

M I N U T E S

CALL TO ORDER

Planning Director Al McGreehan called the meeting to order at 3:05 p.m.

1. APPROVAL OF MINUTES – August 30, 2006

Planning Director McGreehan approved the minutes of the August 30, 2006 Planning Director meeting as prepared and submitted by staff.

2. PUBLIC COMMUNICATION - None.

3. CONTINUED PUBLIC HEARING – None.

4. PUBLIC HEARINGS

Items determined categorically exempt from environmental review

a. Abrahamian Tentative Parcel Map (PM-06-11) Application proposing to create two parcels of record from ±2.0 acre property located along Yorkshire Drive; AP 051-330-064, -065

Planning Director McGreehan opened the hearing to the public. Appearing:

1. Davin Abrahamian, Applicant. Mr. Abrahamian acknowledged receipt of a copy of the staff report and concurred with the recommended conditions of approval.
2. Mark Risso, Applicant's Agent. Mr. Risso acknowledged receipt of a copy of the staff report and concurred with the recommended conditions of project approval.
3. Alan Jones, Resident, corner of property at the Pinewood Drive and Yorkshire Drive interesection. Mr. Jones inquired about the proposed project, and discussed his concern for the additional parcels in his neighborhood.

Planning Director McGreehan closed the agenda item to the public.

The Planning Director proclaimed the adoption of the following amended findings as submitted by staff and approved the Abrahamian Tentative parcel Map Application subject to the conditions listed below:

- a. Find that the proposed project, **as conditioned**, is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32) of the CEQA Guidelines.

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- b. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- c. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be residential and parcel sizes proposed are consistent with the requirements of the zone.
- d. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:
 - 1. The project site is located within an area that has been extensively altered by residential and agricultural development spanning several decades.
 - 2. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - 3. No known rare or endangered plants exist in the immediate project vicinity.
- e. Find that the subject property is located within the Pinewood Park Estates Subdivision which is subject to recorded [Serial No. 87-47271 and Serial No. 88-26955 of Butte County Official Records] private property covenants, conditions, restrictions and easements. The Town of Paradise is not legally obligated to abide by and enforce such private property restrictions.

**CONDITIONS TO BE MET PRIOR TO RECORDATION
OF FINAL PARCEL MAP**

ROADS AND ACCESS

- 1. Construct or defer by covenant executed with the Town of Paradise a one-half street section upgrade improvement along the project site frontage of Yorkshire Drive to the town-adopted B-2 road standard (28 foot face of curb to face of curb, with a/c dike and four foot sidewalk).

DRAINAGE

- 2. Place the following note on the final parcel map information sheet: “Prior to issuance of a building permit authorizing construction upon Parcel No. 2, a storm water mitigation plan shall be submitted for approval by the Town Engineer. The plan must address how the additional storm water drainage from the new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties.”

SITE DEVELOPMENT

- 3. All easements of record shall be shown on the final parcel map.
- 4. Indicate a fifty-foot building setback line measured from the centerline of Yorkshire Drive.

SEWAGE DISPOSAL

5. Satisfy all requirements of the Town of Paradise Onsite Sanitary Official concerning the design of the final parcel map.

UTILITIES

6. Meet the requirements of the Paradise Irrigation District (PID) in accordance with the comments provided by PID staff for the Abrahamian project, dated December 27, 2005 and on file with the town Community Development Department.
7. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

FIRE PROTECTION

8. Place the following notes upon the final parcel map information data sheet:
 - a. “Prior to Town issuance of future residential building permit(s) the future owner of Parcel Nos. 1 and 2 shall implement and maintain a Town fire department approved fuel reduction plan for the parcel meeting the requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated September 13, 2006 for the Abrahamian parcel map application and on file in the Town Community Development Department.”
 - b. “All buildings constructed upon Parcel Nos. 1 or 2 shall be built of non-combustible exterior construction in accordance with the requirements of Chapter 5 of the Urban Wildland Interface Code and the Paradise Fire Department project review memorandum dated September 13, 2006 for the Abrahamian parcel map application and on file in the Town Community Development Department.”
9. Meet all other requirements of the Paradise Fire Department in accordance with the Fire Department plan check review for the Davin Abrahamian parcel map dated September 13, 2006 and on file in the Town of Paradise Community Development Department.

OTHERS

10. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
11. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
12. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities.

Provide evidence of payment to the Town Community Development Department planning division.

13. Place the following notes on the final parcel map information sheet:
 - a. At the time of building permit issuance, owner will be required to pay any Town of Paradise adopted development impact fees.
 - b. If any archaeological resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.

It was announced that the decision of the Planning Director can be appealed within ten days of the decision date.

b. Wallen Tentative Parcel Map (PM-06-12) Application proposing to divide a ±1.31 acre property into two parcels of record for located at 5830 Kibler Road; AP 053-230-180

The hearing was opened to the public by Chairman McGreehan. Appearing:

1. Bob Wallen, Applicant. Mr. Wallen acknowledged receipt of the copy of the staff report.
2. Lorrie Lundy, L & L Surveying, representing applicant. Ms. Lundy acknowledged receipt of a copy of the staff report. She requested that proposed project condition No. 9b be amended to add ...all **new** buildings. Ms. Lundy requested that proposed project condition No. 3 be deleted.

Planning Director McGreehan subsequently closed the public hearing.

The Planning Director proclaimed the adoption of the following findings as amended and as submitted by staff and approved the Wallen Tentative Parcel Map application subject to the following conditions:

FINDINGS

- a. Find that the proposed project, **as conditioned**, is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15332 (Class 32) of the CEQA Guidelines.
- b. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- c. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be residential and parcel sizes proposed are consistent with the requirements of the zone.
- d. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:

1. The project site is located within an area that has been extensively altered by residential and agricultural development spanning several decades.
2. No known outstanding wildlife habitat exists in the immediate project vicinity; and
3. No known rare or endangered plants exist in the immediate project vicinity.

**CONDITIONS TO BE MET PRIOR TO RECORDATION
OF FINAL PARCEL MAP**

ROADS AND ACCESS

1. Deed thirty feet from the center of the Kibler Road right-of-way to the Town of Paradise or provide a recorded deed document showing that this requirement has been met.
2. Construct or defer by covenant executed with the Town of Paradise a one-half street section upgrade improvement along the project site frontage of Kibler Road to the town-adopted B-2 road standard (28 foot face of curb to face of curb, with a/c dike and four foot sidewalk).

SITE DEVELOPMENT

3. All easements of record shall be shown on the final parcel map.
4. Indicate a fifty-foot building setback line measured from the centerline of Kibler Road and from the north boundary of Parcel No. 1.

SEWAGE DISPOSAL

5. Satisfy all requirements of the Town of Paradise Onsite Sanitary Official concerning the design of the final parcel map.

UTILITIES

6. Meet the requirements of the Paradise Irrigation District (PID) in accordance with the comments provided by PID staff for the Wallen project, dated September 12, 2006 and on file with the town Community Development Department.
7. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

FIRE PROTECTION

8. Place the following notes upon the final parcel map information data sheet:
 - a. "Prior to Town issuance of future residential building permit(s) the future owner of Parcel No. 2 shall implement and maintain a Town fire department approved fuel reduction plan for the parcel meeting the requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated September 8, 2006 for the

- Wallen parcel map application and on file in the Town Community Development Department.”
- b. “All new buildings constructed upon Parcel Nos. 1 or 2 shall be built of non-combustible exterior construction in accordance with the requirements of Chapter 5 of the Urban Wildland Interface Code and the Paradise Fire Department project review memorandum dated September 8, 2006 for the Wallen parcel map application and on file in the Town Community Development Department.”
9. Meet all other requirements of the Paradise Fire Department in accordance with the Fire Department plan check review for the Bob Wallen parcel map dated September 8, 2006 and on file in the Town of Paradise Community Development Department.

OTHERS

10. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
11. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
12. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Community Development Department planning division.
13. Place the following notes on the final parcel map information sheet:
 - a. At the time of building permit issuance, owner will be required to pay any Town of Paradise adopted development impact fees.
 - b. If any archaeological resources are uncovered during the course of future development or construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery.
 - c. “The existence of any buildings with designated building setback areas constitute a nonconforming use of land pursuant to Town of Paradise zoning regulations. If such structures are destroyed by any means to the extent of 50% or more of their assessed value, a Town of Paradise use permit may be required prior to their reconstruction in a nonconforming location on the site.”

It was announced that the decision of the Planning Director can be appealed within ten days of the decision date.

5. OTHER BUSINESS – None.

6. ADJOURNMENT

The Planning Director adjourned the meeting at 3:25 p.m.

ATTEST:

Suzanne Whalen, Secretary

Planning Director