

PARADISE PLANNING DIRECTOR

December 2, 2009 – 2:00 p.m.

Town Council Chambers, Room 9

5555 Skyway, Paradise

M I N U T E S

CALL TO ORDER

Planning Director Al McGreehan called the meeting to order at 2:05 p.m.

1. APPROVAL OF MINUTES – October 14, 2009 meeting

The minutes of October 14, 2009 were approved by the Planning Director.

2. PUBLIC COMMUNICATION - None.

3. CONTINUED PUBLIC HEARING

- a. **Item for which a mitigated negative declaration document is proposed for adoption**

Feather River Hospital Parcel Map Application (PM-08-1) proposing to divide an existing ±9.59 acre property into two parcels of record on property located at 6283 Clark Road, AP No. 053-400-098. [Continued from October 14, 2009]

Asst. Community Development Director Craig Baker reviewed the project application. The hearing was continued from October 14, 2009 to permit the applicant to complete a minor design change. This change has resulted in the applicant moving a portion of a proposed new property line 10-12 feet westerly to allow a row of landscaping to be included on Parcel 1 instead of Parcel 2. Staff is recommending conditional approval of the project application.

The hearing was opened to the public by the Planning Director. Appearing:

1. Russ Erickson, from Robertson and Dominick, Carole Mickelson from Feather River Hospital, and Carl Leverenz, Attorney representing Feather River Hospital were in attendance at the hearing. They acknowledged receipt of a copy of the staff report and concurred with the recommended project conditions.

The hearing was closed to the public by the Planning Director.

The Planning Director adopted the findings listed below and approved the Feather River Hospital Parcel Map (PM-08-1) Application subject to the following conditions:

FINDINGS

- a. Find that the proposed project, **as mitigated and conditioned**, could not have a significant effect on the environment, and adopt a mitigated negative declaration.

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- b. Find that the project, **as mitigated and 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 mitigated and 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 mitigated and 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 significantly altered by residential, commercial, community service 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**

SEWAGE DISPOSAL

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

FIRE PROTECTION

- 2. Place the following notes upon the final parcel map information data sheet:
 - a. "Future owners of Parcel Nos. 1 and 2 shall implement and maintain a fuel reduction plan for the parcels meeting the requirements of the Paradise Fire Department in accordance with the Paradise Fire Department project review memorandum dated April 8, 2008 for the Feather River Hospital parcel map application and on file in the Town Community Development Department."
 - b. "All future buildings constructed upon Parcel Nos. 1 and 2 shall be built to comply with the Wild Land Urban interface requirements of the California Fire Code in accordance with the Paradise Fire Department project review memorandum dated April 8, 2008 for the Feather River Hospital parcel map application and on file in the Town Community Development Department."
- 3. Meet all other requirements of the Paradise Fire Department in accordance with the project review memorandum for the Feather River Hospital project, dated April 8, 2008 and on file in

the Town Community Development Department.

UTILITIES

4. Meet all utility company requirements regarding the construction and installation of new utility facilities as well as the establishment of any necessary utility easements and/or relocation of existing utility facilities.

WATER SUPPLY

5. Meet all requirements of the Paradise Irrigation District (PID) in accordance with the letter from PID staff regarding the Feather River Hospital project dated March 25, 2008 and on file in the Town Community Development Department.

SITE DEVELOPMENT

6. All easements of record shall be shown on the final parcel map. Properly abandon any easements that conflict with the project design.
7. Indicate on the final parcel map a fifty-foot building setback line measured from the centerline of Clark Road and thirty-foot building setback lines measured from the centerlines of Elks Lane and any other existing or proposed on-site access easement(s).
8. Provide an offer of dedication for a twenty foot-wide storm drainage easement along the west property line, following the flow line of the existing drainage way. The storm drainage easement shall encumber all land within twenty lineal feet of the center of the drainage way.
9. Excepting any area included within the required storm drainage easement, all land located within fifty lineal feet of the center of the drainage way adjacent to the west property line shall be designated as a "NO SOIL DISTURBANCE/BUILDING EXCLUSION AREA."

OTHERS

10. Place the following notes on the final map information data sheet:
 - a. "At the time of building permit issuance, parcel owners will be required to pay any Town of Paradise adopted development impact fees."
 - b. "If any archaeological resources are uncovered during project construction activities, all work shall stop in the area of the find until a qualified archaeologist provides an appropriate evaluation of the discovery." (**Mitigation**)
11. Provide documentation from the Butte County Tax Collector verifying payment of current property taxes and assessment liens imposed by the town.
12. Provide monummentation as required by the Town Engineer complying with the State Subdivision Map Act and Town of Paradise standards.

13. If applicable, 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.

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

4. **PUBLIC HEARING** – None.

5. **OTHER BUSINESS**

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

TOWN OF PARADISE: Consider a determination to officially revoke the previous Town approved Temporary Use Permit [TU-06-3] sanctioning temporary use of a modular building to house Fire Station No. 3 employees on state owned property at 1434 Forest Service Road, Paradise; AP No. 050-070-040.

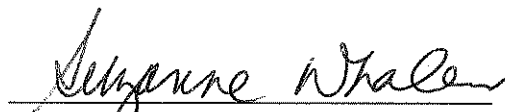
The Planning Director acknowledged recent circumstances whereby the Town of Paradise has vacated the temporary use of the subject modular facility by relocating its firefighting personnel and staffing from this location to the recently renovated Fire Station No. 3 on Wagstaff Road. Based on this circumstance, the Town has no need to continue with the temporary use of this modular. Therefore, as provided in the Paradise Municipal Code, the Planning Director officially revoked this Temporary Use Permit (TU-06-3) effective this day.

6. **ADJOURNMENT**

The Planning Director adjourned the meeting at 2:14 p.m.


Planning Director

ATTEST:


Planning Secretary