



# 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 – June 28, 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 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, including closed session. 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 to the Planning Director 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](#) minutes from the August 31, 2016 and September 14, 2016 Planning Director meetings.

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

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

[a.](#) Items determined to be exempt from environmental review

Corrigan Parcel Map Application (PL17-00103) Request for town approval of a parcel map application proposing to divide an existing +0.69 acre property zoned CC/PD (Community Commercial/Planned Development) into two parcels of record for commercial use located at 5835 and 5837 Clark Road, Paradise. The property is situated within a portion of Section 23, T22N, R3E, M.D.B.&M. and is locally identified as assessor parcel number 054-330-023.

#### 4. ADJOURNMENT

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
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	



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**Town Staff:**

Craig Baker, Community Development Director  
Susan Hartman, Assistant Planner  
Dina Volenski, Acting Town Clerk

## **PLANNING DIRECTOR MEETING MINUTES REGULAR MEETING – 10:00 AM – August 31, 2016**

Community Development/Planning Director Craig Baker called the August 31, 2016 Planning Director meeting to order at 10:01 a.m.

### **1. Approval of Minutes**

1a. Community Development/Planning Director Craig Baker approved the minutes as submitted by staff from the June 30, 2016 Planning Director meeting.

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

### **3. PUBLIC HEARING**

3a. This item is determined to be exempt from environmental review.

Consideration of a conditional use permit application to legally sanction an existing indoor private dog kennel to keep up to eight family-owned dogs in a single-family dwelling on a 1.26 acre property zoned Rural Residential – 2/3 acre minimum (RR-2/3) located at 7191 Pentz Road, Paradise, CA, AP No. 050-040-145.

Assistant Planner Hartman described the project and that after responses from reviewing agencies; staff recommends conditional approval with 9 conditions of approval (listed below).

Planning Director Baker recommended an additional condition of approval: All dogs kept at the private indoor dog kennel shall be licensed to Robin Barrocas as the resident occupying the single-family residence/indoor kennel located at 7191 #B Pentz Road in Paradise.

Planning Director Baker opened the public hearing at 10:05 a.m.

Robin Barocas, project applicant, lives at 7191 Pentz Road and agrees with the stated conditions and the addition of the proposed condition.

Greg Kiefer, 1678 Aspen Lane, presented a petition with 15 signatures against the project, appreciates that dogs are family, there are dogs throughout the neighborhood, but when the eight dogs are outside during the day they are barking loudly and at night they are barking at the wild animals.

Mr. Baker asked if he was aware of any reports filed regarding barking dogs and if Mr. Kiefer was certain that Mrs. Barocas' dogs were the ones barking.

Mr. Kiefer stated that most people have one or two dogs, but when Mrs. Barocas dogs go outside to do their business, it is non-stop barking.

Mrs. Barocas stated that they are young playful dogs and run in and out to play and are happy to see her when she returns home after being gone.

Mr. Baker stated that if the permit is approved, due to the zoning, the dogs will have to be kept indoors and only allowed out when they need to go to the bathroom.

Mr. Baker stated that if a citation is issued it would go to the owner of the project site, not the tenant, and that Mr. Wallen, the property owner is aware of the request because he signed the use permit application.

Mr. Baker explained that the dogs would need to be kept quiet and noise from the dogs could be a violation of the permit if it is conditionally approved.

Mr. Baker closed the hearing at 10:19 a.m., continued the public hearing to Wednesday, September 14, 2016 at 10:00 a.m. and will be contacting animal control to work with them regarding the proposed conditions and to meet with anyone regarding concerns with the project prior to the continued public hearing. Mr. Baker suggested a neighborhood meeting to discuss/resolve concerns with the permit.

Mr. Baker also referred to Paradise Municipal Code Section 6.12.030 - Nuisances— Designated

Without limitation as to the general provisions of Section 6.12.020, the following specific acts and conditions committed by a dog are hereby declared to be unlawful and to constitute a public nuisance, and the owner of a dog committing any of the following shall be subject to the penalties provided by Section 6.12.040 E.

E. Creating a noise in a neighborhood by howling, barking or making unusual sounds that disturb two or more persons residing in different residences during three separate days within a seven day period.

Below are the proposed conditions of approval:

**CONDITIONS OF INDOOR KENNEL APPROVAL**

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

2. Schedule an inspection of the indoor kennel by town Animal Control staff and meet any resulting requirements within thirty (30) days of the effective date of this use permit. Provide evidence thereof to the town Development Services Department.
3. Secure the issuance of a town-approved kennel license within thirty days of the effective date of this use permit.
4. Maintain current rabies vaccinations for all dogs kept at the indoor kennel and meet all dog licensing requirements of the Town of Paradise.
5. Excepting brief periods of outdoor activity necessary for sanitation purposes and/or transport off of the site, all dogs shall be kept indoors at all times. Any outdoor activity shall be limited to the 25' x 24.5' fenced area adjacent to the indoor kennel.
6. All areas of the indoor dog kennel shall be kept in a clean and sanitary condition free from any accumulation of animal waste. Properly dispose of all animal waste.
7. The indoor kennel shall be operated in compliance with the requirements of PMC section 6.12.030 (*Nuisances-designated*), particularly with regard to noise disturbances.
8. The indoor kennel shall be subject to all requirements of PMC Chapter 6.28 (*Kennels/pet shops*).
9. The indoor kennel shall be limited to the keeping of no more than eight small dogs of any age. No other dogs may be kept upon the property for the term of the indoor kennel land use.
10. All dogs kept at the private indoor dog kennel shall be licensed to Robin Barrocas as the resident occupying the single family residence/kennel located at 7191 Pentz Road.

#### **4. ADJOURNMENT**

Community Development/Planning Director Baker adjourned the meeting at 10:22 a.m. to Wednesday, September 14, 2016 at 10:00 a.m.

Date approved:

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



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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 – 10:00 AM – September 14, 2016**

**CALL TO ORDER** at 10:00 a.m. by Community Development Director Baker.

### **1. CONTINUED PUBLIC HEARING -**

**BAROCAS CONDITIONAL USE PERMIT (PL16-02016) APPLICATION:** Consideration of a conditional use permit application to legally sanction an existing indoor private dog kennel to keep up to eight family-owned dogs in a single-family dwelling on a 0.86 acre property zoned Rural Residential – 2/3 acre minimum (RR-2/3), AP No. 050-040-145.

Community Development Director Baker stated that he'd received a copy of the applicant, Robin Barocas', letter on September 13, 2016 she'd sent to her neighbors. Ms. Barocas stated she had not heard back from any of her neighbors in response to the letter. Community Development Director Baker was hopeful the neighbors could have reconciled with Ms. Barocas in the last two weeks, since the last hearing.

Community Development Director Baker reviewed an Administrative Policy from 1991 which details criteria necessitating a project be referred to the Planning Commission for decision making. One of the criteria is if there is opposition to the project. With the signed neighborhood petition of opposition submitted at the last public hearing Community Development Director Baker is compelled, in accordance with policy, to refer the application to the Planning Commission for their regularly scheduled October meeting. It will also require that the project be re-noticed. He would let Animal Control know that there is a necessary delay in the permitting process. Community Development Director Baker asked the applicant if there was anything she'd like to add.

Robin Barocas said that she was so nervous at the last meeting she wasn't sure if the neighborhood petition had been accepted or not. Community Development Director Baker confirmed that yes, the petition was part of the record and would be provided to the Planning Commission. Ms. Barocas thought it would be good if the neighbors

showed up at the Planning Commission meeting to say how she's made changes and the dogs aren't running around. Community Development Director Baker reminded her that there are proposed conditions of approval that the noise generated must be under control and that he would check with Animal Control before the Planning Commission meeting to see if there are any complaints. Community Development Director Baker suspected that someone from the neighborhood will show up at the Planning Commission meeting if they have more concerns.

The offer was made to Ms. Barocas that if she wished to hold a neighborhood meeting she could secure the names and addresses of her neighbors from Town staff and would be welcome to use the council chambers for the meeting. Community Development Director Baker stressed that it would be an informal meeting, not a hearing. Ms. Barocas was open to the suggestion.

## **2. ADJOURNMENT**

Community Development/Planning Director Baker adjourned the meeting at 10:08 a.m.

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

\_\_\_\_\_  
Susan Hartman, Assistant Planner

**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: June 28, 2017**

**FROM:** Susan Hartman, Assistant Planner  
**SUBJECT:** Corrigan Parcel Map Application (PL17-00103)  
**DATE:** June 22, 2017

**AGENDA NO. 3(a)**

**AP 052-330-023**

**GENERAL INFORMATION:**

Applicant: Patrick & Jill Corrigan  
1010 Cass St B-4  
Monterey, CA 93940

Surveyor: Feeney Engineering  
PMB 301, 236 W East Ave - A  
Chico, CA 95926

Location: 5835 & 5837 Clark Road

Requested Action: Parcel map approval to divide an existing  $\pm 0.69$  acre property zoned CC-PD (Community Commercial – Planned Development), currently developed with two commercial buildings, into two parcels of record.

Purpose: For financing purposes to develop an empty commercial building into a pizzeria.

Project Density: N/A

Present Zoning: Community Commercial – Planned Development (CC/PD)

General Plan: Town Commercial (TC)

Existing Land Use: Commercial Retail

Surrounding Land Use: North: Restaurant  
East: Clark Road  
South: Convenience storage  
West: Convenience storage

Project site area:  $\pm 0.69$  acres

Environmental Determination: CEQA Guidelines Section 15061 (b)(3) (General Rule Exemption)

Other: An appeal of the Planning Director's decision can be made within ten (10) 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.**

## ANALYSIS

### Project Design

The proposed Corrigan parcel map project entails the creation of two developed parcels designed for commercial land uses just south of the intersection of Clark and Nunneley Roads in the center of town. The proposed parcels would be created from an existing,  $\pm 0.69$  acre parcel of record that is currently developed with two commercial buildings – one houses a laundromat and retail food establishment, the other is vacant. If recorded as designed, the parcel map would create separate parcels for each commercial building. No additional development is proposed. The gross parcel sizes proposed for each parcel are  $\pm 0.33$  acres (Parcel 1) and  $\pm 0.36$  acre (Parcel 2).

As designed, Parcels 1 and 2 would have  $\pm 71$  and  $\pm 74$  lineal feet, respectively, of public road frontage along Clark Rd. Access for the parcels would be provided via the existing shared driveway encroachment on Clark Rd that would encumber portions of both Parcels 1 and 2.

Wastewater disposal for the resultant parcels will continue to be provided by the existing community wastewater disposal system both buildings are currently connected to, located in the mini storage behind Black Bear Diner. Treated wastewater effluent is then pumped back to the subject parcel for dispersal via a pressurized drain field located in the parking areas surrounding both buildings. Existing easements and covenants for the wastewater effluent transport lines will be modified to accommodate the additional parcel.

### Environmental Review

It has been determined that, as proposed and designed, there is no possibility that the project could have a significant effect upon the environment, since no further development of the resultant parcels is proposed or envisioned. Therefore, the project has been found to be exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 (General Rule Exemption) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Accordingly, a Notice of Exemption has been prepared by town staff and accompanies this staff report and recommendation.

## ANALYSIS CONCLUSION

If **conditionally approved** by the Planning Director as recommended, the proposed project would be consistent with the goals and land use policies of the Paradise General Plan and should also be compatible with existing zoning as well as surrounding land uses.

The Town Development Services Department, Public Works Department, Building Safety and Wastewater Services, and Paradise Irrigation District staff have indicated support for the project and have developed recommended conditions of project approval designed to promote orderly development of the Paradise Community. Accordingly, staff is recommending project approval, based upon and subject to the following recommended findings and conditions of project approval:

**REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 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 commercial 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 significantly altered by commercial development spanning over a decade.
  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.

**RECOMMENDATION:**

Adopt the required findings as provided by staff and approve the Corrigan parcel map application (PL17-00103) proposing to create two parcels of record from an existing ±0.69 acre property located at 5835 & 5837 Clark Rd subject to the following conditions:

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

**SITE DEVELOPMENT**

1. All easements of record shall be shown on the final parcel map.
2. Meet the requirements of the Town Planning Director regarding the recordation of a parking and access easement affecting Parcel Nos. 1 and 2 assuring continued access and maintenance of the existing shared parking facility in a manner deemed satisfactory to the Town Attorney.

**SEWAGE DISPOSAL**

3. Meet the requirements of the Town Building Safety and Wastewater Services Division regarding the recordation of a wastewater covenant affecting Parcel Nos. 1 and 2 assuring adequate wastewater disposal in a manner deemed satisfactory to the Town Attorney.

**UTILITIES**

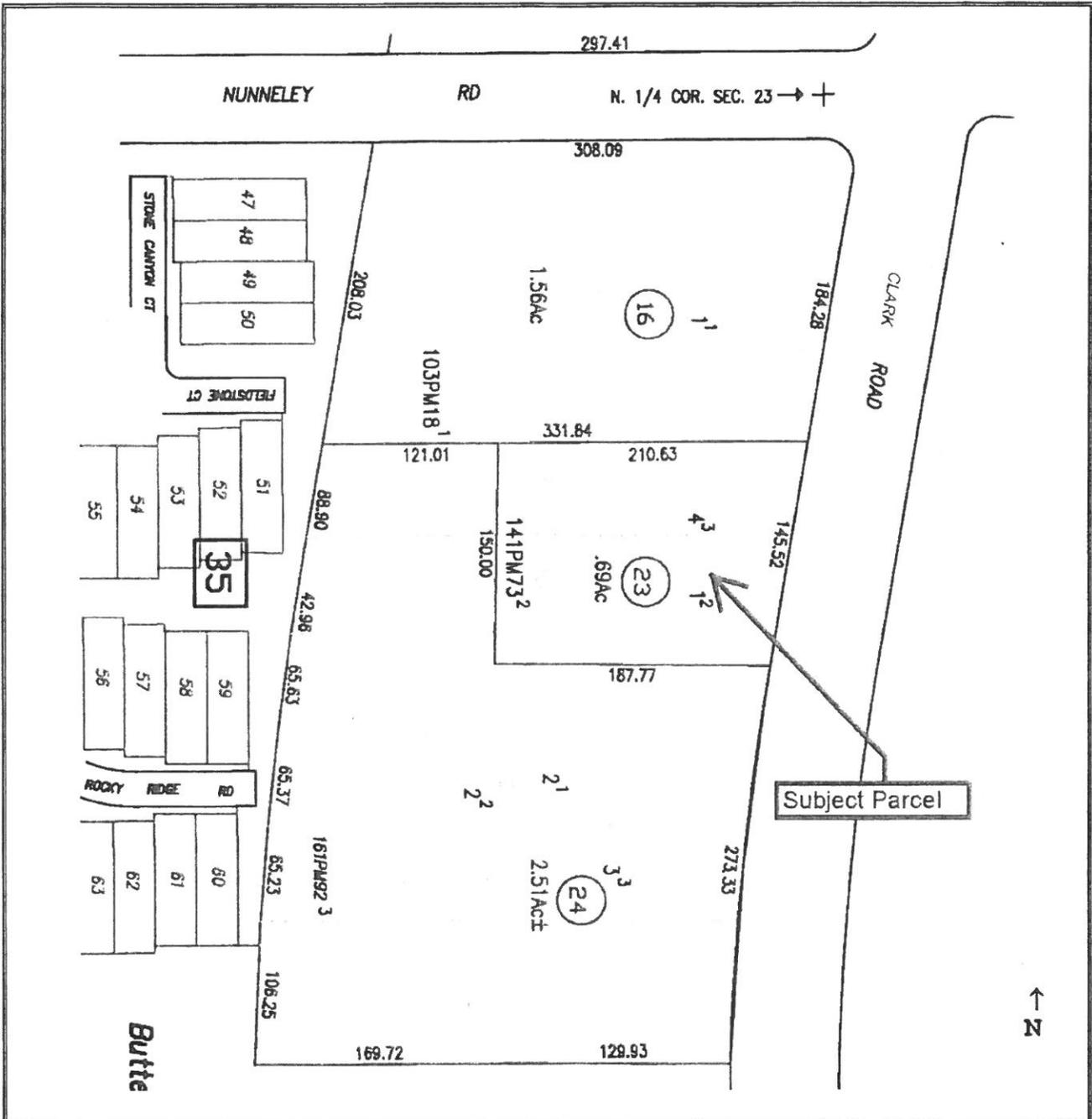
4. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

**OTHERS**

5. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
6. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
7. 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 Development Services Department planning division.

**ATTACHMENTS FOR  
PLANNING DIRECTOR AGENDA NO. 3(a)**

1. Project vicinity map.
2. Notice sent to newspaper for the public hearing regarding the Corrigan parcel map project.
3. List of property owners and agencies notified of the public hearing regarding the Corrigan parcel map project.
4. Comments dated June 2, 2017 from P.I.D. representative Neil Essila.
5. Comments from Assistant Onsite Official Bob Larson dated June 2, 2017.
6. Comments dated June 8, 2017 from Town Engineer Marc Mattox.
7. Comments Building-Onsite Sanitary Official/Fire Marshal Tony Lindsey dated June 8, 2017.
8. CEQA Notice of Exemption developed by staff for the Corrigan parcel map project.
9. Parcel map submitted by Feeney Engineering on May 25, 2017.



APPLICANT: Feeny Engineering		ADDRESS: 5835 & 5837 Clark Rd
OWNER: Pat Corrigan		
PROJECT DESCRIPTION:		
Parcel map application proposing to divide an existing ±0.69 acre property zoned CC-PD (Community Commercial – Planned Development), currently developed with commercial retail buildings, into two parcels of record.		
ZONING: CC-PD	GENERAL PLAN: TC	FILE NO. PL17-00103
ASSESSOR PARCEL NO. 054-330-023		MEETING DATE: June 28, 2017

**NOTICE OF PUBLIC HEARING:  
PARADISE PLANNING DIRECTOR**

**NOTICE IS HEREBY GIVEN** by the Paradise Planning Director that a public hearing will be held on **Wednesday, June 28, 2017**, at 2:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matter:

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

**Corrigan Parcel Map Application (PL17-00103)** Request for town approval of a parcel map application proposing to divide an existing  $\pm 0.69$  acre property zoned CC/PD (Community Commercial/Planned Development) into two parcels of record for commercial use located at 5835 and 5837 Clark Road, Paradise. The property is situated within a portion of Section 23, T22N, R3E, M.D.B.&M. and is locally identified as assessor parcel number 054-330-023.

The project file is available for public inspection at the Development Services Dept., Paradise. 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 contact the Development Services Dept. at (530) 872-6291, extension 111.

CRAIG BAKER  
Planning Director

(PLEASE SEE THE PROJECT VICINITY MAP ON THE REVERSE SIDE OF THIS PAGE)

054-330-023-000  
CORRIGAN PATRICK T & JILL A  
1010 CASS ST STE B-4  
MONTEREY CA 93940

054-330-016-000  
JAS PROPERTIES LLC  
1199 N STATE ST  
UKIAH CA 95482

054-350-007-000  
SCHEWE GERDA E & SEA BETTE L TRUST  
C/O SCHEWE GERDA E SURVIVING TRUSTEE  
4260 FIELDSTONE CT  
PARADISE CA 95969

054-350-001-000  
LEMM FAMILY REVOCABLE TRUST  
C/O LEMM EARL R & JOY A TRUSTEES  
12296 STONE CANYON CT  
PARADISE CA 95969

054-370-099-000

054-350-012-000  
RUSSO PHILIP  
4261 ROCKY RIDGE CT  
PARADISE CA 95969

054-350-015-000  
BICKEL FAMILY TRUST  
C/O BICKEL PAUL F JR & ARLENE L  
TRUSTEES  
4260 ROCKY RIDGE CT  
PARADISE CA 95969

054-290-044-000  
WHITE ALAN  
5810 CLARK RD  
PARADISE CA 95969

054-350-004-000  
COBB TRUST  
C/O COBB HOWARD L TRUSTEE  
12290 STONE CANYON CT  
PARADISE CA 95969

054-350-005-000  
BRUNSON KATHLEEN M  
P O BOX 155  
PARADISE CA 95967

054-330-024-000  
CORRIGAN PATRICK T & JILL A  
1010 CASS ST B4  
MONTEREY CA 93940

054-350-002-000  
LEMMO ALFRED & DEBORAH  
12294 STONE CANYON CT  
PARADISE CA 95969

054-290-038-000  
CLARK RONALD A ETAL  
NICHOLS DEBRA  
5836 CLARK RD  
PARADISE CA 95969

054-290-042-000  
SANDSTROM FAMILY TRUST  
C/O SANDSTROM GAYLE SUCC TRUSTEE  
PO BOX 97  
PARADISE CA 95967

054-350-013-000  
LINDSAY DANIELLE A  
4263 ROCKY RIDGE CT  
PARADISE CA 95969

054-290-040-000  
CALVARY BAPTIST CHURCH PARADISE  
5850 CLARK RD  
PARADISE CA 95969

054-350-006-000  
PRIETO R REVOCABLE INTER VIVOS TRUST  
C/O PRIETO DELLA R TRUSTEE  
4262 FIELDSTONE CT  
PARADISE CA 95969

054-350-008-000  
CHAPPELL MURRAY & NANCY  
4258 FIELDSTONE CT  
PARADISE CA 95969

054-350-003-000  
BURTON ANNE TANKERSLEY ETAL  
BELL FAMILY TRUST  
1380 PARKWAY DR  
PARADISE CA 95969

054-350-011-000  
SANDERSON SALLY  
4259 ROCKY RIDGE CT  
PARADISE CA 95969

054-290-041-000  
SANDSTROM FAMILY TRUST  
C/O SANDSTROM STEPHEN P & GAYLE N  
TRUSTEES  
PO BOX 97  
PARADISE CA 95967  
054-350-014-000  
PARK SUNG J & NANHEE  
1061 TALCEY TERRACE  
RIVERSIDE CA 92506

Feeney Engineering  
Attn: Lauren Swain  
PMB 301  
236 W East Ave. A  
Chico, CA 95926

*Corngrau*

Paradise Unified School District  
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

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

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

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



PROJECT NO. PL17-00103  
PROJECT NAME: Corrigan Tentative Parcel Map

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

DEVELOPMENT REVIEW REQUEST

**TO:** Engineering, CS6, PID, Onsite, & Business & Housing  
**FROM:** Susan Hartman, Assistant Planner (872-6291 x 114)  
**REQUEST:** Review and provide written comments  
**DESCRIPTION OF PROJECT:** Parcel map application proposing to divide an existing ±0.69 acre property zoned CC-PD (Community Commercial – Planned Development), currently developed with commercial retail buildings, into two parcels of record.  
**LOCATION:** 5835 & 5837 Clark Rd  
**APPLICANT:** Pat Corrigan  
**AP NOS.:** 054-330-023  
**CONTACT PHONE:** 570-7174 (Lauren McSwain – Feeney Engineering)  
**DATE DISTRIBUTED:** May 30, 2017  
**WRITTEN COMMENTS DUE BY:** June 8, 2017

\*\*\*\*\*

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

YES                       YES, WITH CONDITIONS                       NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

No comments or conditions.                      June 2, 2017    Neil Essila  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

**REQUEST:** Review and provide written comments

**DESCRIPTION OF PROJECT:** Parcel map application proposing to divide an existing ±0.69 acre property zoned CC-PD (Community Commercial – Planned Development), currently developed with commercial retail buildings, into two parcels of record.

**LOCATION:** 5835 & 5837 Clark Rd

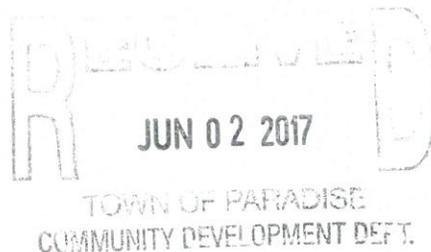
**APPLICANT:** Pat Corrigan

**AP NOS.:** 054-330-023

**CONTACT PHONE:** 570-7174 (Lauren McSwain – Feeney Engineering)

**DATE DISTRIBUTED:** May 30, 2017

**WRITTEN COMMENTS DUE BY:** June 8, 2017



\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

SEE ATTACHMENT

BL 6/2/17

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.



# Town of Paradise

## Development Services

5555 Skyway Paradise CA 95969  
(530) 872-6291 Fax (530) 877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

CORRIGAN PATRICK T & JILL A ETAL  
PETERSON NORMAN C REVOCABLE TRUST  
1010 CASS ST STE B-4  
MONTEREY, CA 93940

5/23/2017

## LAND DIVISION REVIEW

Permit Number: OS17-02948  
Property Address: 5835 CLARK RD  
AP Number: 054-330-023-000

The Town has completed our review of the above referenced application for a land division review. Please be advised of the following;

**Parcel # 1 is approved for a maximum daily wastewater flow of 600 gallons per day utilizing secondary treatment.**

**Parcel # 2 is approved for a maximum daily wastewater flow of 640 gallons per day utilizing secondary treatment.**

**Please be advised that prior to final map recordation, all easements/covenant agreements must be approved and recorded.**

Thank you for your participation in this effort to protect the public health of the Town of Paradise.

Sincerely,

Bob Larson  
Assistant Onsite Official  
[blarson@townofparadise.com](mailto:blarson@townofparadise.com)  
530-872-6291 ext. 109

cc: Anthony Lindsey, Building-Onsite Sanitary Official  
Craig Baker, Assistant Community Development Director

**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:** Parcel map application proposing to divide an existing  $\pm 0.69$  acre property zoned CC-PD (Community Commercial – Planned Development), currently developed with commercial retail buildings, into two parcels of record.

**LOCATION:** 5835 & 5837 Clark Rd

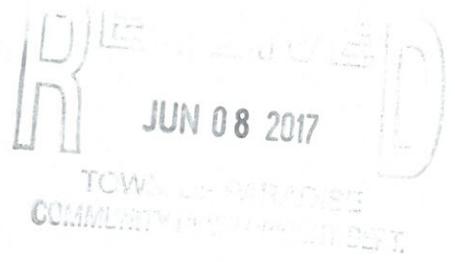
**APPLICANT:** Pat Corrigan

**AP NOS.:** 054-330-023

**CONTACT PHONE:** 570-7174 (Lauren McSwain – Feeney Engineering)

**DATE DISTRIBUTED:** May 30, 2017

**WRITTEN COMMENTS DUE BY:** June 8, 2017



\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES                       YES, WITH CONDITIONS                       NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

*Pat Corrigan*

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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.

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

DEVELOPMENT REVIEW REQUEST

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

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**LOCATION:** 5835 & 5837 Clark Rd

**APPLICANT:** Pat Corrigan

**AP NOS.:** 054-330-023

**CONTACT PHONE:** 570-7174 (Lauren McSwain – Feeney Engineering)

**DATE DISTRIBUTED:** May 30, 2017

**WRITTEN COMMENTS DUE BY:** June 8, 2017



\*\*\*\*\*

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

YES       YES, WITH CONDITIONS       NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

*Fire department access shall not be impeded with any impairments. i.e. fence or speed bumps*

*Ante Junda*

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.

# NOTICE OF EXEMPTION

**To:** File: AP No: 054-330-023; [PL17-00103]

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

**Project Title:** Corrigan Tentative Parcel Map

**Project Applicant:** Pat Corrigan

**Project Location:** 5835 & 5837 Clark Rd

**Project Description:** Parcel map application proposing to divide an existing 0.69 ac property zoned CC-PD (Community Commercial – Planned Development), currently developed with commercial retail buildings, into two parcels of record.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Pat Corrigan

**Exempt Status:** \_\_\_\_\_ Ministerial (Section 15268)  
\_\_\_\_\_ Emergency Project (Section 15269)  
 X  General Rule Exemption (Section 15061)  
\_\_\_\_\_ Categorical Exemption  
Section \_\_\_\_\_ Class \_\_\_\_\_

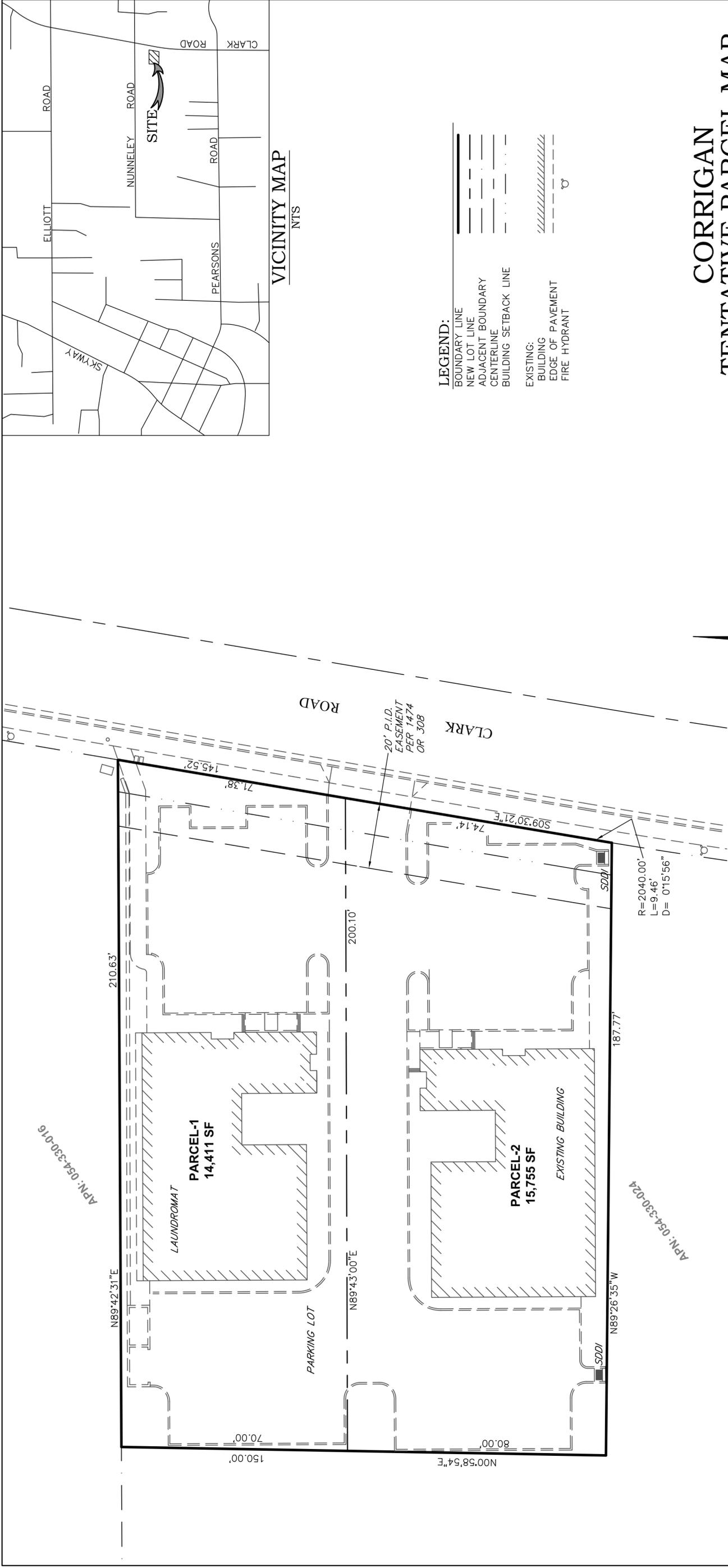
**Reason for Exemption:** Minor land division of developed commercial property.

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

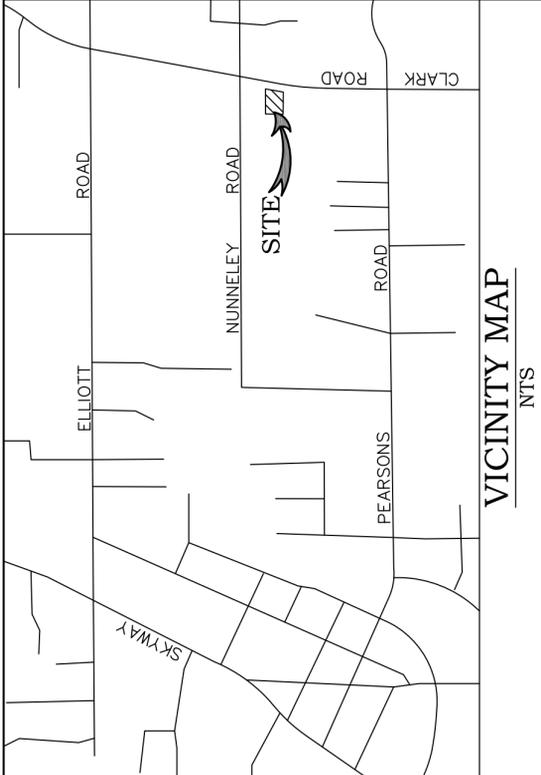


**Signature:** \_\_\_\_\_  
Town Planning Director

**Date:** \_\_\_\_\_



SCALE: 1"=20'



- LEGEND:**
- BOUNDARY LINE
  - NEW LOT LINE
  - ADJACENT BOUNDARY
  - CENTERLINE
  - BUILDING SETBACK LINE
  - EXISTING:
    - BUILDING
    - EDGE OF PAVEMENT
    - FIRE HYDRANT

# CORRIGAN TENTATIVE PARCEL MAP

PARCEL 4 OF PARCEL MAP BOOK 161 OF  
MAPS AT PAGES 92-94  
SECTION 23, T.22 N., R.3 E., M.D.B. & M.  
TOWN OF PARADISE,  
BUTTE COUNTY, CALIFORNIA

APN: 054-330-023  
5837 CLARK ROAD  
PARADISE, CA 95969  
OWNER  
**PAT CORRIGAN**  
1010 CASS STREET, SUITE B4  
MONTEREY, CA 93940

BY  
**FEBENEY ENGINEERING & SURVEYING, INC.**  
LAUREN J. MCSWAIN, RCE 72210  
PMB 301, 236 W. EAST AVE., A CHICO CA 95926  
MAY 24, 2017

**NOTES:**

- 1.) ZONING: CC-PD GENERAL PLAN: TC
- 2.) PROPERTY AREA = 0.69 AC
- 3.) EXISTING DEVELOPMENT WITH EXISTING UTILITIES.
- 4.) NO CONTOURS SHOWN DUE TO EXISTING SITE ALREADY BEING DEVELOPED.
- 5.) SEE SITE PLAN FROM ROLLS ANDERSON ROLLS JOB NO. 00154A FOR SITE GRADES AND DETAILED INFORMATION.
- 6.) PROPERTY LIES WITHIN THE BOUNDS OF THE WASTEWATER DESIGN ASSESSMENT DISTRICT, TOWN OF PARADISE, AS CONTAINED IN DOCUMENT RECORDED DECEMBER 28, 1990, UNDER BUTTE COUNTY SERIAL NUMBER 90-55251.
- 7.) PROPOSED EASEMENT ACROSS THE PARKING LOTS AND DRIVEWAY FOR BOTH PARCELS.