

PARADISE PLANNING COMMISSION
December 4, 2006 - 6:00 p.m.
Paradise Town Council Chambers
5555 Skyway, Paradise, CA

M I N U T E S

CALL TO ORDER

Chairman Thomson called the meeting to order at 6:03 p.m.

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

ROLL CALL

Present at roll call were Commissioners DiDuca, Griffin, Mannel, Woodhouse and Chairman Thomson. Community Development Director Al McGreehan and Asst. Community Development Director Craig Baker were also present.

1. APPROVAL OF MINUTES – November 6, 2006

The Planning Commission unanimously concurred to approved the minutes of the November 6, 2006 Planning Commission minutes with a change to agenda item 5(a) to reflect the fact that Commissioner DiDuca was not present for this public hearing.

2. COMMUNICATION

a. Recent Council Actions

Al McGreehan reported on recent Town Council actions during its meeting conducted on November 14, 2006. The next Town Council meeting is scheduled for December 12, 2006.

b. Staff Comments – None.

3. PUBLIC COMMUNICATION - None.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING

Item proposed to be determined categorically exempt from environmental review

TOWLE/THORUP Tentative Parcel Map (PM-06-9) Application proposing to divide and adjust the boundaries of an existing +/-1.79 acre property to create two parcels of record located at 1640 and 1650 Puddle Duck Court; AP Nos. 050-140-168 and 050-450-020.

Asst. Community Development Director Craig Baker reviewed the project application for which staff is recommending conditional approval.

The hearing was opened to the public. Appearing: Richard R. Roper, project surveyor. Upon query of a question to staff and response received, Mr. Roper stated that his client is in agreement with the recommended action.

Chairman Thomson closed the hearing to the public.

After a brief discussion, it was moved by Commissioner DiDuca, seconded by Commissioner Griffin and unanimously carried to adopt the following findings and **to approve** the Towle/Thorup tentative parcel map (PM-06-9) application subject to the conditions listed below:

FINDINGS

- a. Certify the finding of the Town Planning Director 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

DRAINAGE

1. Place the following note on the final parcel map information sheet: "Prior to issuance of a

building permit authorizing construction upon Parcel No. 1, 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

2. All easements of record shall be shown on the final parcel map.
3. Indicate a fifty-foot building setback line measured from the centerlines of Puddle Duck Court and Paradisewood Drive.

SEWAGE DISPOSAL

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

UTILITIES

5. Meet the requirements of the Paradise Irrigation District (PID) in accordance with the comments provided by PID staff for the Towle/Thorup project, dated August 3, 2006 and on file with the town Community Development Department.
6. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

FIRE PROTECTION

7. Place the following notes upon the final parcel map information data sheet:
 - a. “Prior to the recordation of the Towle/Thorup parcel map the owner(s) of APN 050-450-020 shall implement and maintain a fuel reduction plan binding upon all future owners of Parcel Nos. 1 and 2 meeting the requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated August 2, 2006 for the Towle/Thorup parcel map application and on file in the Town Community Development Department.”
 - b. “Subsequent to the recordation of the Towle/Thorup parcel map all future 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 August 2, 2006 for the Towle/Thorup parcel map application and on file in the Town Community Development Department.”
8. Meet all other requirements of the Paradise Fire Department in accordance with the Fire Department plan check review for the Bob Towle/Thorup parcel map dated August 2, 2006 and on file in the Town of Paradise Community Development

Department.

OTHERS

9. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
10. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
11. 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.
12. 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 Commission can be appealed within ten days of the decision date.

6. OTHER BUSINESS

- a. **Discuss/Consider Recommending Certain “Goals and Objectives” for Town Council Adoption of the Southeast Paradise Area Specific Plan Project**

It was moved by Commissioner Griffin, seconded by Chairman Thomson and unanimously carried to recommend Town Council adoption of the proposed “Southeast Paradise Area Specific Plan: Goals and Objectives” as recommended by staff with the following additions:

OBJECTIVES (General) Plan for an adequate circulation network to meet the increased traffic demands via the build-out of the project area **and that minimizes impact of new developments upon existing neighborhoods.**

Move the following Specific Objective to be listed under General Objective:

Provide for **some of the** recreation needs of those residing in the project area.

- c. **Discuss/Identify Possible Agenda Topics to be Addressed During a Joint Town Council/Planning Commission Meeting to be Scheduled During the First Quarter of 2007**

The Planning Commission concurred to recommend the following discussion topics:

Next Paradise General Plan
Specific Plan for the Southwest Paradise Area
Public Roads and Private Roads: Upgrade and Maintenance Funding Thereof
Identify More Potential Properties to be Zoned Industrial
The Status of the Town's Onsite Wastewater Management Program

- c. Consider Changing the January 1, 2007 Planning Commission Meeting date due to conflict with the New Year's Day Holiday**

The Planning Commission concurred to schedule the next regular Planning Commission meeting for Monday, January 8, 2007 at 6:00 p.m. in the Town Council Chambers.

7. COMMITTEE ACTIVITIES

- a. Status Report: Paradise Redevelopment Advisory Committee Meeting (Commissioners DiDuca and/or Griffin)**

Commissioners Griffin and DiDuca reported on recent actions during the November 15, 2006 meeting.

8. COMMISSION MEMBERS

- a. Identification of future agenda items (All Commissioners/Staff) – None.**

9. ADJOURNMENT

The Planning Commission concurred to adjourn the meeting at 7:40 p.m.

Gordon Thomson, Chairman

ATTEST:

Planning Secretary