



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

## **Management Staff:**

Craig Baker, Community Development Director

Susan Hartman, Assistant Planner

## **PLANNING DIRECTOR MEETING AGENDA**

**REGULAR MEETING – 2:00 PM – October 26, 2017**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 ext. 102 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Planning Director on any agenda item. If you wish to address the Planning Director on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the meeting. All writings or documents which are related to any item on an open session agenda and which are distributed within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk 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**

#### **1. APPROVAL OF MINUTES**

1a. Approve the meeting minutes of August 23, 2017.

#### **2. CONTINUED PUBLIC HEARING - None**

#### **3. PUBLIC HEARING**

3a. Items determined to be exempt from environmental review

**DEPPE CONDITIONAL USE PERMIT (PL17-00215) APPLICATION:** Request for town approval of a conditional use permit to authorize the construction of a  $\pm 2,400$  sq. ft. second residence on a  $\pm 7.53$  acre property zoned Agricultural Residential 3-acre minimum (AR-3) located at 32 West Sutter Rd. AP No. 055-050-060.

#### **4. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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**Town Staff:**

**Craig Baker, Community Development/Planning Director**

**Susan Hartman, Assistant Planner**

**Dina Volenski, Town Clerk**

## **PLANNING DIRECTOR MEETING MINUTES**

**REGULAR MEETING – 1:00 PM – August 23, 2017**

### **CALL TO ORDER**

Community Development/Planning Director Craig Baker called the August 23, 2017 Planning Director meeting to order at 1:00 p.m.

### **1. APPROVAL OF MINUTES**

Mr. Baker approved the minutes of June 28, 2017 Planning Director Hearing as presented.

### **2. CONTINUED PUBLIC HEARING** - None

### **3. PUBLIC HEARING**

STARBUCKS MODIFIED SITE PLAN REVIEW PERMIT (PL17-00145) APPLICATION  
Request to modify a previously approved Site Plan Review permit for the partial relocation of existing drive-in facilities associated with a coffee shop, to increase the size of the existing building footprint, and to modify existing conditions of approval on property zoned Central Business (CB) located at 6344 Skyway, AP Nos. 052-141-030 & 031.

Assistant Planner Susan Hartman provided a brief overview of the Starbucks Modified Site Plan Review Permit Application request.

Community Development/Planning Director Baker opened the public hearing at 1:04 p.m.

1. Robert Vermeltfoort, project representative for Starbucks, stated that the plans have been modified to accommodate the Town's requirements and a buffer has been put in back to keep down the noise from the drive through.
2. Steve Crowder, owns the business across from the proposed Starbucks, has noticed a lot of activity behind and around the empty building and requested that the Police Department pay attention to the area.
3. Robert Vermeltfoort stated that as soon as the demolish permit is issued, the building will be demolished and a construction fence will be put up, construction bids are currently out and expected to be submitted soon, construction is expected to begin by October 1, 2017.

Community Development/Planning Director Baker closed the public hearing at 1:12 p.m.

**PLANNING DIRECTOR BAKER ADOPTED THE FOLLOWING:**

1. Adopted the required findings as provided by staff and approved the Starbucks Site Plan Review Permit modification application (PL17-00145) affecting properties identified as Assessor Parcel Nos. 052-141-030 and 031, subject to the amended list of project conditions contained within the attached document entitled "Town of Paradise Modified Site Plan Review Permit"
2. Found that the proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class3) of the State CEQA Guidelines.
3. Found that the project, **as modified and conditioned**, is consistent with the Central Business designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements; and,
4. Found that the project, **as modified and conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise. (Conditions listed below)

**GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL**

1. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit, constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Town of Paradise Municipal Code.
2. If any use for which a site plan review permit has been granted and issued is not established within THREE YEARS of the final approval action, the permit shall become null and void and reapplication shall be required to establish the use.

## **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT**

### **SITE DEVELOPMENT**

3. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).
4. Submit two (2) copies of a detailed site development and drainage improvements plan related to the project site's proposed new features (i.e. driveway and concrete cubing for drive-thru service facility) to the Public Works Department (engineering division) for approval, and pay site plan checking fee. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
5. Meet requirements of the Town Building Official regarding the submittal of construction plans and building permit application(s) in accordance with all applicable town-adopted construction code requirements.

### **OTHERS**

6. If required, pay required development impact fees in accordance with Paradise Municipal Code Chapter 3.40 and Town Resolution Nos. 95-08 and 98-26 of the Town Council and any amendments thereto.
7. Secure recordation of either a parcel merger or boundary line modification affecting APNs 052-141-028 and 052-141-029 in a manner deemed satisfactory to the Town Engineer and in conformance with current zoning and sewage disposal regulations affecting the properties.
8. Site improvements shall be designed and construction activities executed in a manner which considers the retention and protection of existing trees on the site. Secure the issuance of an approved tree cutting permit (if legally required) **PRIOR** to the removal of any qualified trees.

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

### **SEWAGE DISPOSAL**

9. Secure the issuance of a permit to operate the wastewater disposal system from the Town Onsite Sanitary Official.

## **FIRE PROTECTION**

10. Meet the requirements of the town Paradise Fire Department in accordance with the Development Review transmittal from Fire Department staff received by the town Community Development Department on February 9, 1999 (copy attached). Contact the Town Fire Marshal for inspection and provide written evidence of compliance to the Community Development Department (planning division).

## **SITE DEVELOPMENT**

11. Construct and maintain a parking facility onsite in accordance with all the parking facility design standards contained in Chapter 17.38 of the Paradise Municipal Code and in a manner deemed satisfactory to the Town Engineer.
12. Provide directional pavement markings and advisory signage for parking facilities serving the proposed restaurant in a manner deemed satisfactory to the Town Engineer.
13. Submit two (2) copies of a landscape plan and application fee to the Community Development Department (planning division) in accordance with Paradise Municipal Code requirements. Percentage of project site area required to be landscaped may include areas of existing native and introduced vegetation. Landscape plants which are drought-tolerant and well-established may be not require the installation of permanent irrigation systems. **IMPORTANT NOTE: The proposed new business occupancy shall not commence until a landscape plan has been formally approved by the town and landscape materials have been installed (or bonded to guarantee same).**
14. Outside security lighting shall be shielded and directed away from adjacent residential land uses.

## **CONDITIONS OF LAND USE**

15. Any exterior speakers or communication systems installed to facilitate customer orders shall be operated in a manner that does not create noise disturbances across a real property line and in accordance with Town of Paradise noise ordinance regulations.
16. Any future function of a drive-in service facility that contributes to or creates a traffic or pedestrian hazard shall be corrected to the satisfaction of and in a manner deemed acceptable to the Town Engineer.

**DATE MODIFICATION APPROVED BY THE PLANNING DIRECTOR: August 23, 2017**

**NOTE:** Issuance of this modified site plan review permit does not waive requirements of obtaining building and sanitation division permits before starting construction or operation, nor does it waive any other Paradise Municipal Code requirements.

**SITE PLAN REVIEW PERMIT EFFECTIVE DATE: August 31, 2017**

Planning Director Baker stated that the project decision could be appealed to the Planning Commission within seven (7) days of approval.

#### **4. ADJOURNMENT**

Community Development/Planning Director adjourned the meeting at 1:13 p.m.

Date Approved:

By:

\_\_\_\_\_  
Craig Baker, Community Development Director

Attest:

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



**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: October 26, 2017**

**FROM:** Susan Hartman, Assistant Planner  
**SUBJECT:** Deppe Conditional Use Permit (PL17-00215)  
**DATE:** October 16, 2017

**AGENDA NO. 3(a)**

**AP 055-050-060**

**GENERAL INFORMATION:**

Applicant: Adam & Candice Deppe  
668 Madrone Way  
Paradise, CA 95969

Location: 32 W Sutter Rd

Requested Action: Conditional Use Permit approval to authorize the construction of a  $\pm 2,400$  sq ft second residence on a  $\pm 7.53$  ac property.

Purpose: To provide additional living quarters for family.

Project Density: N/A

Present Zoning: Agricultural Residential—3 acre minimum (AR-3)

General Plan Designation: Agricultural Residential (AR)

Existing Land Use: Low density residential

Surrounding Land Use:

North:	Private road (Sutter Rd)
East:	Medium density residential
South:	Medium density residential
West:	Vacant land (county)

Parcel Size:  $\pm 7.53$  acres

Environmental Determination: Categorically Exempt - CEQA Section 15303, Class 3

Other: An appeal of the Planning Director'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 DIRECTOR MAY NOT TAKE ACTION ON THIS APPLICATION**



### **SPECIAL INFORMATION:**

The project applicants are seeking approval from the Town of Paradise for the construction of a  $\pm 2,400$  sq ft single-story second dwelling unit on a  $\pm 7.53$  acre parcel to replace an existing  $\pm 700$  sq ft guest house that is proposed to be removed. The applicants, whose parents own and reside on the property, propose to live in the second dwelling.

The project site is located on the south side of West Sutter Rd, situated within the southwest corner of the Paradise community. The site is accessed via a private road easement connecting to Neal Rd which is a paved public road. Surrounding land use primarily consists of single-family dwellings established upon  $1/3 - 1/2$  acre sized parcels.

Other existing improvements on the property include a  $\pm 1,455$  sq ft single-family dwelling, a detached garage, a  $\pm 700$  sq ft guest house (to be removed), an onsite wastewater disposal system, and a detached greenhouse.

### **ANALYSIS:**

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 15303).

Pursuant to the provisions of Chapter 17.11 (Agricultural Residential Zones) of the Paradise Municipal Code, an approved conditional use permit is required to authorize a second single family dwelling on the project site. Hence, submittal of the Deppe conditional use permit application is consistent with zoning regulations assigned to the project site.

Comments received from reviewing agencies regarding the Deppe conditional use permit project were favorable. Accordingly, town staff is recommending Planning Director 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 re-establishment of a second single-family dwelling should not be detrimental to the Paradise community for the following reasons:

1. The project site is large and will not appear to be cluttered or over-built;
2. Land use on the project site will continue to be 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 Director 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, if conditioned, would also be compatible with surrounding 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 15303 (Class 3) 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 sufficient for 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 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 as provided by staff, and approve the Deppe conditional use permit application (PL17-00215) to authorize the construction of a  $\pm 2,400$  sq ft second dwelling on a  $\pm 7.53$  acre property zoned AR-3, subject to the following conditions:

#### **GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

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

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT**

**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 resultant second residence.

**SANITATION**

3. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

**OTHERS**

4. Pay development impact fees in accordance with Paradise Municipal Code requirements.

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

**SITE DEVELOPMENT**

5. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed second dwelling.
6. 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 street or road fronting the property.

**UTILITIES**

7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated September 28, 2017.

**LIST OF ATTACHMENTS FOR DEPPE USE PERMIT (PL17-00215)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the October 26, 2017 public hearing
3. Mailing list of property owners and agencies notified of the October 26, 2017 public hearing
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated September 30, 2017
5. Comments received from Onsite Official Bob Larson dated September 28, 2017
6. Comments received from Paradise Irrigation District representative Neil Essila dated September 28, 2017
7. Comments received from Town Engineer Marc Mattox on October 6, 2017
8. Completed conditional use permit application submitted by Adam & Candice Deppe on September 26, 2017
9. Site plan for the Deppe conditional use permit
10. CEQA Notice of Exemption document for the Deppe project

<b>APPLICANT:</b> Adam & Candice Deppe		<b>ADDRESS:</b> 32 W Sutter Rd
<b>OWNER:</b> Richard & Kathy Deppe		
<b>PROJECT DESCRIPTION:</b>  Request for town approval of a conditional use permit to authorize the construction of a $\pm 2400$ sq ft second residence on a $\pm 7.53$ acre property zoned Agricultural Residential 3-acre minimum (AR-3).		
<b>ZONING:</b> AR-3	<b>GENERAL PLAN:</b> AR	<b>FILE NO.</b> PL17-00215
<b>ASSESSOR PARCEL NO.</b> 055-050-060		<b>MEETING DATE:</b> 10/26/17

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR

**NOTICE IS HEREBY GIVEN** by the Planning Director that a public hearing will be held on **Thursday, October 26, 2017 at 2:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

**DEPPE CONDITIONAL USE PERMIT (PL17-00215) APPLICATION:** Request for town approval of a conditional use permit to authorize the construction of a  $\pm 2400$  sq ft second residence on a  $\pm 7.53$  acre property zoned Agricultural Residential 3-acre minimum (AR-3) located at 32 West Sutter Rd, AP No. 055-050-060.

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.

CRAIG BAKER, Planning Director



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DEPPE FAMILY TRUST  
C/O DEPPE RICHARD D & KATHY G  
TRUSTEES  
32 SUTTER RD  
PARADISE CA 95969

055-050-089-000  
KNAUFF RONALD G LIVING TRUST  
C/O KNAUFF RONALD G TRUSTEE  
4656 MEADOWSONG DR  
PARADISE CA 95969

055-050-067-000  
VOLLMER KURT & DIANE  
62 SUTTER RD  
PARADISE CA 95969

055-050-063-000  
TODD JOYCE L  
58 SUTTER RD  
PARADISE CA 95969

055-410-001-000  
PARKER MICHAEL A & KATHY  
77 GRINDING ROCK RD  
PARADISE CA 95969

055-410-006-000  
LUCK KLAUS G & LINDA C REVOCABLE  
TRUST  
C/O LUCK KLAUS G & LINDA C TRUSTEES  
89 GRINDING ROCK RD  
PARADISE CA 95969

055-410-004-000  
JURGENSON GREGORY S & MARIANNE  
85 GRINDING ROCK RD  
PARADISE CA 95969

055-410-016-000  
MILARDIC MIRKO & MIRJANA  
82 GRINDING ROCK RD  
PARADISE CA 95969

055-410-014-000  
AMBACHER GLEN EUGENE & SUSAN  
DIANE  
78 GRINDING ROCK RD  
PARADISE CA 95969

055-540-060-000  
BLUE OAK TERRACE OWNERS ASSN  
19 TUSCAN DR  
PARADISE CA 95969

055-050-078-000  
KURLE SCHELLEY & TARBELL DEAN  
61 WEST SUTTER RD  
PARADISE CA 95969

055-050-062-000  
AUTIO KEVIN & ANNETTE  
56 W SUTTER RD  
PARADISE CA 95969

055-050-071-000  
NICHOLS GARY D & SARAH J  
9085 STILLWATER RD  
REDDING CA 96002

055-410-002-000  
ORNDORFF RICHARD J & GLORIA J  
79 GRINDING ROCK RD  
PARADISE CA 95969

055-410-007-000  
HARRIS ROBERT K & CYNTHIA L  
107 32 S MALL DR APT 434  
BATON ROUGE LA 70809

055-410-017-000  
PHILLIPS H RICHARD III & FARMER JUDY  
5419 HICKORY WY  
PARADISE CA 95969

055-410-019-000  
WORTHING CURTIS & FRANCINE J  
88 GRINDING ROCK RD  
PARADISE CA 95969

055-050-091-000  
EUROTAS FAMILY TRUST  
C/O EUROTAS STEPHEN C & KARI H  
TRUSTEES  
PO BOX 1749  
PARADISE CA 95967  
055-050-061-000  
FARLINGER TROY C & SHANNON L  
60 SUTTER RD  
PARADISE CA 95969

055-050-015-000  
TURKINGTON LIVING TRUST  
C/O TURKINGTON THOMAS & DEBORAH  
TRUSTEES  
78 W SUTTER RD  
PARADISE CA 95969  
055-050-070-000  
HANUS SANDRA G & PETER V TRUST  
C/O HANUS SANDRA G & PETER V  
TRUSTEES  
1617 PACIFIC DR  
DAVIS CA 95616  
055-410-005-000  
MCSWEENEY CAROL A  
87 GRINDING ROCK RD  
PARADISE CA 95969

055-410-003-000  
FLORES FERNANDO S ETAL  
FLORES DOLVITA S  
83 GRINDING ROCK RD  
PARADISE CA 95969

055-410-018-000  
STANFORD MICHAEL D & UNITA K  
86 GRINDING ROCK RD  
PARADISE CA 95969

055-410-015-000  
MAEHL STEPHEN P & LUCY C JT  
120 RIVENDELL LANE  
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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  
5550 Skyway  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

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

Butte County Planning  
Courier

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

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

Butte Environmental Council  
116 W. 2<sup>nd</sup> Street #3  
Chico, CA 95928

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

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

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Chico, CA 95928

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116 W. 2<sup>nd</sup> Street #3  
Chico, CA 95928

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350 Salem St.  
Chico, CA 95928



# MEMORANDUM

TO: Susan Hartman, CCD Manager/Assistant Manager

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 32 W. Sutter, 055-050-060

DATE: September 30, 2017

Request for Town approval of a conditional use permit to authorize the construction of a +-2400 sqft second residence on a 7.53 acre property zoned Agricultural Residential 3-acre minimum (AR-3) Building

1. Building permit application. Three (3) complete, full size, scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations.
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, all structures shall meet all the requirements of California Building Code for Materials and Construction Methods for exterior wildfire exposure.
3. The minimum design snow load and roof live load for the Town of Paradise shall be twenty (20) pounds per square foot at 1,800 feet and elevations below. 32 Sutter site is approximately 1,303 feet (Google Earth).

## FIRE ACCESS

1. Fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
2. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department. Fire Department turn around requirements shall be installed as directed. See attached turn around requirements. Please verify on the site plan fire department access roadways shall have a minimum 48' outside turning radius and a minimum 28' inside turning radius.
3. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil

along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.

4. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Town of Paradise Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic. Knox brand key-operated electric key switch to the Town of Paradise Fire Department and Police Department specification are required. The Knox switch shall override all gate functions and open the gate.
5. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. (Fire lanes 20'-26' in width shall be posted on both sides) Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
6. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.

#### FIRE PROTECTION SYSTEMS

1. The required fire flow shall be 500 gpm (CFC Table B105.1(1) when protected per NFPA 13D) for a two (2) hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
2. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. Water improvement plans shall be approved by the Town of Paradise Fire Department and the Paradise Irrigation District. The Developer shall furnish the Town of Paradise Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements.
3. Prior to combustibles being brought to the site, the developer shall provide written certification from the Water Purveyor, dated within the last thirty (30) days, that:
  - A. All public fire hydrants required of the project have been installed, tested, and approved by the Water Purveyor, and
  - B. Are permanently connected to the public water main system, and
  - C. Are capable of supplying the required fire flow as required by the Town of Paradise Fire Department
4. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Three (3) sets of

plans, hydraulic calculations, and material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work. by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.

#### STANDARD FIRE CONDITIONS

1. Permanent residential three-dimensional street numbers, minimum four (4) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
2. Buildings on easement shall have additional street number signs at the intersections of the easement and the roadway, and at additional locations required by the Town of Paradise Fire Department.
3. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

**TOWN OF PARADISE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
5555 Skyway, Paradise, CA 95969

**DEVELOPMENT REVIEW REQUEST**

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to authorize the construction of a  $\pm 2400$  sq ft second residence on a  $\pm 7.53$  acre property zoned Agricultural Residential 3-acre minimum (AR-3).

LOCATION: 32 W Sutter Rd

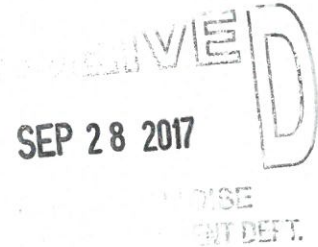
APPLICANT: Adam & Candice Deppe

AP NOS.: 055-050-060

CONTACT PHONE: 530-872-5380

DATE DISTRIBUTED: September 28, 2017

WRITTEN COMMENTS DUE BY: October 12, 2017



\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

APPROVED ONSITE LAND USE REVIEW 6/1/2017

BA 9/28/17

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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PROJECT NO. PL17-00215  
PROJECT NAME: Deppe Conditional Use Permit

**TOWN OF PARADISE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
5555 Skyway, Paradise, CA 95969

**DEVELOPMENT REVIEW REQUEST**

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**LOCATION:** 32 W Sutter Rd

**APPLICANT:** Adam & Candice Deppe

**AP NOS.:** 055-050-060

**CONTACT PHONE:** 530-872-5380

**DATE DISTRIBUTED:** September 28, 2017

**WRITTEN COMMENTS DUE BY:** October 12, 2017

\*\*\*\*\*

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

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

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

1. This property is served by a 1 1/2" meter.  
2. A backflow prevention assembly will be required at the water meter.  
3. Hydrant 459 is a wharf hydrant. Fire flows appear to be satisfactory.  
9/28/17 Neil Enrich

**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**  
5555 Skyway, Paradise, CA 95969

**DEVELOPMENT REVIEW REQUEST**

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

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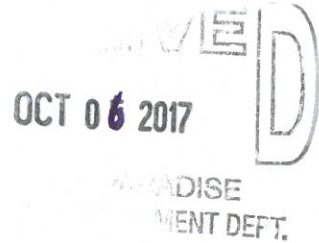
APPLICANT: Adam & Candice Deppe

AP NOS.: 055-050-060

CONTACT PHONE: 530-872-5380

DATE DISTRIBUTED: September 28, 2017

WRITTEN COMMENTS DUE BY: October 12, 2017

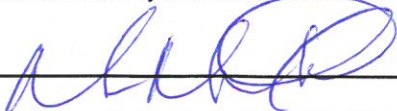


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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

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

COMMENTS AND/OR RECOMMENDED CONDITIONS:

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

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.

DEPARTMENTAL USE ONLY:

Receipt No. 29797 Fee 876.80  
Project No. PU7-00215

**TOWN OF PARADISE**  
**APPLICATION FOR CONDITIONAL USE PERMIT**

Applicant Adam & Candice Deppe Phone 530-872-5380  
Applicant's Mailing Address 6668 Madrone Way, Paradise CA 95969  
Applicant's email address wsrdeppe@sbcglobal.net Fax \_\_\_\_\_  
Applicant's Interest in Property (Owner, Lessee\*, Other\*) \_\_\_\_\_  
\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.  
Owner's Name Richard & Kathy Deppe Phone 530-870-4261  
Owner's Mailing Address 32 Sutter Road, Paradise CA 95969  
Property Address 32 Sutter Road, Paradise Parcel Size 7 1/2 Acres  
Engineer (Name, Address) Rancho Engineering Inc.  
Engineer Phone 530-877-3700 Fax \_\_\_\_\_ Email \_\_\_\_\_  
AP Number(s) 055-050-060 Zone A12-3 Existing Use SFR  
Detailed project description: (attach additional sheets if necessary) 4 bedroom 3 bathroom custom Home  
Purpose of project: To live on the property we bought.  
Radial distance to the nearest billboard NA  
Sq. ft. of proposed structure/project 2,400 sq. ft. Approx. no. yards of cut/fill ? NA  
Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 342%  
Distance to nearest fire hydrant 200 ft. Distance from centerline \_\_\_\_\_  
Days/hours of operation: Days NA Hours NA Proposed no. of employees NA  
Residential Density .27 DU/AC Max. occupancy NA Max. height of proposed structure/project \_\_\_\_\_  
Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Hardy board / Stucco + Stone  
Method of sewage disposal? Septic System  
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 Adam Deppe Date 9-26-17  
Property Owner Signature [Signature] Date 29/10/17  
(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.





# NOTICE OF EXEMPTION

**To:** File: AP No: 055-050-060; [PL17-00215]

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

**Project Title:** Deppe Conditional Use Permit

**Project Applicant:** Adam & Candice Deppe

**Project Location:** 32 W Sutter Rd

**Project Description:** Conditional Use Permit for the construction of a +2,400 sq ft second residence on a +7.53 ac property zoned Agricultural Residential 3 acre minimum (AR-3).

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Adam & Candice Deppe

**Exempt Status:**  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☐ General Rule Exemption (Section 15061)  
☒ Categorical Exemption  
Section 15303 Class 3

**Reason for Exemption:** Second residence in a residential zone.

**Contact Person:** Susan Hartman, Assistant Planner  
(530) 872-6291 ext. 114

**Signature:**



\_\_\_\_\_  
Town Planning Director

**Date:**

\_\_\_\_\_