes (rebuild)

Purpose of project: Residential investment property

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 2400 sq living space - w/1000 sq patios Approx. no. yards of cut/fill \_\_\_\_\_

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 1850 sq ft to 2400 sq ft

Distance to nearest fire hydrant w/E required. Distance from centerline ? centered 50+

Days/hours of operation: Days N/A Hours N/A Proposed no. of employees N/A

Residential Density \_\_\_\_\_ Max. occupancy \_\_\_\_\_ Max. height of proposed structure/project \_\_\_\_\_

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): \_\_\_\_\_

Method of sewage disposal? Septic

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

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

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

Applicant's Signature [Signature] Date 11-7-19

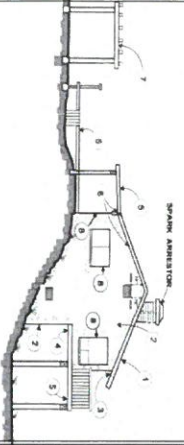
Property Owner Signature [Signature] Date 11-7-19  
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW.

NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.



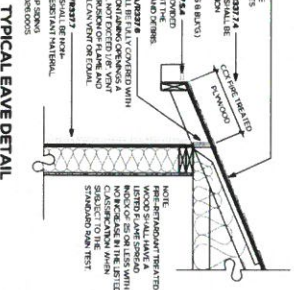
# MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE REQUIREMENTS



CBC CHAPTER 7A - CRC SECTION R307

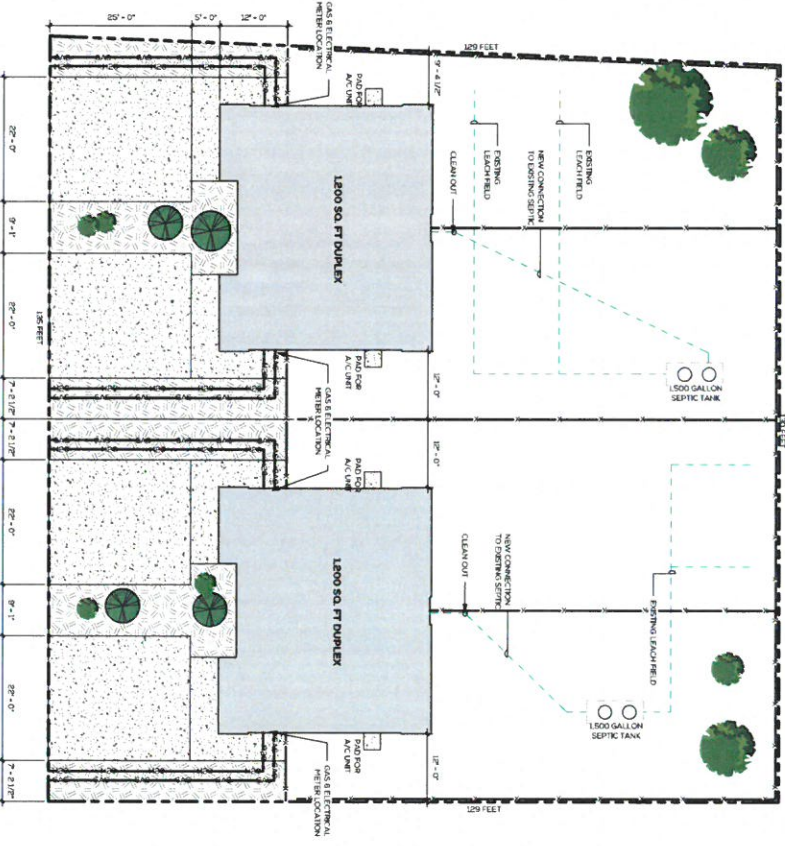
**WALLS AND ROOF:** THE EXTERIOR WALLS AND ROOF SHALL BE CONSTRUCTED WITH THE FOLLOWING METHODS AND MATERIALS:

1. **WALLS AND ROOF:** THE EXTERIOR WALLS AND ROOF SHALL BE CONSTRUCTED WITH THE FOLLOWING METHODS AND MATERIALS:
  - A. **WALLS:** EXTERIOR WALLS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING:
    1. MASONRY.
    2. CONCRETE.
    3. METAL PANELS.
    4. ALUMINUM CLADDING.
    5. STEEL PANELS.
    6. CEMENTitious FIBER PANELS.
    7. POLYMER CONCRETE PANELS.
    8. COMPOSITE PANELS.
    9. OTHER APPROVED MATERIALS.
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    4. ALUMINUM CLADDING.
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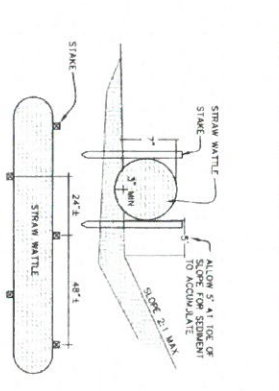
TYPICAL EAVE DETAIL

## J3 - WILDLAND-URBAN INTERFACE (WUI)



BARBARA WAY

## GG - SITE PLAN



CC - WATTLE DETAIL

SCALE: 1/8" = 1'-0"

- ### EXTERIOR CONTROL NOTES:
1. THIS SHEET IS TO BE USED IN CONNECTION WITH THE TOWN OF PARADISE EXISTING GRADING PLAN.
  2. EXTERIOR CONTROL MEASURES ARE TO BE INSTALLED AND OVERSHALL THROUGHOUT THE YEAR.
  3. MAINTENANCE SHALL BE AS FOLLOWS:
    - A. ALL EXTERIOR CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONING.
    - B. ALL EXTERIOR CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONING.
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## AA - SITE NOTES & LEGEND

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RUSSELL GALLOWAY ASSOCIATES INC.
   
 115 NEWERS STREET
   
 SUITE 110
   
 CHICO, CA 95928
   
 530 342 0302
   
[www.rgachico.com](http://www.rgachico.com)

PROJECT: PARADISE DUPLEX
   
 PROJECT ADDRESS: 578 S 574, 578 S 582, BARBARA WAY PARADISE, CA 95969
   
 ASSessor'S PARCEL NUMBER: 084-214-048

TOWN OF PARADISE CALIFORNIA

ROBERT J. ...

**AO.1**
  
 SITE PLAN

# NOTICE OF EXEMPTION

**TO:** File – [PL19-00274]; AP No. 052-211-045

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

**PROJECT TITLE:** Stadtmiller Site Plan Review Permit

**PROJECT APPLICANT:** Stadtmiller Revocable Trust [Property Owner]

**PROJECT LOCATION:** 572, 574, 578, 582 Barbara Way, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed replacement of two prior existing duplexes that were destroyed by the Camp Fire with a multi-family residential land use [two 1,200 sq. ft. duplex buildings].

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Russell Gallaway Associates, Inc. [Designer]

**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 structures with structures substantially of the same purpose and capacity.

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

**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: November 21, 2019

